

17801/25

2-17701/25



पश्चिम बंगाल WEST BENGAL

2/3372456/25

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Certifier that the document is admitted to registration. This certificate, sheet / sheet's & the document's attached with this document's are the part of this document.

B. Man

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

16 DEC 2025

DEED OF GIFT

4991 15 DEC 2025

1000/-

NO..... DATE..... RS.....

NAME..... S. K. Chowdhury

ADDRESS..... Alipore - 5/ Coast

ALIPORE JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR

SIGNATURE



1502-27

4991 - 1000/-
4992 - 202

Rs 10202



Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

16 DEC 2025

2
भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 868676

THIS DEED OF GIFT is made on this the 16th day of
December, Two Thousand and Twenty Five (2025);

BETWEEN

SMT. CHANDU KANA PATOWARY, (PAN NO. AIPPP0497B) (Aadhaar No.9284 3012 8054), wife of Sri Badal Patowary, by faith Hindu, by Occupation Business, by nationality Indian, residing at AC-213/1, Prafulla Kanan East, Krishnapur, P.S. Baguihati, P.O. Prafulla Kanan, Kolkata- 700 101, West Bengal, hereinafter called and referred to as the **"DONOR"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, representatives and assigns) of the **FIRST PART;**

AND

BADAL PATOWARY, (PAN NO. AIPPP0490G) (Aadhaar No.9857 6628 0754), son of Late Charu Bhusan Patowary, by faith Hindu, by Occupation Business, by nationality Indian, residing at AC-213/1, Prafulla Kanan East, Krishnapur, P.S. Baguihati, P.O. Prafulla Kanan, Kolkata- 700 101, West Bengal, India, hereinafter called and referred to as the **"DONEE"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, representatives and assigns) of the **SECOND PART;**

WHEREAS Bhim Chandra Biswas became the absolute owner of ALL THAT piece and parcel of a plot of Danga land measuring more or less 2(Two) Cottahs 11(Eleven) Chitaks 25(Twenty Five) Sq. Ft. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, C.S. Kahtain No. 932 corresponding to C.S. Khatian No. 914, R.S. Khatian No. 1019, R.S Dag No. 4028, under police station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal by virtue of a Deed of Conveyance dated 12/03/2008

and the said deed was registered in Book No. 1, CD Volume No. 5. Pages from 13236 to 13254, being no. 05161 for the year 2008.

AND WHEREAS Bhim Chandra Biswas became the absolute owner of ALL THAT piece and parcel of a plot of Danga land measuring more or less 1(One) Cottah 4(Four) Chitaks 22(Twenty Two) Sq. Ft. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, R.S. Khatian No. 1019, R.S Dag No. 4028, under police station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal by virtue of a Deed of Conveyance dated 23/12/2009 and the said deed was registered in Book No. 1, CD Volume No. 13, Pages from 21 to 39, being no. 11569 for the year 2009.

AND WHEREAS the Smt. Dipali Biswas became the absolute co-owner of ALL THAT piece and parcel of a plot of Danga land measuring more or less 3(Three) Cottahs 3 (Three) Chitaks 28(Twenty Eight) Sq. ft (ie. 1 Cottah 11 Chitaks 19 sq. ft. from R.S. Dag no. 4028 and 1 Cottah 8 Chitaks 9 sq. ft. from R.S. Dag no. 4044) which is 2/3rd share of 8(Eight) Sataks which comes from 1/4th share of 32 Sataks (i.e. 17 Satak in Dag No. 4028 and 15 Satak in Dag No. 4044) which is lying and situate at Mouza Krishnapur. J.L. No. 17, Touzi No. 228/229, C.S. Khatian No. 931 appertaining to R.S. Khatian No. 1019, C.S Dag No. 5944 and 5972 appertaining to R.S Dag No. 4028 and 4044, under police station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal by virtue of a Deed of Gift 20/09/1971 and the said deed

was registered in Book no. I, Volume no. 62, Pages from 216 to 223, being no. 4519 for the year 1971.

AND WHEREAS since then the said Bhim Chandra Biswas and Smt. Dipali Biswas while seized possessed and enjoying their land without any interruption from any corner whatsoever jointly sold, transferred and conveyed ALL THAT piece and parcel of a plot of Danga land measuring more or less 5(Five) Cottahs 00 (Zero) Chitaks 2 (Two) Sq. Ft. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, C.S. Kahtain No. 932 corresponding to C.S. Khatian No. 914, R.S. Khatian No. 1019, R.S Dag No. 4028, under police station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal to Sri Badal Patowary and Smt. Chandu Kana Patowary by executing a Deed of Conveyance dated 2nd. May 2023, and the said Deed was registered in the Office of ADSR Rajarhat and the same is recorded in Book No.I, Volume No1523-2023 Page from 268488 to 268509 being No. 8010, for the year 2023

AND WHEREAS by virtue of the said Deed of Conveyance said Deed of Conveyance dated 2nd May, 2023 said Badal Patowary and Smt. Chandu Kana Patowary became the absolute owners of ALL THAT piece and parcel of a plot of Danga land measuring more or less 5(Five) Cottahs 00 (Zero) Chitaks 2 (Two) Sq. Ft. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, C.S. Kahtain No. 932 corresponding to C.S. Khatian No. 914, R.S. Khatian No. 1019, R.S Dag No. 4028, under police station Baguiati,

within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal along common passage (hereinafter referred to and called as "TOTAL LAND") which is more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written together with all sorts of easement rights free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever.

AND WHEREAS said Badal Patowary and Smt. Chandu Kana Patowary while seized while seized possessed and enjoying their land without any interruption has from any corner whatsoever mutated their respective name in the records of right in the Bidhannagar Municipal Corporation and obtained an Holding No. AS/498/35/26 BL-FM and also converted the said land from danga to bastu.

AND WHEREAS Smt. Chandu Kana Patowary, the Donor herein, having a valid, clear, free and marketable title with all right, title and interest and enjoying peacefully the said land free from all encumbrances, liens, lispendences, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever and seized and possessed of otherwise well and sufficiently entitled to $\frac{1}{2}$ undivided share i.e. **ALL THAT** piece and parcel of a plot of Bastu land measuring more or less 2(Two) Cottahs 8 (Eight) Chitaks 1(One) Sq. Ft.. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, C.S. Kahtain No. 932 corresponding to C.S. Khatian No. 914, R.S. Khatian No. 1019, R.S Dag No. 4028, under police station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin

Code-700 102, West Bengal along with common passage together with all sorts of easement rights free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever.

AND WHEREAS the **DONOR** herein while in peaceful possession and occupation of the Said land out of her natural love and affection towards her **husband Badal Patowary** being the Donee herein decided to make a gift of her $\frac{1}{2}$ undivided share i.e. ALL THAT piece and parcel of a plot of Bastu land measuring more or less 2(Two) Cottahs 8 (Eight) Chitaks 1(One) Sq. Ft.. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, C.S. Kahtain No. 932 corresponding to C.S. Khatian No. 914, R.S. Khatian No. 1019, R.S Dag No. 4028, under police station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal along with common passage (hereinafter referred to and called as "SAID LAND") which is morefully and particularly mentioned and described in the **SECOND SECHDULE** hereunder written together with all sorts of easement rights free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever in the Said land unto and in favour of the Donee herein.

AND WHEREAS the **DONEE** has agreed to accept the said gift of the $\frac{1}{2}$ undivided share in the Said land of the **DONOR** hereto.

AND WHEREAS the estimated value of the said Gifted property is approximately Rs.1,00,000/- (Rupees One Lakh) only.

NOW THIS DEED OF GIFT WITNESSETH that in pursuance of the above and out of natural love and affection which the **DONOR** bears

towards the **DONEE** herein, the **DONOR** doth hereby transfer, convey and assign forever and absolutely her $\frac{1}{2}$ undivided share unto and in favour of the **DONEE** herein together with all easement right and free from all encumbrances **OR HOWSOEVER OTHERWISE** the **SAID LAND** together with structure is or was heretofore situate, butted, bounded, called, known numbered described and distinguished together with all areas, passages, drainages, sewerages, water, water course, water connections benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the **SAID LAND** together with structure or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto and the reversion or reversions, remainder or remainders, and all rents, issues and profits thereof and all and every part thereof hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and all the estate, right, title, interest, inheritance, use, property, claim and demand whatsoever both at law and in equity of the **DONOR** into upon or in respect of the $\frac{1}{2}$ undivided share in the **SAID LAND** together with structure or any part thereof and all deeds, pattahs, muniments, writings and evidences of title relating to the **SAID LAND** together with structure or any part thereof which now are or were or hereafter shall or may be in the Custody, power or possession of the **DONOR** or any persons from whom the **DONOR** can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the $\frac{1}{2}$ undivided share in the **SAID LAND** together with structure and all and singular the lands, hereditaments, benefits rights and properties,

hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and such and every part thereof unto and to the use of the **DONEE** absolutely and forever, free from all encumbrances, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions and alignments whatsoever.



FIRST SCHEDULE ABOVE REFERRED TO:**(Total Land)**

ALL THAT piece and parcel of a Bastu land measuring more or less 5(Five) Cottahs 00(Zero) Chitaks 2(Two) Sq. Ft. which is lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, R.S. Khatian No.1019, R.S. Dag No. 4028, Holding AS/498/35/26 BL-FM, Mondal Para Road (Krishnapur) under Police Station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal free from all encumbrances and the said land is marked with red border in the plan annexed herewith and the land is butted and bounded by:

On the North : R.S. Dag No. 4030 & land of Nakul Swarnakar;

On the South : 16 feet wide Common road & R.S. Dag No. 4004 & land of Bhim Chandra Biswas;

On the West : R.S. Dag No. 4027 & land of Bhim Chandra Biswas;

On the East : R.S. Dag No. 4029 & land of Nakul Chandra Sana and Ganesh Ghosh;

SECOND SCHEDULE ABOVE REFERRED TO:**(Said ½ undivided Land)**

ALL THAT piece and parcel of undivided ½ share of a Bastu land (vacant) measuring more or less 2(Two) Cottahs 8(Eight) Chitaks 1(One) Sq.Ft. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, R.S. Khatian No.1019, R.S. Dag No. 4028, Holding AS/498/35/26 BL-FM, Mondal Para Road (Krishnapur) under Police Station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal free from all encumbrances and the said land is butted and bounded by:

On the North : R.S. Dag No. 4030 & land of Nakul Swarnakar;

On the South : 16 feet wide Common road & R.S. Dag No. 4004 & land of Bhim Chandra Biswas;

On the West : R.S. Dag No. 4027 & land of Bhim Chandra Biswas;

On the East : R.S. Dag No. 4029 & land of Nakul Chandra Sana and Ganesh Ghosh;

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED by the Parties Above named at Kolkata in the Presence of :-

WITNESSES :

1. *SUJAN KUNDU CHOWDHURY*
Salt Lake, Sec-IV
KOL-700106

Chandru Kana Patowary

[Signature of the DONOR]

2. *Meghna Mondal*
Gariachand road
KOL-152

I accept

Badal Patowary

[Signature of the DONEE]

Drafted by-

[Signature]

[SUJAN KUNDU CHOWDHURY]
Advocate

Alipore Judges' Court

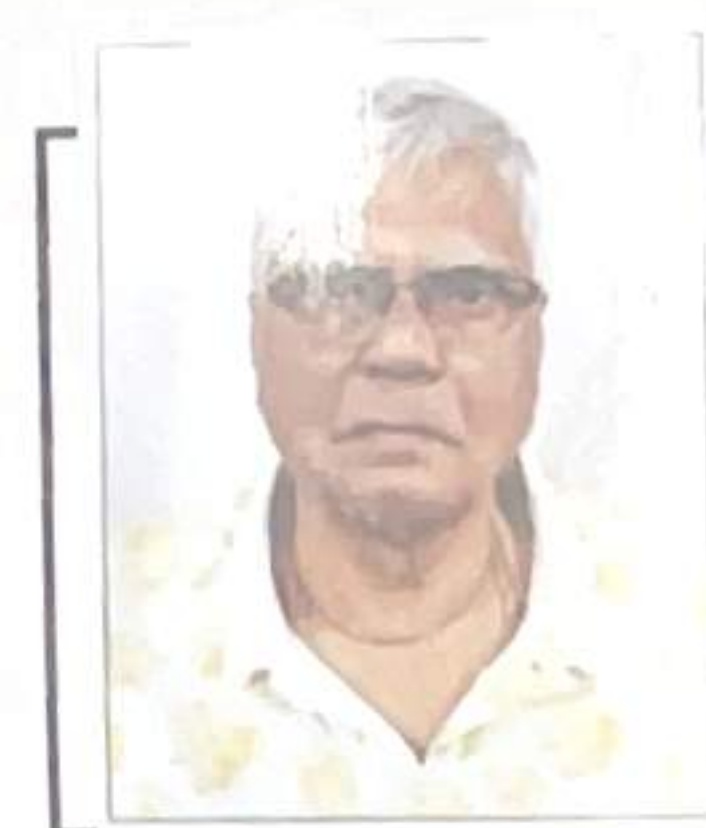
Enrolment No.- F-2301/2017



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name CHANDU KANA PATOWARY

Signature Chandu kana Patowary



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name BADAL PATOWARY

Signature Badal Patowary

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

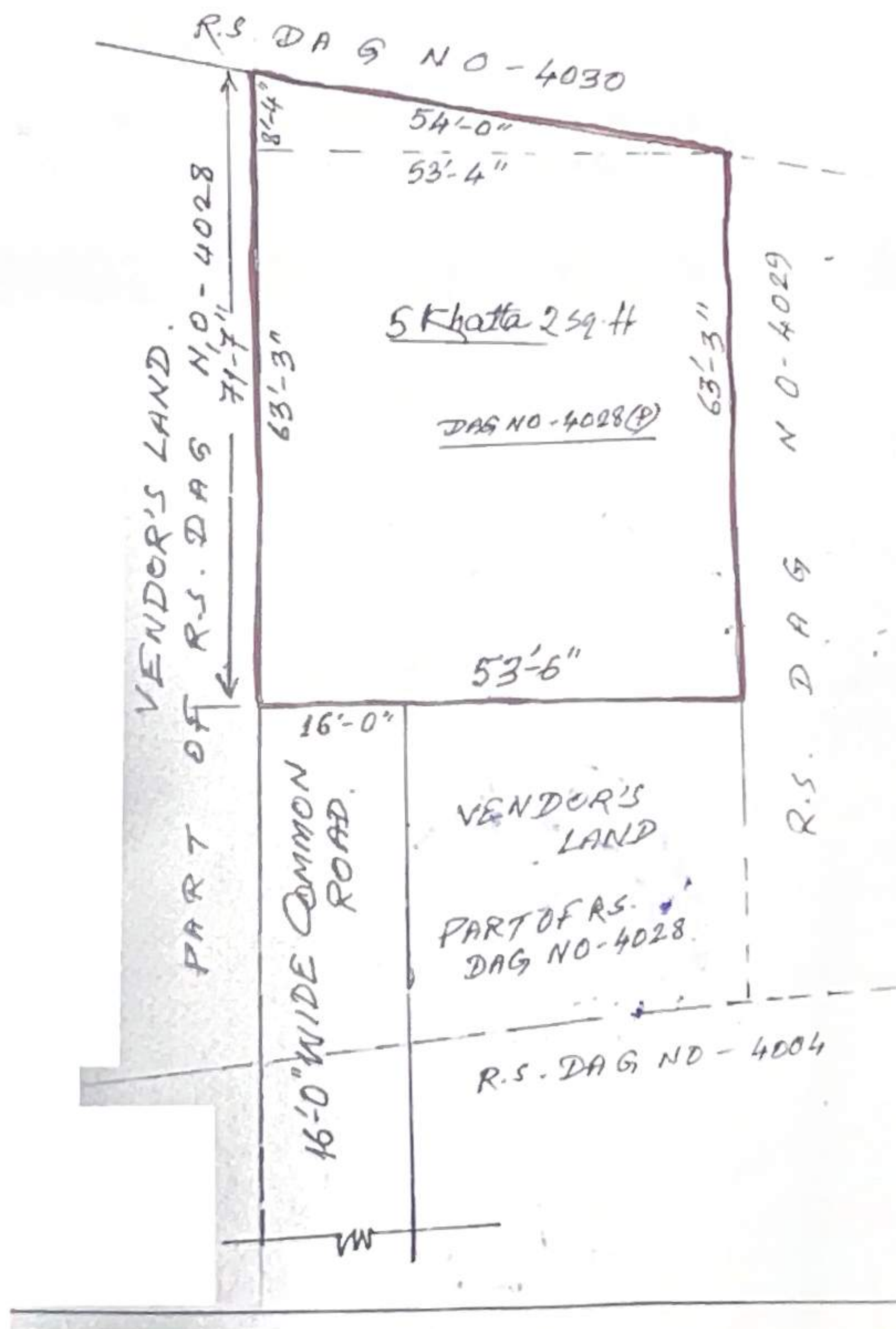
Signature

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

SITE PLAN OF piece and parcel of undivided $\frac{1}{2}$ share of a Bastu land (vacant) measuring more or less 2(Two) Cottahs 8(Eight) Chitaks 1(One) Sq.Ft. lying and situate at Mouza Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, R.S. Khatian No.1019, R.S. Dag No. 4028, Holding AS/498/35/26 BL-FM, Mondal Para Road (Krishnapur) under Police Station Baguiati, within the Bidhan Nagar Municipal Corporation under ward No. 26, District North 24 Parganas, Pin Code-700 102, West Bengal



Chandukana Pal
SIGNATURE OF DONOR

Badal Pal
SIGNATURE OF DONEE

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



192025260391196428

GRN Details

GRN:	192025260391196428	Payment Mode:	SBI Epay
GRN Date:	16/12/2025 12:20:56	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	9572561110956	BRN Date:	16/12/2025 12:23:15
Gateway Ref ID:	680690991	Method:	Union Bank of India - Retail NB
GRIPS Payment ID:	161220252039119641	Payment Init. Date:	16/12/2025 12:20:56
Payment Status:	Successful	Payment Ref. No:	2003372406/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAJIB PRAMANIK
Address:	KOLKATA 700106
Mobile:	7980978308
Period From (dd/mm/yyyy):	16/12/2025
Period To (dd/mm/yyyy):	16/12/2025
Payment Ref ID:	2003372406/2/2025
Dept Ref ID/DRN:	2003372406/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003372406/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	45050
2	2003372406/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				45350

IN WORDS: FORTY FIVE THOUSAND THREE HUNDRED FIFTY ONLY.

Major Information of the Deed

Deed No :	I-1523-17701/2025	Date of Registration	16/12/2025
Query No / Year	1523-2003372406/2025	Office where deed is registered	
Query Date	15/12/2025 9:54:14 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUJAN KUNDU CHOWDHURY M-260, SUKANTABAGAR, SALT LAKE CITY, Thana : South Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700106, Mobile No. : 9163029845, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 44,64,978/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,020/- (Article:33(I))	Rs. 45,050/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

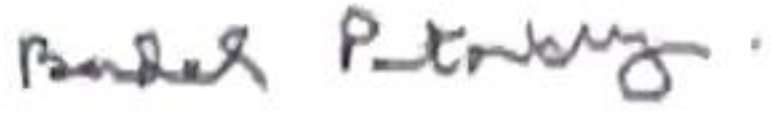
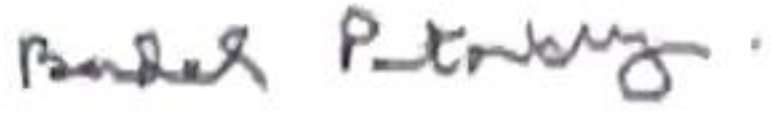
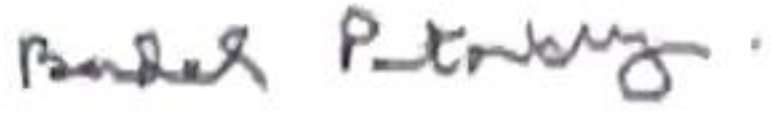
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mandal Para(Krishanapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4028	RS-1019	Bastu	Bastu	2 Katha 8 Chatak 1 Sq Ft	44,64,978/-	Width of Approach Road: 16 Ft.,
Grand Total :				4.1273Dec	0 /-	44,64,978 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chandu Kana Patowary Wife of Mr Badal Patowary Executed by: Self, Date of Execution: 16/12/2025 , Admitted by: Self, Date of Admission: 16/12/2025 ,Place : Office		 Captured	
		16/12/2025	LTI 16/12/2025	16/12/2025
AC 213/1, Prafulla Kanan East, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AIxxxxxx7B, Aadhaar No: 92xxxxxxxx8054, Status :Individual, Executed by: Self, Date of Execution: 16/12/2025 , Admitted by: Self, Date of Admission: 16/12/2025 ,Place : Office				

Deed Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Badal Patowary (Presentant) Son of Late Charu Bhusan Patowary Executed by: Self, Date of Execution: 16/12/2025 , Admitted by: Self, Date of Admission: 16/12/2025 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>16/12/2025</td> <td>16/12/2025</td> <td>LTI</td> <td>16/12/2025</td> </tr> </tbody> </table> Son of Late Charu Bhusan Patowary AC 213/1, Prafulla Kanan East, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: Aixxxxxx0g, Aadhaar No: 98xxxxxxxx0754, Status :Individual, Executed by: Self, Date of Execution: 16/12/2025 , Admitted by: Self, Date of Admission: 16/12/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Badal Patowary (Presentant) Son of Late Charu Bhusan Patowary Executed by: Self, Date of Execution: 16/12/2025 , Admitted by: Self, Date of Admission: 16/12/2025 ,Place : Office		 Captured		16/12/2025	16/12/2025	LTI	16/12/2025
Name	Photo	Finger Print	Signature										
Mr Badal Patowary (Presentant) Son of Late Charu Bhusan Patowary Executed by: Self, Date of Execution: 16/12/2025 , Admitted by: Self, Date of Admission: 16/12/2025 ,Place : Office		 Captured											
16/12/2025	16/12/2025	LTI	16/12/2025										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Meghnath Mondal Son of Mr Paran Mondal Panchpota, Garia, City:- Not Specified, P.O:- Panchpota, P.S:-Garia, District:- South 24-Parganas, West Bengal, India, PIN:- 700054		 Captured	
16/12/2025	16/12/2025	16/12/2025	16/12/2025

Identifier Of Mr Chandu Kana Patowary, Mr Badal Patowary

Registration under section 60 and Rule 69.
ed in Book - I
ne number 1523-2025, Page from 618066 to 618087
ing No 152317701 for the year 2025.



Basak

Digitally signed by SANJOY BASAK
Date: 2025.12.26 12:56:03 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 26/12/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.