

22/29/24 VC-1310/24

I-21658/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AU 027738

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

Distt. Sub-Register-III
Alipore, South 24-parganas

20 DEC 2024

DEED OF GIFT

THIS DEED OF GIFT is made and executed on this the 19th day of December, 2024 (Two Thousand And Twenty Four)

BETWEEN

SL NO. 30921 06/12/24
NAME B. C. Lahiri (Adv)
ADDRESS Alipore Judges' Court.
kol-27
RS. 100/-

TANNIR KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
1.9 DEC 2024

Identified by me

Debabrata Megumder.
S/o - late Santosh Kumar Megumder.
East fortahad Schakera
kol- 700084
Service

SHRI NITAI MONDAL alias NETAI LAL NEOGI alias NETAI LAL MONDAL (PAN : CGMPM0107N), (Aadhaar No.: 6967 6229 4282), son of Late Haribhusan Mondal alias Haribhusan Neogi, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, District:- South 24 Parganas, hereinafter called and referred to as "**DONOR**" (which terms and expression unless excluded by or otherwise repugnant to the subject or context, shall mean and include his heirs, successors, executors, nominees, assignees, administrators and legal representatives etc.) of the **FIRST PART**;

AND

(1) SMT. MOUSUMI SHRESTHA (PAN : RCIPS3365B), (Aadhaar No.: 3110 1137 7144), wife of Sri Madhu Shrestha, daughter of Nitai Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, District - South 24 Parganas, **(2) SMT. MITHU DUTTA (PAN : EBYPD9702D), (Aadhaar No.: 4533 6720 1670)**, wife of Kamal Dutta, daughter of Nitai Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Taramani Ghat Road, P.O.- Paschim Putiari, P.S.- Haridevpur, Kolkata - 700041, District - South 24 Parganas, **(3) TAPATI MONDAL (PAN : DTXPM1552C), (Aadhaar No.: 4388 3794 7726)**, wife of Late Raju Mondal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at- Garia Station Road, Near B. P. High School, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata - 700084, District- South 24 Parganas, hereinafter called and referred to as "**DONEES**" (which terms and expression unless excluded by or otherwise repugnant to the subject or context, shall mean and include their heirs, successors, executors, nominees, assignees, administrators and legal representatives etc.) of the **SECOND PART**;

WHEREAS one Hari Bhusan Neogi was recorded owner of land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100, R.S. Khatian



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No.- 1055, more fully and particularly described in the First Schedule hereunder written.

AND WHEREAS the said Hari Bhushan Neogi died intestate leaving behind his wife Nirmala Neogi, two sons namely Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @ Kanai Lal Mondal and three daughters namely Khadu bala, Ranibala and Bhusanbala, as his legal heirs who jointly inherited the land measuring about 11.5 decimal out of the total land of 23 decimal in R.S. Dag No.- 100, R.S. Khatian No.- 1055;

AND WHEREAS after the death of said Nirmala Neogi, sons and daughters of said Hari Bhushan Neogi jointly inherited the said land 11.5 Decimal lands;

AND WHEREAS one of the daughters of said Hari Bhushan Neogi namely Smt. Bhusanbala Das, wife of Dukhiram Das gifted her share in the said land i.e. 1.91 decimal (though in that deed the area was wrongly typed as 4 Decimal) out of total 11.5 Decimal lands to her nephew Chandan Mondal son of Kanai Neogi @ Kanai Lal Mondal by virtue of a registered Gift Deed dated 10.02.1977 bearing No. 1094 of 1977 of DR Alipore;

AND WHEREAS one of the daughters of said Hari Bhushan Neogi namely Ranibala Das, wife of Surendranath Das, died intestate and issueless at her in law's house in rural area. Her husband has also died intestate before her. That another daughter of said Hari Bhushan Neogi namely Khadubala Das, wife of Makhanlal Das died leaving behind her only son Sri Shital Chandra Das as her sole legal heir. The said Shital Chandra Das died intestate as bachelor. Therefore the share of two daughters of Late Haribhusan Neogi in the said land was evolved to his two sons according to Hindu Succession Act. Thus Netai Lal Neogi @ Netai Lal Mondal and Kanai Lal Neogi @ Kanai Lal Mondal became joint owners of 9.59 decimal lands out of all that 11.5 decimal lands;



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AND WHEREAS thus virtue of Law of Inheritance the said Nitai @ Netai Lal Neogi @ Netai Lal Mondal became owner of undivided share of Land measuring 4.8 decimal be the same a little more or less together with a tile shed structure measuring about 100 sq. ft. standing thereon in R.S. Dag No.- 100, R.S. Khatian No.- 1055;

AND WHEREAS for the purpose of commercially exploit and constructing a multistoried building in his property said Nitai @ Netai Lal Neogi @ Netai Lal Mondal with his other co-sharers on 28-05-2014 entered into a Joint Venture Agreement with CITY STAR GRIHA UDYOG PRIVATE LIMITED in certain 'Terms and Conditions' mentioned in the said Agreement which was registered in the office of the ADSR Sonarpur and recorded in Book No. I, Volume No. 11, Pages 3561 to 3600 Being No. 05476 for the year 2014;

AND WHEREAS accordingly the said Developer started his part of contract but during progress on the said work, the parties to the said agreement later on found some difficulties in the smooth work and some technical difficulties in the said Agreement, they jointly decided to cancel/revoke the same. Accordingly a cancellation of joint venture agreement Deed was executed by them bearing Deed No. 162902929 for the year 2021, registered before the ADSR Garia and entered in Book No. I, Volume No. 1629-2021, Page from 116159 to 116188;

AND WHEREAS thereafter, said Nitai @ Netai Lal Neogi @ Netai Lal Mondal being desirous of construction of a new multi-storied building on his said First Schedule premises had approached the Developer herein and both the parties had executed a Development Agreement dated 12.05.2021, duly registered before the ADSR Garia, and recorded in Book I, Volume No. 1629-2021, Page from 116212 to 116264, being No. 162902935 for the year 2021;



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AND WHEREAS said Nitai @ Netai Lal Neogi @ Netai Lal Mondal had also executed a Development Power of Attorney in favour of the Developer herein dated 12.05.2021, duly registered before the ADSR Garia, and recorded in Book I, Volume No. 1629-2021, Page from 116189 to 116211, being No. 162902942 for the year 2021;

AND WHEREAS the Donor herein at present desires to grant, give and gift his said land measuring 4.8 decimal be the same a little more or less together with a tile shed structure measuring about 100 sq. ft. standing thereon in R.S. Dag No.- 100, R.S. Khatian No.- 1055, which is morefully and particularly mentioned in the Schedule mentioned hereunder, unto and in favour of his biological daughters namely Mousumi Shrestha, Mithu Dutta and daughter-in-law namely Tapati Mondal the Donees herein in consideration of natural love and affection which the Donees herein have agreed to accept;

AND WHEREAS the Donor is the biological father of the Donees No. 1 & 2 and the Father-in-law of Donee No. 3. Therefore this Deed of Gift is executed within family members;

AND WHEREAS the schedule mentioned landed properties which is the subject matter of this deed of Gift is free from all sorts of encumbrances such as liens, charges, claim, liabilities, acquisitions, injunctions or attachments from any Court of Law, gifts, mortgages, demands, notices, notifications, legal disputes, difference, prior sale and flaws etc. and the DONOR is fully entitled to dispose of the same;

NOW THIS DEED OF GIFT WITNESSETH that the Donor, without any monitory consideration and in consideration of natural love and affection which the Donor bear towards the Donees, hereby grant and transfer by way of gift, the scheduled property, together with all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estates, rights, title, interest, use, inheritance, possession,



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benefits, claims and demand whatsoever of the Donor **TO HAVE AND TO HOLD** the same unto the use of the Donees absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and here after chargeable thereon to the Government or local authorities.

AND WHEREAS the market value of the schedule mentioned property gifted hereunder is valued at Rs. 10,00,000/- (Rupees Ten Lacs) only.

AND WHEREAS the Donor hereby covenants with the Donees:

1. That the Donor now have in himself, absolute right, full power, and absolute authority to grant the said scheduled property hereby granted as gift in the manner aforesaid;
2. That the Donees may at all times herein after peacefully and quietly enter upon, take possession of the scheduled property and enjoy the said scheduled property as they deem fit without any interruption, claim or demand whatsoever from or by the Donor or her heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donor;
3. That the Donees out of their own funds, shall mutate their names before the BL&LRO, Municipality or before any other authority on the basis of this Gift Deed and the Donor hereby conveys her No Objection for the mutation of the property herein below mentioned under schedule, in the name of the Donees;
4. That all the expenses of the Gift Deed such as Stamp Duty, and Registration Fees etc. is borne and paid by the Donees;
5. That all future taxes, cesses, rates or any other Govt. or Municipal dues and demands in respect of the scheduled property shall be borne and paid by the Donees;



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THE SCHEDULE ABOVE REFERRED TO

(Description of the gift property)

ALL THAT piece and parcel of the land measuring an area of about 4.8 **decimal** together with a tile shed structure measuring about 100 sq. ft. standing thereon out of the total land of 11.5 decimal in R.S. & L.R. Dag No.- 100, under R.S. Khatian No.- 1055, out of which land measuring 2.4 decimal under L.R. Khatian No.- 767 and land measuring 2.4 decimal under L.R. Khatian No.- 4762, being Portion of Holding No. 3006, Garia Station Road, Kolkata - 700084, comprised in Mouza- Barhans Fartabad, J.L. No.47, within Ward No. 29 of Rajpur-Sonarpur Municipality under ADSR & P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), within the District- 24 Parganas (South). The said land and the building is butted and bounded as follows:-

ON THE NORTH : By R.S. Dag No.- 99;
ON THE SOUTH : By R.S. Dag No.- 103;
ON THE EAST : By R.S. Dag No.- 104;
ON THE WEST : By R.S. Dag No.- 100 (P);





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IN WITNESS WHEREOF the DONOR and the DONEES have hereunto set and subscribed their respective hands and signatures on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:-

1. Debsukanta Mazumder
East Farteklad Sahabera
Kolar 700084



SIGNATURE OF DONOR

2. Anurup Mandal
Purpeen, Jangalia, Joyrager.
743372.



Mousumi Shrestha

Mithu Dutta.

Tapati Manzi

SIGNATURES OF DONEES
Accepting the Gift

Drafted by:-



SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

1.9 DEC 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



Handwritten: 2006

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten: 2006



Handwritten: 2006

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten: 2006



Handwritten: 2006

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten: 2006



Handwritten: 2006

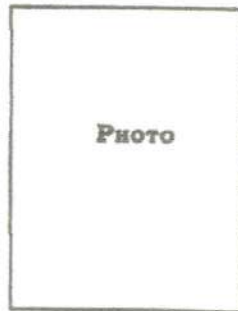
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Handwritten: 2006



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 DEC 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

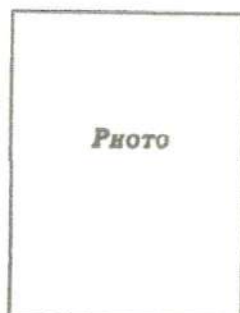


Dehobrote Megam

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/489815



নির্বাচকের নাম : দেবব্রত মজুমদার

Elector's Name : Debabrata Mazumder

পিতার নাম : সন্তোষ মজুমদার

Father's Name : Santosh Majumdar

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : XXXX/1975

Date of Birth

WB/23/109/489815

ঠিকানা:

দক্ষিণ ফার্তাবাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগণা-700084

Address:

DAKSHIN FARTABAD, RAJPUR SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700084

Date: 30/01/2019

151 - সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার দিচ্ছে নাম
হোল্ডার ও একই লম্বায়ের নতুন সাজিয়ে পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

179 / 753

Major Information of the Deed

Deed No :	I-1603-21658/2024	Date of Registration	20/12/2024
Query No / Year	1603-2002536157/2024	Office where deed is registered	
Query Date	24/09/2024 9:37:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, 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. 2/-	Rs. 73,02,730/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,170/- (Article:33(i))	Rs. 73,073/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-100	RS-1055	Bastu	Bastu	4.8 Dec	1/-	72,72,730/-	Property is on Road
Grand Total :					4.8Dec	1 /-	72,72,730 /-	

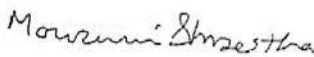
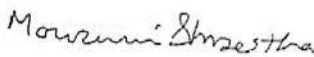
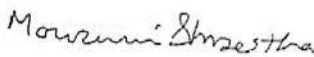
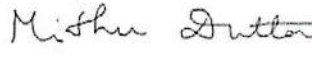
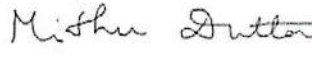
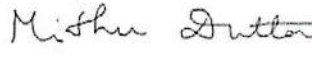
Structure Details :

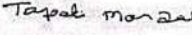
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Donor Details :

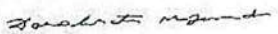
Sl No	Name,Address,Photo,Finger print and Signature
1	Shri NITAI MONDAL, (Alias: Shri NITAI LAL NEOGI) (Presentant) Son of Late HARIBHUSAN MONDAL GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: CGxxxxxx7N, Aadhaar No: 69xxxxxxxx4282, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 19/12/2024 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt MOUSUMI SHRESTHA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr><tr><td>20/12/2024</td><td></td><td>LTI 20/12/2024</td><td>20/12/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Smt MOUSUMI SHRESTHA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		 Captured		20/12/2024		LTI 20/12/2024	20/12/2024	Daughter of Shri NITAI MONDAL GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: RCxxxxxx5B, Aadhaar No: 31xxxxxxxx7144, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		
Name	Photo	Finger Print	Signature													
Smt MOUSUMI SHRESTHA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		 Captured														
20/12/2024		LTI 20/12/2024	20/12/2024													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt MITHU DUTTA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr><tr><td>20/12/2024</td><td></td><td>LTI 20/12/2024</td><td>20/12/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Smt MITHU DUTTA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		 Captured		20/12/2024		LTI 20/12/2024	20/12/2024	Daughter of Shri NITAI MONDAL TARAMANI GHAT ROAD, City:- Not Specified, P.O:- PASCHIM PUTIARI, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: EBxxxxxx2D, Aadhaar No: 45xxxxxxxx1670, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		
Name	Photo	Finger Print	Signature													
Smt MITHU DUTTA Daughter of Shri NITAI MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		 Captured														
20/12/2024		LTI 20/12/2024	20/12/2024													

3	Name	Photo	Finger Print	Signature
	Smt TAPATI MONDAL Wife of Late RAJU MONDAL Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office		 Captured	
		20/12/2024	LTI 20/12/2024	20/12/2024
	Wife of Late RAJU MONDAL GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: DTxxxxxx2C, Aadhaar No: 43xxxxxxxx7726, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER EAST FARTABAD SAHAPARA, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
Identifier Of Shri NITAI MONDAL, Smt MOUSUMI SHRESTHA, Smt MITHU DUTTA, Smt TAPATI MONDAL			
Mr Debabrata Mazumder Son of Late Santosh Kumar Mazumder East Fartabad, Saha Para, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	
	20/12/2024	20/12/2024	20/12/2024
Identifier Of Smt MOUSUMI SHRESTHA, Smt MITHU DUTTA, Smt TAPATI MONDAL			

Transfer of Land 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.)
L1	Shri NITAI MONDAL	Smt MOUSUMI SHRESTHA	Y	1.6 Dec	24,24,243/-
L1	Shri NITAI MONDAL	Smt MITHU DUTTA	Y	1.6 Dec	24,24,243/-
L1	Shri NITAI MONDAL	Smt TAPATI MONDAL	Y	1.6 Dec	24,24,243/-

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 NITAI MONDAL	Smt MOUSUMI SHRESTHA	Y	33.3333 Sq Ft	10,000/-
S1	Shri NITAI MONDAL	Smt MITHU DUTTA	Y	33.3333 Sq Ft	10,000/-

S1	Shri NITAI MONDAL	Smt TAPATI MONDAL	Y	33.3333 Sq Ft	10,000/-
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Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29 JI No: 47, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 100, RS Khatian No:- 1055		Shri NITAI MONDAL

Endorsement For Deed Number : I - 160321658 / 2024

On 18-12-2024

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 73,02,730/-. Family Members amount Rs 73,02,730/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-12-2024

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

Presented for registration at 18:30 hrs on 19-12-2024, at the Private residence by Shri NITAI MONDAL Alias Shri NITAI LAL NEOGI, Executant.

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

Execution is admitted on 19/12/2024 by Shri NITAI MONDAL, Alias Shri NITAI LAL NEOGI, Son of Late HARIBHUSAN MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Shri DEBOBRATA MAZUMDER, , , Son of Late SANTOSH KUMAR MAZUMDER, EAST FARTABAD SAHAPARA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-12-2024

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.

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

Execution is admitted on 20/12/2024 by 1. Smt MOUSUMI SHRESTHA, Daughter of Shri NITAI MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt MITHU DUTTA, Daughter of Shri NITAI MONDAL, TARAMANI GHAT ROAD, P.O: PASCHIM PUTIARI, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 3. Smt TAPATI MONDAL, Wife of Late RAJU MONDAL, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Debabrata Mazumder, , , Son of Late Santosh Kumar Mazumder, East Fartabad, Saha Para, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73,073.00/- (A(1) = Rs 73,027.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 73,073/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2024 8:33PM with Govt. Ref. No: 192024250252170531 on 22-10-2024, Amount Rs: 28/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2030974889 on 22-10-2024, Head of Account 0030-03-104-001-16
Online on 19/12/2024 10:01PM with Govt. Ref. No: 192024250323773901 on 19-12-2024, Amount Rs: 73,045/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2034273923 on 19-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30921, Amount: Rs.100.00/-, Date of Purchase: 06/12/2024, Vendor name: T K PUROKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2024 8:33PM with Govt. Ref. No: 192024250252170531 on 22-10-2024, Amount Rs: 10,070/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2030974889 on 22-10-2024, Head of Account 0030-02-103-003-02
Online on 19/12/2024 10:01PM with Govt. Ref. No: 192024250323773901 on 19-12-2024, Amount Rs: 0/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2034273923 on 19-12-2024, Head of Account



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 558377 to 558395
being No 160321658 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.12.20 15:58:52 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.