

5070/22

I-4989/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 204361

2/1592758/22

03/6/22

05:35 pm

Certified that the document is admitted to registration. The 1 sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document



Subdivisional Registrar, North 24 Parganas

07 JUN 2022

DEED OF GIFT

Approximate valuation of the Gifted Property
Rs. 10,00,000.00 (Rupees Ten Lakhs) Only.

THIS DEED OF GIFT is made on this the 3rd day of June, 2022 (Two Thousand and Twenty Two) of the CHRISTIAN ERA.

Contd...2

Alokendu Bandyopadhyay
Advocate

M/s APEX REALTY

Partner

(2)

BETWEEN

SRI PARIMAL KANTI DEY (PAN : ADRPD8507D), Son of Late Prafulla Kumar Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, residing at: A-1/3, ECTP, Phase-III, P.O. & P.S. Kasba, Kolkata-700107, hereinafter called and referred to as the **DONOR** (which term or expression unless repugnant to the subject or context here of shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**

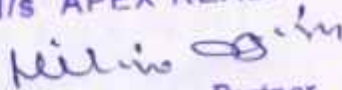
AND

SRI PRATIK DEY (PAN : AJSPD0048G), Son of Sri Parimal Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, residing at: A-1/3, ECTP, Phase-III, P.O. & P.S. Kasba, Kolkata-700107 hereinafter called and referred to as the **DONEE** (which term or expression unless repugnant to the subject or context here of shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS originally one Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) was the lawful and absolute sole owner of a piece an parcel of land measuring an area (10.81dec. in R.S. Dag No. 617 + 08.06dec. in R.S. Dag No. 616) totaling 18.87decimal, lying and situates within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156, comprised and contained in R.S. Dag no. 617, under R.S. Khatian No. 822 and R.S. Dag no. 616, under R.S. Khatian No. 823 by


Alokendu Banerjee
Advocate

Contd...3

M/s APEX REALTY

Partner

(3)

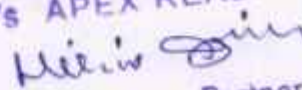
virtue of a Bengali Deed of Sale, being no. 1454 on 29.09.1947 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume No. 16, noted within the pages from 297 to 300, being no. 1454, for the year 1947.

AND WHEREAS said Nani Gopal Ghosh while had been enjoying the same he sold out his 10.81 decimal of land in R.S. Dag no. 617, under R.S. Khatian No. 822, within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Smt. Sura Bala Dey (Wife of Sri Prafulla Kumar Dey) by executing a bengali Deed of Sale, being no. 1613, which was executed and registered on 08.08.1949 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the Pages from 127 to 129, being no. 1613, for the year 1949 and she recorded her name in the R.S. Record of Right, at the Office of B.L. & L.R.O., BKP-II, Govt. of West Bengal, vide Khatian no. 822.

AND WHEREAS said Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) also sold out his 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Sri Jiban Ranjan Sarkar (Son of Late Kali Prasanna Sarkar) by executing a bengali Deed of Sale, being no. 1614, which was executed and registered on 08.08.1949 at the Office of


Alokendu Bandyopadhyay
Advocate

Contd...4

M/s APEX REALTY

Partner

(4)

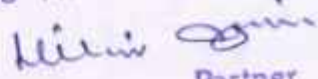
S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the pages from 130 to 132, being no. 1614, for the year 1949.

AND WHEREAS said Jiban Ranjan Sarkar while had been enjoying the same he sold out the said 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 to Sri Haripada Sarkar (Son of Late Pyari Mohan Sarkar) by executing a bengali Deed of Sale, being no. 1824, which was executed and registered on 05.05.1955 at the Office of D. R. Alipore, and the same was recorded in Book no. I, being no. 1824, for the year 1955.

AND WHEREAS after purchasing the aforesaid landed property the said Haripada Sarkar recorded his name in the R.S. Record of Right, at the Office of B.L. & L.R.O., BKP-II, Govt. of West Bengal and while had been enjoying the same he sold out the said 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 to Smt. Sura Bala Dey (Wife of Late Prafulla Kumar Dey) by executing a bengali Deed of Sale, being no. 5162, which was executed and registered on 22.09.1965 at the Office of S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 78, noted within the Pages from 17 to 19, being no. 5162, for the year 1965.


Atakonda Bandyopadhyay
Advocate

Contd...5

M/s APEX REALTY

Partner

(5)

AND WHEREAS thus in the manner aforesaid Smt. Sura Bala Dey (Wife of Late Prafulla Kumar Dey) by virtue of two separate Bengali Deed of Sale became the lawful and absolute sole owner of (10.81dec. equivalent to 6 Cottahs 8 Chittaks 35 sq.ft. of land in R.S. Dag No. 617 + 08.06dec. equivalent to 4 Cottahs 14 Chittaks 05 sq.ft. of land in R.S. Dag No. 616) totaling 18.87 decimal of land equivalent to 11cottahs 6chittaks 40sq.ft. of land and while had been enjoying the same she made a gift of 2cottahs of land out of 4Cottahs 14Chittaks 05Sq.ft. of land in R.S. Dag No. 616, under R.S. Khatian no. 823 in favour of her son namely Pranesh Kanti Dey (Son of Late Prafulla Kumar Dey) by executing a bengali Deed of Gift, being no. 3076, which was executed and registered on 07.08.1973, at the Office of S.R. Barrackpore and the same was recorded in Book No. I, Volume no. 50, being no. 3076, for the year 1973.

AND WHEREAS said Pranesh Kanti Dey became the lawful and sole owner of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823, by virtue of the aforesaid Deed of Gift from his beloved mother and while had been enjoying the same he made a Gift of said land in favour of his brother namely Parimal Kanti Dey (Son of Late Prafulla Kumar Dey) by executing a bengali Gift Deed, being no. 6592, which was executed and registered on 20.12.1999 and the same was recorded in Book No. I, Volume no. 162, noted within the pages from 201 to 208, being no. 6592, for the year 1999.

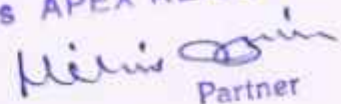


Alokendu Bandyopadhyay

Advocate

Contd.,6

M/s APEX REALTY


Partner

(6)

AND WHEREAS said Parimal Kanti Dey while has been enjoying the actual physical possession of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823 he sold out 1cottah 8chittaks of land out of the said 2cottahs of land in favour of the purchaser namely Sri Khokan Majumder (Son of Late Nirmal Majumder) by executing a bengali Deed of Sale, being no. 152403404, which was executed and registered on 24.06.2019 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 1524-2019, pages from 116310 to 116330, being no. 152403404, for the year 2019 and retain the rest 8chittaks of land for his personal use as absolute and lawful owner.

AND WHEREAS in the foregoing events the said Smt. Sura Bala Dey became the lawful and absolute sole owner of rest (6cottahs 8chittaks 35sq.ft. in R.S. Dag No. 617 + 2cottahs 14chittaks 05sq.ft. in R.S. Dag No. 616) totalling 9cottahs 6chittaks 40sq.ft. of landed property and she constructed thereon a two storied residential house measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) togetherwith 175 sq.ft. R.T. Shed standing thereon and enjoyed the same with her family members peacefully, without any interruption of others by paying the relevant rents and taxes to the authority concern regularly.

AND WHEREAS while had been enjoying the same said Sura Bala Dey died intestate on 09.09.1987 leaving behind her six son namely Pijush Kanti Dey, Pratul Kanti Dey,


Ananda Bandyopadhyay
Advocate

Contd...7

(7)

Pranesh Kanti Dey, Parimal Kanti Dey, Paritosh Dey, Pritish Kanti Dey and one daughter namely Basana Ghosh (wife of Sri Sunil Ranjan Ghosh) as her legal heirs and successors and they inherited the said land and building left by deceased Sura Bala Dey as undivided 1/7th share in each part as per the law of Hindu Succession Act. 1956.

AND WHEREAS thus in the manner aforesaid the Donor herein by virtue of Inheritance from his mother become the lawful owner of undivided 1/7th share i.e. 1Cottah 5Chittaks 25Sq.ft. out of the total landed property 9cottahs 6chittaks 40sq.ft. AND the donor hereof by virtue of a Bengali Deed of Gift, being no. 6592 for the year 1999 also has got 8chittaks of land and now the donor has become the lawful owner of (undivided 1Cottah 5Chittaks 25Sq.ft. by virtue of Inheritance + 8chittaks by virtue of Gift) totalling 1Cottah 13Chittaks 25Sq.ft. and have been possessing the same peacefully, quietly with the Donee and other co-sharer.

AND WHEREAS the Donee is the beloved son of the Donor hereof. The Donee respect and regards the Donor at best, similarly the Donor also loves the Donee at best. Due to love and affection the Donor herein made up his mind to gift the **(undivided 1Cottah 5Chittaks 25Sq.ft. by virtue of Inheritance + 8chittaks by virtue of Gift) totalling 1Cottah 13Chittaks 25Sq.ft.** as mentioned in the schedule hereunder written in favour of the Donee herein and accordingly he proposed to the Donee to accept such donation and the Donee hereto agreed to cordially accepted the same.



Atokendu Bandyopadhyay

Advocate

Contd...8

AND WHEREAS presently I the Donor is now 81 years old, having good physique and sound mental strength. The Donee hereof being my beloved son who resides with me since his birth in a same mess.

My son i.e. the Donee hereof has unfathomed respect, love and honour towards me, He nurses me and looks after me in all respect, the reason I am still alive is due to his pleasing attitude and overall nursing. I have firm conviction that he would go on performing his duties and responsibilities towards me till I breathe last.

AND WHEREAS my self have brought up my son Sri Pratik Dey (the Donee hereof) since his birth with all my love and affection vis-a-vis my son tries his best by paying respect and taking care of me in all respect therefore I am very much pleased and contented about him and in recognition to his incessant care nursing and respect towards me, I have decided to transfer, convey and affirm the said land and structure being specifically scheduled hereunder by way of gift in favour of my son for which appear this presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above decision and in consideration of the natural love and affection, I the Donor hereof make the Gift of the below Scheduled property in favour of you the Donee AND on and from the same and every part thereof release and discharge you, the Donee the said property described in the schedule hereunder intended to be



Atokendra Bandyopadhyay
Advocate

Contd...9

transferred, the Donor do hereby grant, transfer, convey and assign unto the Donee. ALL THAT the scheduled property mentioned hereunder OR HOWSOEVER OTHERWISE the said premises TOGETHERWITH the rights, liberties, privileges, appendages easements etc. what-so-ever to the said property AND all the estate right, title, interest, claim or demand at law or in equity of the Donor into out of and over the said property to have and hold the same unto the use of the said Donee for ever absolutely free from all encumbrances AND the Donor do hereby covenant with the Donee that not withstanding any act or Deed by the Donor or any person claiming under him, done or executed or knowingly suffered to the Contrary, I the Donor have good right and full power to grant transfer and convey the said property HEREBY granted, transferred and conveyed by way of Gift unto AND to the use of the said Donee with his consent to accept the same in the manner aforesaid AND THAT the Donee shall at all times hereinafter quietly enjoy the said property without any lawful eviction, interruption or claim from or by the Donor or any person claiming under him AND THAT free clear and absolutely discharged or exonerated by and at the expenses of the Donor effectually indemnified against all manner of claim, charge, lien, debt etc. AND FURTHER the Donor shall from time to time hereafter at the request and cost of the Donee make the Donor and cause to be done or executed all such deeds for more perfectly granting and assuring the said property unto and to the use of the Donee in the manner



Alokendra Banichyogadhyay
Advocate

Contd...10

(10)

aforesaid. AND FURTHER it is contended that since the date of execution of these presents the Donee will become the sole and absolute owner of the below scheduled property having full right, title, interest and possession of the same and possess the same peacefully and quietly from generation to generation with the power to sell, Gift, transfer, mortgage, lease and assign etc. None of my relation shall have any right to claim or demand and/or to raise any objection in any day in any manner and if it is done that will be deemed and declared as null and void and be negatived every where and in all courts of law.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Gifted Property)

ALL THAT the piece and parcel of a land Classified as "BASTU" measuring an area more or less undivided **1Cottah 5Chittaks 25Sq.ft.** (14 Chittaks 42 sq.ft. in R.S. Dag No. 617 + 6 Chittaks 28 sq.ft. in R.S. Dag No. 616) by virtue of Inheritance out of the total landed property measuring 9cottahs 6chittaks 40sq.ft. of land + **8 Chittaks** of land in R.S. Dag No. 616 by virtue of Gift **Totalling 1Cottah 13Chittaks 25Sq.ft.** of land i.e. (14


Atikanta Bandyopadhyay
Advocate

Contd...11

(11)

Chittaks 42 sq.ft. in R.S. Dag No. 617 + 14 Chittaks 28 sq.ft. in R.S. Dag No. 616) togetherwith undivided 500 sq.ft. (257 sq.ft. on the Ground Floor + 243 sq.ft. on the First Floor) of two storied pucca residential building and undivided 25 sq.ft. of R.T. Shed standing thereon with Cemented Flooring, within **Mouza-Sukchar**, J.L. No. 9, Re. Su. no. 14, Touzi no. 156, comprised and contained in R.S. Dag no. 617, corresponding to L.R. Dag No. 3433 and R. S. Dag No. 616 corresponding to L.R. Dag No. 3432, under R.S. Khatian Nos. 822 & 823, corresponding to L.R. Khatian No. 5237 (in the name of Surabala Dey), P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Khardah Municipality bearing holding no. 183/71 (Branch Panchanantala Road), under Ward no. 21. TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned under Gift.

THE ENTIRE PROPERTY

BUTTED AND BOUNDED BY

On the North : 17 ft. wide branch Panchanantala Road.

On the South : House of Nemai Ratan Sarkar.

On the East : House of Subimal Banerjee & House of Swapan Majumder.

On the West : House of Anand Yadav.

The entire property is vividly shown in the sketch map and delineated in the **RED COLOR** Border, annexed hereto which shall form a part of this Deed of Gift.


Alakanda Bandyopadhyay
Witness

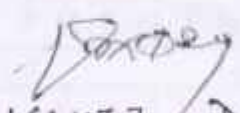
Contd...12

(12)

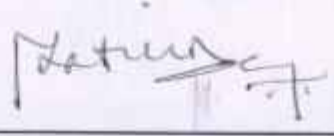
IN WITNESSES WHEREOF the Donor doth hereby set and subscribe his hands hereunto without any provocation in sound state of health and mind, out of his free will and own accord on this the day, month and year first written above.

WITNESSES:

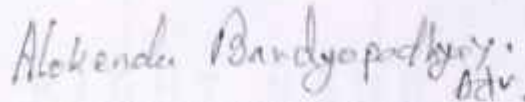
1. Pratik Das
Kharaka Kulinpara
P. O. D. D. Sopon
Kali-116
2. Alokendu Bandyopadhyay
Advocate
Barackpore Court
Enl. No. - P/249/2013.


PARIMAL KANTI DAS
SIGNATURE OF THE DONOR

I, the Donee hereof doth hereby accept the Gift from my beloved father made by these presents with regards and gratitude.

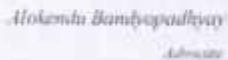

PRATIK DAS
SIGNATURE OF THE DONEE

Drafted by:


ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barrack,
Barackpore Court
Enl. No. - WB-570/2004

Laser Setter:


Preetam Das


Alokendu Bandyopadhyay
Advocate



(1) Name : **SRI PARIMAL KANTI DEO**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI PRATIK DEO**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Padmanabhaiah



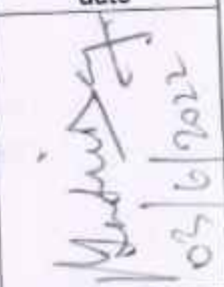
Government of West Bengal

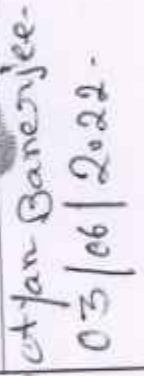
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15242001592758/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Parimal Kanti Dey Kulinpara Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700115	Donor		2021 	 03/06/22
2	Mr Pratik Dey Kulinpara Sukchar,, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Donee		2020 	 03/06/22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ayan Banerjee Son of Mr. Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 700120	Mr Parimal Kanti Dey, Mr Pratik Dey	 Ayan Banerjee	2022 	 03/06/2022

(Sumanta Chakraborty)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SODEPUR

North 24-Parganas, West
Bengal



Additional District Sub-Registrar
Sodepur, North 24-Parganas



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

GRN Details

GRN:	192022230037925541	Payment Mode:	Online Payment
GRN Date:	29/05/2022 22:02:09	Bank/Gateway:	AXIS Bank
BRN :	323529063	BRN Date:	29/05/2022 22:03:26
Payment Status:	Successful	Payment Ref. No:	2001592758/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Alokendu Bandyopadhyay
Address:	76, Central Road, Anandaloke Sodepur, Kolkata-700110
Mobile:	9674975574
Depositor Status:	Advocate
Query No:	2001592758
Applicant's Name:	Mr Alokendu Bandyopadhyay
Identification No:	2001592758/1/2022
Remarks:	Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001592758/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	11679
2	2001592758/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	23531
Total				35210

IN WORDS: THIRTY FIVE THOUSAND TWO HUNDRED TEN ONLY.

Major Information of the Deed

Deed No :	I-1524-04989/2022	Date of Registration	07/06/2022
Query No / Year	1524-2001592758/2022	Office where deed is registered	
Query Date	29/05/2022 9:25:02 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL PIN - 700120, Mobile No. : 9830075574, 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. 10,00,000/-	Rs. 23,51,719/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 11,779/- (Article:33(i))	Rs. 23,531/- (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:- Khardaha, Municipality: PANIHATI, Road: Panchanantala Lane (Khardaha Municipality), Mouza: Sukhchar, Ward No: 21, Holding No:183/71 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-617	RS-822	Bastu	Bastu	14 Chatak 42 Sq Ft	4,50,000/-	10,14,300/-	Width of Approach Road: 17 Ft., Adjacent to Meta Road,
L2	RS-616	RS-823	Bastu	Bastu	14 Chatak 28 Sq Ft	4,50,000/-	9,93,169/-	Width of Approach Road: 17 Ft., Adjacent to Meta Road,
TOTAL :					3.0479Dec	9,00,000 /-	20,07,469 /-	
Grand Total :					3.0479Dec	9,00,000 /-	20,07,469 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	25 Sq Ft.	5,000/-	6,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 25 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
S2	On Land L1, L2	500 Sq Ft.	95,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 257 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 243 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		525 sq ft	1,00,000 /-	3,44,250 /-	



M/s APEX REALTY
Handwritten signature
Partner

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Parimal Kanti Dey Son of Late Prafulla Kumar Dey Kulinpara Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India PAN No.:: ADxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pratik Dey (Presentant) Son of Mr Parimal Kanti Dey Kulinpara Sukchar,, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			

Identifier Of Mr Parimal Kanti Dey, Mr Pratik Dey

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 Parimal Kanti Dey	Mr Pratik Dey	Y	1.54 Dec	10,14,300/-
L2	Mr Parimal Kanti Dey	Mr Pratik Dey	Y	1.50792 Dec	9,93,169/-

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 Parimal Kanti Dey	Mr Pratik Dey	Y	25 Sq Ft	6,750/-
S2	Mr Parimal Kanti Dey	Mr Pratik Dey	Y	500 Sq Ft	3,37,500/-

M/s APEX REALTY
Hein Bin
 Partner



M/s APEX REALTY
Nitin Dhillon
Partner

On 03-06-2022

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

Presented for registration at 17:35 hrs on 03-06-2022, at the Private residence by Mr Pratik Dey, Claimant.

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 23,51,719/-. Family Members amount Rs 23,51,719/-

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

Execution is admitted on 03/06/2022 by 1. Mr Parimal Kanti Dey, Son of Late Prafulla Kumar Dey, Kulinpara Sukchar, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, caste Hindu, by Profession Others, 2. Mr Pratik Dey, Son of Mr Parimal Kanti Dey, Kulinpara Sukchar, P.O: Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu by Profession Others

Indetified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu by profession Advocate



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 07-06-2022

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 : (i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,531/- (A(1) = Rs 23,517/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 23,531/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2022 10:03PM with Govt. Ref. No: 192022230037925541 on 29-05-2022, Amount Rs: 23,531/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 323529063 on 29-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,779/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 11,679/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 8539, Amount: Rs. 100/-, Date of Purchase: 19/04/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2022 10:03PM with Govt. Ref. No: 192022230037925541 on 29-05-2022, Amount Rs: 11,679/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 323529063 on 29-05-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal
APEX REALTY
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 184953 to 184977
being No 152404989 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.06.21 16:52:58 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/06/21 04:52:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.) **M/s APEX REALTY**

Partner