

Query No.

: 2002084155/2022.

Assessed Market Value

: Rs. 4,81,925/-,

P.S.

: Asansol,

Mouza

: Asansol,

Area of Land Gifted

: 1 Decimal,

Constructed area Gifted

: 100 Sq. Ft.

District

: Paschim Bardhaman,

THIS DEED OF GIFT is made on this the 21th day of July, 2022.

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## **BETWEEN**

**SRI SUJOY ROY,** (PAN No. AFRPR0633N) son of Late Amitabha Ray, by faith Hindu, by occupation Service, citizenship of Indian, resident of Ajanta House, S.P. Mukherjee Road, P.O.- Asansol, P.S.- Asansol (South), District Paschim Bardhaman, PIN No.- 713303., hereinafter referred to as **"FIRST PARTY"/"DONOR"** (which expression shall unless contrary to or repugnant to the context include his legal representatives heirs, successors, assigns.)

# AND

- 1. **SMT. NIRUPAMA ROY,** (PAN No: BEBPR7660K) wife of Late Amitabha Ray, and
- 2. SRI TANMOY ROY, (PAN No. AOSPR0814D) son of Late Amitabha Ray, all resident of Ajanta House, S.P. Mukherjee Road, Pin No. 713303, P.O. Asansol, Dist. Paschim Bardhaman, hereinafter referred to as the "SECOND PARTY"/"DONEE" (which expression shall unless contrary or repugnant to the context include their legal representatives heirs, successors, assigns).

**WHEREAS**, the property mentioned in the schedule along with other propertie originally belong to Kanu Bhabini Devi, W/O. Late Sarat Chandra Roy who acquired the same by dint of a registered Deed of Sale being no. I-2717 of the year 1941 of Sub-registrar Asansol and her name was also recorded in respect of R.S. Khatian No.460, L.R. Khatian No.-227, of Mouza- **Asansol**, J.L. No.- **035**,

**AND WHEREAS,** said Kanu Bhabini Devi till her death had been in peaceful uninterrupted possession of the same being absolute owner thereof.

**AND WHEREAS,** said Kanu Bhabini Devi has died leaving behind him the followings:-.

#### SONS:-

- a) Late Partha Sarathi Roy,
- b) Sri Prabal Kanti Roy,
- c) Late Utpal Roy and
- d) Late Amitabha Ray

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#### **DAUGHTERS:-**

- a) Late Rekha Goswami
- b) Late Lila Bhattacharya,
- c) Late Chhaya Banerjee,
- d) Smt. Chhanda Chatterjee

**AND WHEREAS,** as per the Hindu Law of succession each of the heirs become owner of the schedule property each having 1/8th share therein.

**AND WHEREAS,** Amitabha Ray, being one of the son of Kanu Bhabini Devi also acquired the said 1/8<sup>th</sup> share specifically described in the schedule 'A' herein below.

**AND WHEREAS,** Amitabha Ray has died leaving behind him his wife namely Nirupama Roy and two sons namely Sujoy Roy and Tanmoy Roy as his only heirs and successors.

**AND WHEREAS,** the aforesaid wife and sons of Amitabha Ray have jointly become owner of the aforesaid 'A' schedule property in right title interest of Amitabha Ray.

**AND WHEREAS,** the name of said Amitabha Ray was also recorded in the L.R.R.O.R. in respect of L.R. Khatian No. **6539**, Mouza- **Asansol**, J.L. No.- **035**,

**AND WHEREAS,** the aforesaid wife and sons of Amitabha Ray after the demise of Amitabha Ray being owner also in peaceful possession of the 'A' schedule property and recorded their names in the L.R.R.O.R. each having 1/3<sup>rd</sup> share therein.

AND WHEREAS, the DONEE No.1 is the own biological mother of the DONOR and DONEE No.2 is the own full blooded brother of the DONOR and are looking after the DONOR with superlative love, care and reverence.

**AND WHEREAS,** the DONOR being overwhelmed by such courteous and amiable acts of the DONEES and out of pure love and affection to the DONEES has decided to gift the property mentioned in the schedule 'B' unto the DONEES.

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**AND WHEREAS,** the DONOR requested the DONEES to accept the gift of the property mentioned in the schedule 'B' as token of love and affection to the DONEES.

**AND WHEREAS,** the DONEES whole heartedly agreed with the proposal of the DONOR so much so to accept the Gift made by the DONOR honouring the sweet and cordial relationship that is existing between them.

**AND WHEREAS,** the DONOR on this date delivered possession of the property mentioned in the schedule 'B' unto the DONEES.

**AND WHEREAS,** the DONEES have accepted the Gift of the property mentioned in the schedule 'B' from the DONOR on this day as absolute owner thereof.

**AND WHEREAS,** the DONOR so much so to record the said factum of gifting of the property described in the schedule have considered to execute and register a proper Deed of Gift of the said property in favour of the DONEES.

#### **NOW THIS DEED OF GIFT WITNESSETH:**

1. That in pursuance of the above and in consideration of natural love and affection which the DONOR had and still have towards the DONEES, the DONOR out of his free will and without coercion or undue influence from anybody whatsoever and in full possession of her senses doth hereby absolutely and forever gifted all the property which is described in the schedule 'B' herein below in favour of DONEES together with all profits, privileges, easement and appurtenances whatsoever attached and concerning to the said property free from all encumbrances

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TO HAVE AND TO HOLD the said property hereby gifted unto and to the use of the said DONEES having all transferable rights therein such as sell, gift, lease, mortgage, exchange or otherwise to be executed by the DONEES to the exclusion of everyone else.

- 2. That the said DONEES including all their legal heirs and successors shall and will for all times to come will hold, posses, use and enjoy the schedule mentioned property as lawful and rightful owner thereof without any obstruction, interruption, claim or demand whatsoever from or by the DONOR or any person or persons lawfully/equitably claiming under or through the DONOR.
- 3. That the DONEES shall have all rights and liabilities to make all necessary construction/maintenance in the premises including the property in accordance with law.
- 4. That the DONEES by virtue of this Deed of Gift will be competent and entitled to get his name mutated in the records of the S.D.L. & L.R.O. Ext-1 under the State of West Bengal and the DONOR hereby undertakes to render all such help and assistance as will be found essential in this regard and the DONEES shall further be entitled to get their names mutated in the records of the Asansol Municipal Corporation as an Assesses in respect of the schedule mentioned property.
- 5. That the DONEES do hereby put his signature at the bottom of this Deed as token of acceptance of the said Gift of the property mentioned in the schedule herein below and the estimated value of the schedule property is around 4,50,000/-(Four Lakh Fifty Thousand) Only.

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## SCHEDULE 'A'

Within the District of **Paschim Bardhaman**, Chowki, Sub-Division and A.D.S.R. office **Asansol**, P.S.- **Asansol** (**South**), Under Mouza-**Asansol**, J.L. No.- **035**, C.S. Khatian No.118, R.S. Khatian No.460, L.R. Khatian No.-6559, 6561, 6560 C.S. Plot No.652, R.S. Plot No.958, L.R. Plot No. **1151**, Property used as **Bastu**, Area of Land **3 Decimal**, together with house thereon being part holding No.293/27 Ward No. **41** of Asansol Municipal Corporation, covered area owned by Amitabha Ray is 300 Sq. Ft. out of which 150 Sq. Ft. in ground Floor and 150 Sq. Ft. in First Floor, made of cemented floor of more than 50 years old together with all easements, common right attached thereto.

# **BUTTED & BOUNDED BY:**

On the East - S.P.Mukherjee Road

On the West - Property of Ghosh

On the North - S.P.Mukherjee Road by Lane

On the South - Property of Nirbhay Infra Developers

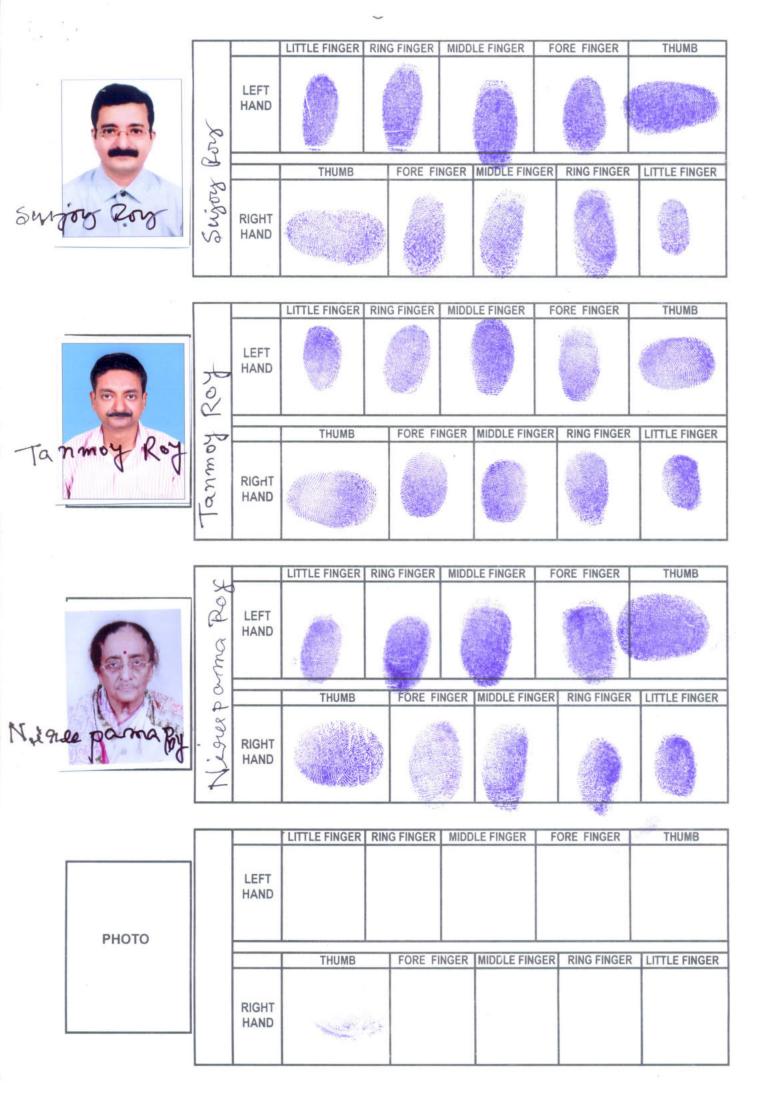
# **SCHEDULE** (Gifted Property)

All those properties being part and parcel of the 'A' Schedule property situated Within the District of **Paschim Bardhaman**, Chowki, Sub-Division and A.D.S.R. office **Asansol**, P.S.- **Asansol (South)**, Under Mouza- **Asansol**, J.L. No.- **035**, C.S. Khatian No.118, R.S. Khatian No.460, L.R. Khatian No.-**6560** C.S. Plot No.652, R.S. Plot No.958, L.R. Plot No. 1151, Property used as **Bastu**, Area of Land gifted by this Deed is **1 Decimal**, AND Constructed area gifted by this Deed 100 **Sq. Ft.** specifically undivided 1/3<sup>rd</sup> share of the 'A' Schedule property, part of Holding No. **293/27**, Ward No. **41 (Old 19)** of Asansol Municipal Corporation, together with all easements, common right attached thereto.

The proportionate annual rent is payable to the Govt. of West Bengal through the S.D.L. & L.R.O. (Extn.-1), Asansol, Paschim Bardhaman

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IN WITNESSES WHERE OF the Parties put their signatures unto these present day, month and year mentioned at the outset.

# WITNESSES:

1. Chandan Choudhery S/o. Kaelash Perosad Chowley Add. Shump Dangal Near wester tank. P.o. Radho nagar Road, P. S. Hirofeur Dist-Parchin Rarchimen PIN-713725

Sujoy Roy Signature of the DONOR

2. Mouish les 800 Lt. Baskisht Norain les Arya Kanya School Roed Asam W- 715503

Drafted and prepared by me as per instruction of the DONOR printed in my office & read over & explained Ayan Ranjan Bukherju .

(Munlaly the content to the DONOR.

(Ayan Ranjan Mukherjee) Advocate, Asansol Court,

Enrolment No. WB/1072/2009.

Sheet containing the finger prints of both hands of the Parties herein along with their self attested photograph is attached with this Deed to be treated as part of this Deed.



# Government of West Bengal

# Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. ASANSOL, District Name:Paschim Bardhaman Signature / LTI Sheet of Query No/Year 23052002084155/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SUJOY ROY AJANTA BARI, S.P. MUKHERJEE ROAD, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	Donor			2202/to/12
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt NIRUPAMA ROY AJANTA BARI, S.P. MUKHERJEE ROAD, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303	Donee			Nirupa maket

# I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Execut	ant Category	Photo	Fi	nger Print	Signature with date
3	Shri TANMOY ROY AJANTA BARI, S.P. MUKHERJEE ROAD, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713303			X		Tanmoy Roy 21/07/22
SI No.	Name and Address of identifier	Iden	tifier of	Photo VCTDNO-		t Signature with date
1	Shri Chandan Chowdhury Son of Shri Kailash Prasad Chowdhury Dhrupdangal Near Water Tank, Village:- Chhotodighari, P.O:- R N Road, P.S:- Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	Shri SUJOY RC NIRUPAMA RO ROY	Y, Smt Y, Shri TANMOY			Charden Choudhing

(Manoj Kumar Mandal)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ASANSOL
Paschim Bardhaman, West

Bengal



# Govt. of West Bengal Directorate of Registration & Stamp Revenue **GRIPS** eChallan

**GRN** Details

GRN:

192022230079178008

**GRN Date:** 

21/07/2022 13:27:19

BRN:

7249613158636

Gateway Ref ID:

**IGANZGZFR4** 

**Payment Status:** 

Successful

**Payment Mode:** 

Online Payment (SBI Epay)

Bank/Gateway:

SBIePay Payment Gateway

**BRN Date:** 

21/07/2022 13:30:54

Method:

State Bank of India NB

Payment Ref. No:

2002084155/5/2022

[Query No/\*/Query Year]

# **Depositor Details**

Depositor's Name:

Mr AYAN RANJAN MUKHERJEE

Address:

ASANSOL COURT

Mobile:

9647074140

Period From (dd/mm/yyyy): 21/07/2022

Period To (dd/mm/yyyy):

21/07/2022

Payment ID:

2002084155/5/2022

Dept Ref ID/DRN:

2002084155/5/2022

## **Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)	
1	2002084155/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	4826	

**Total** 

4826

IN WORDS:

FOUR THOUSAND EIGHT HUNDRED TWENTY SIX ONLY.

# Major Information of the Deed

Deed No :	I-2305-06698/2022	Date of Registration	28/07/2022		
Query No / Year	2305-2002084155/2022	Office where deed is registered			
Query Date	11/07/2022 7:41:44 AM	A.D.S.R. ASANSOL, Di	strict: Paschim Bardhaman		
Applicant Name, Address & Other Details		van Ranjan Mukherjee II Chhotodighari,Thana : Asansol, District : Paschim Bardhaman, WEST BENGA 13326, Mobile No. : 9647074140, Status :Advocate			
Transaction		Additional Transaction			
[0201] Gift, Gift in Favour	of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]			
Set Forth value		Market Value			
Rs. 2/-		Rs. 4,81,925/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 2,420/- (Article:33(i))		Rs. 4,826/- (Article:A(1), E)			
Remarks	Received Rs. 50/- (FIFTY only area)	) from the applicant for issuing	the assement slip.(Urban		

#### Land Details:

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P.Mukherjee Road, Mouza: Asansol, Jl No: 35, Pin Code: 713303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-1151 (RS:-958)	LR-6560	Bastu	Bastu	1 Dec	1/-	4,36,363/-	Property is on Road Adjacent to Metal Road,
	Grand	Total:			1Dec	1 /-	4,36,363 /-	

#### Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	45,562/-	Structure Type: Structure

Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Total: 100 sq ft	1 /-	45,562 /-	
i otai :	100 Sq 1t	100 sq ft   17-	100 Sq ft 1/- 45,562 /-

# Donor Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Shri SUJOY ROY (Presentant ) Son of Late AMITAVA ALIAS AMITABHA ROY AJANTA BARI, S.P. MUKHERJEE ROAD, City:- Asansol, P.O:-ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status:Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022, Place: Pvt. Residence  Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022, Place: Pvt. Residence

# Donee Details:

SI No	Name,Address,Photo,Finger print and Signature
1	Smt NIRUPAMA ROY Wife of Late AMITAVA ALIAS AMITABHA ROY AJANTA BARI, S.P. MUKHERJEE ROAD, City:- Asansol, P.O:-ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx4L, Aadhaar No Not Provided by UIDAI, Status:Individual, Executed by: Self, Date of Execution: 21/07/2022, Admitted by: Self, Date of Admission: 21/07/2022, Place: Pvt. Residence
2	Shri TANMOY ROY Son of Late AMITAVA ALIAS AMITABHA ROY AJANTA BARI, S.P. MUKHERJEE ROAD, City:- Asansol, P.O:-ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxxx4D, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 21/07/2022  , Admitted by: Self, Date of Admission: 21/07/2022, Place: Pvt. Residence

# Identifier Details:

Name	Photo	Finger Print	Signature
Shri Chandan Chowdhury Son of Shri Kailash Prasad Chowdhury Dhrupdangal Near Water Tank, Village:- Chhotodighari, P.O:- R N Road, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325			

# Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Marke Value (In Rs.)
L1	Shri SUJOY ROY	Smt NIRUPAMA ROY	Υ	0.5 Dec	2,18,182/-
L1	Shri SUJOY ROY	Shri TANMOY ROY	Υ	0.5 Dec	2,18,182/-

# Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Shri SUJOY ROY	Smt NIRUPAMA ROY	Υ	50 Sq Ft	22,781/-

S1 Shri SUJOY ROY Shri TANMOY ROY Y 50 Sq Ft 22,781/-

# Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: S. P.Mukherjee Road, Mouza: Asansol, Jl No: 35, Pin Code: 713303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1151, LR Khatian No:- 6560	Owner:সুজয় রায়, Gurdian:অমিতাভ রায়, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Shri SUJOY ROY

Endorsement For Deed Number: I - 230506698 / 2022

#### On 20-07-2022

#### Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,81,925/-. Family Members amount Rs 4,81,925/-

Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

#### On 21-07-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 20:10 hrs on 21-07-2022, at the Private residence by Shri SUJOY ROY ,Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 21/07/2022 by 1. Shri SUJOY ROY, Son of Late AMITAVA ALIAS AMITABHA ROY, AJANTA BARI, S.P. MUKHERJEE ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Business, 2. Smt NIRUPAMA ROY, Wife of Late AMITAVA ALIAS AMITABHA ROY, AJANTA BARI, S.P. MUKHERJEE ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 3. Shri TANMOY ROY, Son of Late AMITAVA ALIAS AMITABHA ROY, AJANTA BARI, S.P. MUKHERJEE ROAD, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession Others

Indetified by Shri Chandan Chowdhury, , , Son of Shri Kailash Prasad Chowdhury, Dhrupdangal Near Water Tank, P.O: R N Road, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Business

(NO)-

Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

#### On 28-07-2022

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

# **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,826/- (A(1) = Rs 4,819/-, E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,826/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/07/2022 1:30PM with Govt. Ref. No: 192022230079178008 on 21-07-2022, Amount Rs: 4,826/-, Bank: SBI EPay (SBIePay), Ref. No. 7249613158636 on 21-07-2022, Head of Account 0030-03-104-001-16

#### **Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,420/- and Stamp Duty paid by Draft Rs 1,420/-, by Stamp Rs 1,000/-, by online = Rs 0/-

Description of Stamp

- 1. Stamp: Type: Impressed, Serial no 3886, Amount: Rs.1,000/-, Date of Purchase: 16/07/2022, Vendor name: P Ghanty
- 2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Draft

1. Bankers cheque No: 000549194501, Date: 21/07/2022, Amount: Rs.1,420/-, Bank: STATE BANK OF INDIA (SBI), ASANSOL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/07/2022 1:30PM with Govt. Ref. No: 192022230079178008 on 21-07-2022, Amount Rs: 0/-, Bank: SBI EPay (SBIePay), Ref. No. 7249613158636 on 21-07-2022, Head of Account

Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2305-2022, Page from 148178 to 148195
being No 230506698 for the year 2022.





Digitally signed by Manoj Kumar Mandal Date: 2022.07.29 15:08:09 +05:30 Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/07/29 03:08:09 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ASANSOL West Bengal.

(This document is digitally signed.)