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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Z 870885

Certified that the document is
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Cheshore Dum Dum, 24-Pgs. (North)

02 APR 2025
DEED OF GIFT

THIS DEED OF GIFT is made on this the 29th day of March, Two Thousand and Twenty Five (2025) A.D.

BETWEEN

- (1) SRI BHOLAI KURMI @ VERMA (PAN: BUUPV1636G, AADHAR: 889274528417)**, son of Late Ram Chandra Kurmi, by occupation - Service, residing at Village - Bhaiana, Post Office - Katesati, Police Station - Antoo, District - Pratapgarh, Uttar Pradesh, Pin - 230503,
- (2) SMT. ANSUIYA DEVI @ KURMI (PAN: GXXPD4443J, AADHAR: 422856367131)**, daughter of Late Ram Chandra Kurmi, wife of Sri Ishwarlal Varma, by occupation - Housewife, residing at Village - Poora Baxi, Post Office & Police Station - Sangipur, District - Pratapgarh, Uttar Pradesh, Pin - 230139 and **(3) SRI VISHNU PRASAD KURMI @ VERMA (PAN: BUQPVO570B, AADHAR: 877136162380)**,

2305 79A 30

নম্বর : 6237
 পন ও তারিখ : 28/03/25
 ক্রেতার নাম : Ram Khatun Khatun
 ক্রয়কারী : [Signature]
 মূল্য : 3000/-
 উক্ত [Signature]
 জেলা : উত্তর ১৪ পরগণা
 মহানগর : 4 MAR 20 25
 নিম্নস্থ ব্যাংক হিসাব : 75.1 7 - 0000
 ডি.সি.সি. বারাসাত
 ডাকঘর : শ্রী গঙ্গাসাগর কোল

আবার করে এককোতায়.....
 মূল্যের স্ট্যাম্প না থাকায় ন্যূনতম 2-
 নিম্নলিখিত মোতাবেক স্ট্যাম্প পূরণ করিলাম
 6237 [Signature]
 6238 [Signature]
 ডি.সি.সি. বারাসাত কোল
 4/02/25



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05 APR 2025



Add. District Sub-Registrar
 Cossioore, Dum Dum

02 APR 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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son of Late Ram Chandra Kurmi, by occupation - Service, residing at 54, Behari Lal Dutta Bagan, Post Office - Dum Dum, Police Station - Nagerbazar, Kolkata - 700028, District - North 24 Parganas, State of West Bengal, all by faith - Hindu, Nationality - Indian, hereinafter jointly called and referred to as the **"DONORS"** (which expression by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

2505 897 5 8

নং : 6238

সন ও তারিখ :

সেতানাম :

বিস্তার :

মূল্য :

ক্রেতার :

2803/24
Ram Anand kumar

ওয়ারান্ট কোর্ট

জেলা ও উন্নয়ন ২৪ পরগণা

প্রতিষ্ঠার তারিখ : ১ / FEB 20 25

গোট স্থানীয় খরিস : RS. - - 0000

ক্রয়কারী ব্যাংক

কর্তৃক : এই সন্যাসিত কোর্স



Adl. District Sub-Registrar
Cossipore, Dum Dum

02 APR 2025

- AND -

(1)SRI RAM AVTAR KURMI (PAN: IWQPK2780D, AADHAR: 731862518191), by occupation - Business, (2) SRI RADHESHYAM KURMI (PAN: BVVPR4257B, AADHAR: 888434677417), by occupation - Service and (3)SRI DHRUVRAJ VERMA (PAN: AOXPV2590K, AADHAR: 457128881458), by occupation - Service, all are sons of Late Ram Chandra Kurmi, all by faith - Hindu, Nationality - Indian, all are residing at 54, Behari Lal Dutta Bagan, Post Office - Dum Dum, Police Station - Nagerbazar, Kolkata - 700028, District - North 24 Parganas, State of West Bengal, hereinafter jointly called and referred to as the **"DONEES"** (which expression by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS being trustee of Late Behari Lal Dutta Trust, Panchanan Dutta, Ananta Kumar Dutta and Maha Debi Kurmi vide one "Deed of Conveyance" dated 29.03.1963 duly registered at the Office of the Sub Registrar Cossipore Dum Dum, copied in Book No. I, Volume No. 45, Pages from 1210 to 1215, being No. 2799 for the year 1963 absolutely sold, transferred and conveyed **ALL THAT** piece and parcel of "Bastu" land measuring an area of .0983 Decimals equivalent to 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying



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Additional District Sub-Registrar
Cossidore, Dum Dum

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and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, A.D.S.R. Cossipore Dum Dum, Police Station - Dum Dum now Nagerbazar, within the local Municipal limits of South Dum Dum Municipality Ward No. 25, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, in favour of one Prayag Kurmi against a valuable consideration mentioned therein.

AND WHEREAS said Prayag Kurmi while seized and possessed of or otherwise well and sufficiently entitled the said property as absolute owner without any interruptions from any corner duly mutated his name in the records of local B.L. & L.R.O. and South Dum Dum Municipality, paid khazanas and taxes in respect of the same regularly, suddenly died intestate on 23.06.1986 leaving behind him his wife Maha Devi Kurmi and only son namely Ram Chandra Kurmi as his legal heirs and representatives. Thereafter on 10.10.1999 said Maha Devi Kurmi has also died intestate.

AND WHEREAS thus above named Ram Chandra Kurmi became sole owner in respect of aforesaid property left by Prayag Kurmi and while possessing and enjoying the same peacefully without any interruption from any corner said died intestate on 04.04.2000 leaving behind him his wife Santi Devi Kurmi, five sons namely Ram Avtar Kurmi, Radheshyam Kurmi, Dhruvraj Kurmi, Bholai Kurmi @ Verma, Vishnu Prasad Kurmi @ Verma and one daughter namely Ansuiya Kurmi @ Devi as his legal heirs and representatives. Thereafter on 14.11.2020 said Santi Devi Kurmi has also died intestate.



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Off. District Sub-Registrar
Cossipore, Dum Dum

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AND WHEREAS thus above named Ram Avtar Kurmi, Radheshyam Kurmi, Dhruvraj Kurmi, Bholai Kurmi @ Verma, Vishnu Prasad Kurmi @ Verma and Ansuiya Kurmi @ Devi are now have become joint owners in respect of **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, wherein each of them having 1/6th undivided interest and the said property is free from all encumbrances, attachment, lien, lispensens, alignments, requisitions and acquisitions whatsoever.

AND WHEREAS the **DONORS** being the own brothers and sister respectively of the **DONEES** herein out of deep love, duty and affection upon the Donees, the Donors hereof deeply desirous to gift their undivided each shares (1/6th) together 50% undivided share lying in the aforesaid **ALL THAT** piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring



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sd/-, District Sub-Registrar
Cossipore, Dum Dum

02 APR 2025

210 Sq. ft area be the same a little more or less **i.e.** 2(Two) Cottahs 13(Thirteen) Chittaks 26(Twenty Six) Sq. ft equivalent to 2051 Sq. ft together with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, **AND** as such, since this day the Donees would be the joint owners in respect of **ALL THAT** 100% piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal.

AND WHEREAS for the purposes of assessment of the Stamp Duty payable under these presents the value of Donors said **ALL THAT** piece and parcel of "Bastu" land measuring an area of 2(Two)



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Additional District Sub-Registrar
Cossipora, Dum Dum

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Cottahs 13(Thirteen) Chittaks 26(Twenty Six) Sq. ft equivalent to 2051 Sq. ft together with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, been marketable value at **Rs. 6,95,000/-** (Rupees Six Lac Ninety Five Thousand) only.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of deep love, duty and affection which the **DONORS** bear for the **DONEES** and in pursuance of the said intention and diverse other weighty causes and consideration the Donors do hereby freely and voluntarily and without coercion or undue influence from anybody whomsoever and in full possession of their absolute sense grant, convey, transfer, assign and assure unto the said Donees as and by way of absolute **GIFT** of their **ALL THAT** 50% undivided share lying in piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less **i.e.** 2(Two) Cottahs 13(Thirteen) Chittaks



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Dist. District Sub-Registrar
Coimbatore, Dum Dum

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26(Twenty Six) Sq. ft equivalent to 2051 Sq. ft together with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, more fully and particularly mentioned in the Schedule hereunder written which gift the Donees hereby accept **OR HOWSOEVER OTHERWISE** the same is heretofore was situated butted and bounded called and known numbered described or distinguished **TOGETHER WITH** building, boundaries, road, etc. **AND** all papers, documents, tax receipts, dakhila, parcha, writings, etc. relating to the said land and building as now or hereafter shall be in the custody power and possession of the Donees or any person or persons from whom he/she can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said **ALL THAT** 50% undivided share lying in piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less **i.e.** 2(Two) Cottahs 13(Thirteen) Chittaks 26(Twenty Six) Sq. ft equivalent to 2051 Sq. ft together



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Dist. District Sub-Registrar
Cossioore, Dum Dum

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with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, hereby granted gifted assigned and transferred or expressed or intended so to be **UNTO AND TO THE USE OF** the Donees jointly and forever and beneficially and free from any resulting trust in favour of the Donors **AND** the Donors hereby for themselves, their heirs, executors, administrators and representatives covenant with the Donees that notwithstanding any act, deed or thing whatsoever the Donors have good right full power absolute authority and indefeasible title to grant and transfer the said undivided share in the land thereupon hereby granted, gifted, transferred, conveyed and assigned unto and to the use of the Donees in the manners as aforesaid **AND** that the Donees shall and may at all times hereafter peaceably and quietly own, possess and enjoy **ALL THAT** 50% undivided share lying in piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less **i.e.** 2(Two) Cottahs



sd/-, District Sub-Registrar
Cossipore, Dum Dum

02 APR 2025

13(Thirteen) Chittaks 26(Twenty Six) Sq. ft equivalent to 2051 Sq. ft together with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza – Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station – Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata – 700028, in the District of North 24 Parganas, State of West Bengal, without any lawful eviction interruption claim or demand whatsoever from or by the Donors or any person or persons lawfully equitably claiming from under or in trust for them or from or under any of their ancestors or predecessors-in-interest/title **AND** that free and clear, absolutely acquitted, exonerated and released or otherwise from all costs and expenses and kept sufficiently indemnified from and against all moneys, charges, interest, debts, attachments and encumbrances whatsoever made or suffered by the Donors or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Donors and all persons having or equitably claiming any interest whatsoever into or upon the said property under or in trust for the Donors shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the



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sd/-
sd. District Sub-Registrar
Cossipore, Dum Dum

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ownership in the aforesaid property unto the Donees in the manner aforesaid as shall or may reasonably be required **AND THIS INDENTURE FURTHER WITNESSETH** that the Donees doth hereby accept and acknowledge the aforesaid **GIFT** of **ALL THAT** 50% undivided share lying in piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less **i.e.** 2(Two) Cottahs 13(Thirteen) Chittaks 26(Twenty Six) Sq. ft equivalent to 2051 Sq. ft together with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, to themselves.

:THE SCHEDULE ABOVE REFERRED TO:

ALL THAT 50% undivided share lying in piece and parcel of "Bastu" land measuring an area of 5(Five) Cottahs 11(Eleven) Chittaks 7(Seven) Sq. ft equivalent to 4102 Sq. ft together with Tiles Shed measuring 210 Sq. ft area be the same a little more or less **i.e.** 2(Two) Cottahs 13(Thirteen) Chittaks 26(Twenty Six) Sq. ft



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**Adl. District Sub-Registrar
Cossioore, Dum Dum**

02 APR 2025

equivalent to 2051 Sq. ft together with Tiles Shed measuring 105 Sq. ft area be the same a little more or less comprising in C.S. Dag No. 841/899 under C.S. Khatian No. 349, R.S. Dag No. 2704 under R.S. Khatian No. 1970, L.R. Dag No. 2125 under L.R. Khatian No. 2723, lying and situated at Mouza - Satgachi, J.L. No. 20, R.S. No. 154, Premises No. 54, Behari Lal Dutta Bagan, Jessore Road, Police Station - Dum Dum now Nagerbazar, within South Dum Dum Municipality Ward No. 25, A.D.S.R. Cossipore Dum Dum, Kolkata - 700028, in the District of North 24 Parganas, State of West Bengal, more or less butted and bounded by:-

ON THE NORTH : Factory.

ON THE SOUTH : House of Goutam Talukdar.

ON THE EAST : Multi-storied Building.

ON THE WEST : 6 ft wide Road, House of Sitaram Kurmi.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals and signatures hereto in this Deed of Gift on the day, month and year first above written at Kolkata in presence of the following witnesses:-

SIGNED, SEALED AND DELIVERED

at Kolkata

In the presence of following:



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Additional District Sub-Registrar
Cossipore, Dum Dum

02 APR 2025

WITNESSES:

1. Rina Valma
54 Bahani Lal Dutta
Bagan, Jessore Road
Kolkata - 700028

2. Sushil Kumar Kauri

54. Bihari Lal Dutta
Bagan Jessore Road
Kolkata - 700028

श्रीमती रीना



(LHI of Ansuuya Devi @ Kauri
by the pen of Rina Valma)
Susanta Saha, Adv

राम अलवर कुरमी
राधे श्याम कुरमी
धरु रॉय वर्मा

SIGNATURE OF THE DONORS

The property hereby gifted.
Accepted by:

Ram Alwar Kauri

Radhe Shyam Kauri

Dhru Roy Varma

SIGNATURE OF THE DONEES

Drafted by:

Susanta Saha

Mr. Susanta Saha

Advocate

High Court, Calcutta

Enrolment No. WB-186/02



Additional District Sub-Registrar
Cossipore, Dum Dum
02 APR 2025

UNDER RULE 44A OF THE I.R. ACT 1908

Name RAM AVTAR KURNI

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Ram Avtar Kurni

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name RADHESHYAN KURNI

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Radhe Shyam Kurni

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name DHRUVRAJ VERMA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Dhruv Raj Verma

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



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Ad. District Sub-Registrar
Cossipore, Dum Dum

02 APR 2025

UNDER RULE 44A OF THE I.R. ACT 1908

Name BHOLAI VERMA
 Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

भोलै
वर्मा
 All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)
 (2) Name ANSULIYA DEVI

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

ANSULIYA DEVI
 All the above fingerprints are of the abovenamed person and attested by the said person
 by the pan of Rishavarma Sumantra Sahay, Adv

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)
 (3) Name VISHNU PRASAD VERMA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

वैष्णव प्रसाद वर्मा
 All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



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Adl. District Sub-Registrar
Cossipore, Dum Dum

02 APR 2025

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



192024250465858078

GRN Details

GRN:	192024250465858078	Payment Mode:	SBI Epay
GRN Date:	28/03/2025 17:20:52	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2360581430713	BRN Date:	28/03/2025 17:21:17
Gateway Ref ID:	CHS9624643	Method:	State Bank of India NB
GRIPS Payment ID:	280320252046585806	Payment Init. Date:	28/03/2025 17:20:52
Payment Status:	Successful	Payment Ref. No:	2000869522/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Ram Avtar Kurmi
Address:	Dum Dum
Mobile:	9830614095
Period From (dd/mm/yyyy):	28/03/2025
Period To (dd/mm/yyyy):	28/03/2025
Payment Ref ID:	2000869522/2/2025
Dept Ref ID/DRN:	2000869522/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000869522/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	114551
			Total	114551

IN WORDS: ONE LAKH FOURTEEN THOUSAND FIVE HUNDRED FIFTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1506-03507/2025		Date of Registration	02/04/2025
Query No / Year	1506-2000869522/2025		Office where deed is registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas
Query Date	28/03/2025 4:51:56 PM		Applicant Name, Address & Other Details	
Applicant Name, Address & Other Details		SUSANTA SAHA 533 JESSORE ROAD KOLKATA, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9051537393, Status : Advocate		
Transaction				
[0201] Gift, Gift in Favour of family members			Additional Transaction	
Set Forth value			[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Rs. 6,95,000/-			Market Value	
Stampduty Paid(SD)			Rs. 1,14,53,737/-	
Rs. 1,020/- (Article:33(i))			Registration Fee Paid	
Remarks			Rs. 1,14,551/- (Article:A(1), E)	
			Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :



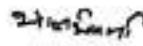





District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore road, Mouza: Satgachi,
Premises No: 54, , Ward No: 25 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details:
L1	LR-2125 (RS :-)	LR-2723	Bastu	Bastu	2056 Sq Ft	6,65,000/-	1,14,22,237/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :					4.7117Dec	6,65,000 /-	114,22,237 /-	



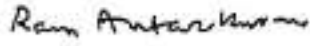


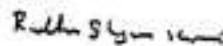



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	105 Sq Ft.	30,000/-	31,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 105 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		105 sq ft	30,000 /-	31,500 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BHOLAI VERMA Son of Late RAM CHANDRA KURMI Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	Photo  02/04/2025	Finger Print  Captured LTI 02/04/2025	Signature  02/04/2025
	Village:- BHAISANA, P.O:- KATESATI, P.S:-ANTOO, District:-Pratapgarh, Uttar Pradesh, India, PIN:- 230503 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-1XX8 , PAN No.:: BUxxxxxx6G, Aadhaar No: 88xxxxxxxx8417, Status :Individual, Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office			
2	Name Mrs ANSUIYA DEVI Wife of Mr ISHWARLAL VERMA Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	Photo  02/04/2025	Finger Print  Captured LTI 02/04/2025	Signature LTI of Ansuiya Devi by the son of Anwarul Haq
	Village:- POORA BAXI, P.O:- SANGIPUR, P.S:-SANGIPUR, District:-Pratapgarh, Uttar Pradesh, India, PIN:- 230139 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: GXxxxxxx3J, Aadhaar No: 42xxxxxxxx7131, Status :Individual, Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office			
3	Name Mr VISHNU PRASAD VERMA Son of Late RAM CHANDRA KURMI Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	Photo  02/04/2025	Finger Print  Captured LTI 02/04/2025	Signature  02/04/2025
	54, BEHIRILAL DUTTA BAGAN, City:- Not Specified, P.O:- DAMDAM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: BUxxxxxx0B, Aadhaar No: 87xxxxxxxx2380. Status :Individual, Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office			

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAM AVTAR KURMI Son of Late RAM CHANDRA KURMI Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	 02/04/2025	 Captured LTI 02/04/2025	Signature  02/04/2025
	Son of Late RAM CHANDRA KURMI 54, BEHARILALDUTTA BAGAN, City:- Not Specified, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: IWxxxxxx0D, Aadhaar No: 73xxxxxxxx8191, Status :Individual, Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office			
2	Name Mr RADHESHYAM KURMI (Presentant) Son of Late RAM CHANDRA KURMI Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	 02/04/2025	 Captured LTI 02/04/2025	Signature  02/04/2025
	Son of Late RAM CHANDRA KURMI 54, BEHARILALDUTTA BAGAN, City:- Not Specified, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: BVxxxxxx7B, Aadhaar No: 88xxxxxxxx7417, Status :Individual, Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office			
3	Name Mr DHRUVRAJ VARMA Son of Late RAM CHANDRA KURMI Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	 02/04/2025	 Captured LTI 02/04/2025	Signature  02/04/2025
	Son of Late RAM CHANDRA KURMI 54, BEHARILALDUTTA BAGAN, City:- Not Specified, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AOxxxxxx0K, Aadhaar No: 45xxxxxxxx1458, Status :Individual, Executed by: Self, Date of Execution: 29/03/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
SUSANTA SAHA Son of Mr PRABHAT KUMAR SAHA 533, JESSORE ROAD, City:- Not Specified, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028		 Captured	
	02/04/2025	02/04/2025	02/04/2025

Identifier Of Mr BHOLAI VERMA, Mrs ANSUIYA DEVI, Mr VISHNU PRASAD VERMA, Mr RAM AVTAR KURMI, Mr RADHESHYAM KURMI, Mr DHARUVRAJ VARMA

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	Mr BHOLAI VERMA	Mr RAM AVTAR KURMI	Y	0.523519 Dec	12,69,137/-
L1	Mr BHOLAI VERMA	Mr RADHESHYAM KURMI	Y	0.523519 Dec	12,69,137/-
L1	Mr BHOLAI VERMA	Mr DHARUVRAJ VARMA	Y	0.523519 Dec	12,69,137/-
L1	Mrs ANSUIYA DEVI	Mr RAM AVTAR KURMI	Y	0.523519 Dec	12,69,137/-
L1	Mrs ANSUIYA DEVI	Mr RADHESHYAM KURMI	Y	0.523519 Dec	12,69,137/-
L1	Mrs ANSUIYA DEVI	Mr DHARUVRAJ VARMA	Y	0.523519 Dec	12,69,137/-
L1	Mr VISHNU PRASAD VERMA	Mr RAM AVTAR KURMI	Y	0.523519 Dec	12,69,137/-
L1	Mr VISHNU PRASAD VERMA	Mr RADHESHYAM KURMI	Y	0.523519 Dec	12,69,137/-
L1	Mr VISHNU PRASAD VERMA	Mr DHARUVRAJ VARMA	Y	0.523519 Dec	12,69,137/-

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	Mr BHOLAI VERMA	Mr RAM AVTAR KURMI	Y	11.6667 Sq Ft	3,500/-
S1	Mr BHOLAI VERMA	Mr RADHESHYAM KURMI	Y	11.6667 Sq Ft	3,500/-
S1	Mr BHOLAI VERMA	Mr DHARUVRAJ VARMA	Y	11.6667 Sq Ft	3,500/-
S1	Mrs ANSUIYA DEVI	Mr RAM AVTAR KURMI	Y	11.6667 Sq Ft	3,500/-
S1	Mrs ANSUIYA DEVI	Mr RADHESHYAM KURMI	Y	11.6667 Sq Ft	3,500/-
S1	Mrs ANSUIYA DEVI	Mr DHARUVRAJ VARMA	Y	11.6667 Sq Ft	3,500/-
S1	Mr VISHNU PRASAD VERMA	Mr RAM AVTAR KURMI	Y	11.6667 Sq Ft	3,500/-

S1	Mr VISHNU PRASAD VERMA	Mr RADHESHYAM KURMI	Y	11.6667 Sq Ft	3,500/-
S1	Mr VISHNU PRASAD VERMA	Mr DHARUVRAJ VARMA	Y	11.6667 Sq Ft	3,500/-

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore road, Mouza: Satgachi, Premises No: 54, , Ward No: 25 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2125, LR Khatian No:- 2723	Owner:বিশ্বনাথ কুমারী, Gurdian:বিশ্বনাথ কুমারী, Address:সিঙ্গা, Classification:বালু, Area:0.09830000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150603507 / 2025

On 02-04-2025

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.

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

Presented for registration at 11:43 hrs on 02-04-2025, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RADHESHYAM KURMI , one of the Claimants.

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 1,14,53,737/-. Family Members amount Rs 1,14,53,737/-

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

Execution is admitted on 02/04/2025 by 1. Mr BHOLAI VERMA, Son of Late RAM CHANDRA KURMI, P.O: KATESATI, Thana: ANTOO, , Pratapgarh, UTTAR PRADESH, India, PIN - 230503, by caste Hindu, by Profession Service, 2. Mrs ANSUIYA DEVI, Wife of Mr ISHWARLAL VERMA, P.O: SANGIPUR, Thana: SANGIPUR, , Pratapgarh, UTTAR PRADESH, India, PIN - 230139, by caste Hindu, by Profession House wife, 3. Mr VISHNU PRASAD VERMA, Son of Late RAM CHANDRA KURMI, 54, BEHIRILAL DUTTA BAGAN, P.O: DAMDAM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 4. Mr RAM AVTAR KURMI, Son of Late RAM CHANDRA KURMI, 54, BEHARILALDUTTA BAGAN, P.O: DUMDUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 5. Mr RADHESHYAM KURMI, Son of Late RAM CHANDRA KURMI, 54, BEHARILALDUTTA BAGAN, P.O: DUMDUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 6. Mr DHRUVRAJ VARMA, Son of Late RAM CHANDRA KURMI, 54, BEHARILALDUTTA BAGAN, P.O: DUMDUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by SUSANTA SAHA, , Son of Mr PRABHAT KUMAR SAHA, 533, JESSORE ROAD, P.O: DUMDUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,14,551.00/- (A(1) = Rs 1,14,537.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,14,551/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2025 5:21PM with Govt. Ref. No: 192024250465858078 on 28-03-2025, Amount Rs: 1,14,551/-,
Bank: SBI EPay (SBlePay), Ref. No. 2360581430713 on 28-03-2025, 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 1,020.00/-, by online = Rs 0/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 6237, Amount: Rs.1,000.00/-, Date of Purchase: 28/03/2025, Vendor name: S Bose
2. Stamp: Type: Impressed, Serial no 6238, Amount: Rs.20.00/-, Date of Purchase: 28/03/2025, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/03/2025 5:21PM with Govt. Ref. No: 192024250465858078 on 28-03-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 2360581430713 on 28-03-2025, Head of Account

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

...ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2025, Page from 103258 to 103282
being No 150603507 for the year 2025.



C
R
V
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C
By
Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2025.04.03 11:18:56 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 03/04/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

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