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5037/22

L-4986/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

2/4592937/22

03/6/22

05:32 pm

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

AF 207963

Sub-Registrar  
Muzaffarpur, Muzaffarpur

07 JUN 2022

**DEED OF GIFT**

Approximate valuation of the Gifted Property  
Rs. 5,00,000.00 (Rupees Five 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**

**SMT. BHARATI DEY (PAN: AZVPD4058P)**, Wife of Late Pranesh Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: Kulinpara Sukchar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, 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 her heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**

**AND**

**SMT. SOMA GHOSH (PAN: AUZPG7849N)**, Wife of Sri Prabir Kumar Ghosh, Daughter of Late Pranesh Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, residing at: Raja lane, Sukchar Bazar Para, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, 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 her 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,

  
Alokesh Bandyopadhyay  
Advocate

Contd...3

**M/s APEX REALTY**  
  
Partner



(3)

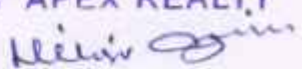
comprised and contained in R.S. Dag no. 617, under R.S. Khatian No. 822 and R.S. Dag no. 616, under R.S. Khatian No. 823 by virtue of a Bengali Deed of Sale, being no. 1454 on 29.09.1947 at the Office of S. R. Barrackpore, Dist. 24 Parganas, and the same was recorded in Book no. I, Volume No. 16, noted 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

  
Atokendu Banerjee  
Advocate

Contd...4

M/s APEX REALTY  
  
Partner

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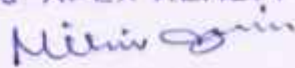
was executed and registered on 08.08.1949 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the Pages from 130 to 132, being no. 1614, for the year 1949.

**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.

  
Alokesh 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.

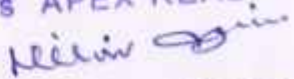
**AND WHEREAS** said Pranesh Kanti Dey became the lawful and sole owner of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823, by virtue of the aforesaid Deed of Gift from his beloved mother and while had been enjoying the same he made a Gift of said land in favour of his brother 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.



Atakendu Banerjee

Advocate

Contd...6

M/s APEX REALTY  
  
Partner

**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, Pranesh Kanti Dey, Parimal Kanti Dey, Paritosh Dey, Prithish 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** one of the son of deceased Sura Bala Dey namely Pranesh Kanti Dey died on 24.09.2010 leaving behind him his wife namely Smt. Bharati Dey (the Donor hereof) and his only married daughter namely Smt. Soma Ghosh, Wife of Sri Prabir Kumar Ghosh (the Donee hereof)

  
Abhikendu Bandyopadhyay  
Advocate

Contd...7



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as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pranesh Kanti Dey was devolved upon his wife and daughter as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

**AND WHEREAS** thus in the manner aforesaid the Donor herein become the lawful owner of undivided 1/14th share i.e. 10Chittaks 35Sq.ft. of landed property out of the total landed property 9cottahs 6chittaks 40sq.ft. and have been possessing the same peacefully, quietly with the Donee and other co-sharer.

**AND WHEREAS** the Donee is the beloved daughter 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 her mind to gift her undivided 1/14th share of the total landed property i.e. 10Chittaks 35Sq.ft. of land togetherwith undivided 250 sq.ft. (128.5 sq.ft on the Ground Floor + 121.5 sq.ft on the First Floor) of Two storied residential house and undivided 12.5 sq.ft. of R.T. Shed as mentioned in the schedule hereunder written in favour of the Donee herein and accordingly she proposed to the Donee to accept such donation and the Donee hereto agreed to cordially accepted the same.

**AND WHEREAS** presently I the Donor is now 76 years old, having good physique and sound mental strength. The Donee hereof being my beloved daughter have unfathomed

  
Alokendra Bandyopadhyay  
Advocate

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respect, love and honour towards me, she nurses me and looks after me in all respect, the reason I am still alive is due to her pleasing attitude and overall nursing. I have firm conviction that she would go on performing her duties and responsibilities towards me till I breathe last.

**AND WHEREAS** myself have brought up my daughter Smt. Soma Ghosh (the Donee hereof) since her birth with all my love and affection vis-a-vis my daughter tries her best by paying respect and taking care of me in all respect therefore I am very much pleased and contented about her and in recognition to her 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 daughter 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 transferred, the Donor do hereby grant, transfer, convey and assign unto the Donee. ALL THAT the scheduled property mentioned hereunder OR HOWSOEVER



Alokendra Banerjee  
Advocate

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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 her, 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 her 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 her 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 aforesaid. AND FURTHER it is contended that since the date of execution of these presents the Donee will become the



Alokendra Bandyopadhyay

Advocate

Contd...10

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 10Chittaks 35Sq.ft.** (7chittaks 21sq.ft. in R.S. Dag No. 617 + 3chittaks 14sq.ft. in R.S. Dag No. 616), togetherwith undivided 250 sq.ft. (128.5 sq.ft on the Ground Floor + 121.5 sq.ft on the First Floor) of Two storied pucca residential house and undivided 12.5 sq.ft. of R.T. Shed out of the total landed property measuring 9cottahs 6chittaks 40sq.ft. of land and 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) two storied pucca residential house alongwith 175 sq.ft. R.T. Shed standing thereon with Cemented Flooring, lying and situated within **Mouza-Sukchar**, J.L. No. 9, Re. Su. no. 14, Touzi no. 156, comprised

*Atakemir Barmyevandiyev*  
L.A. 90024

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(11)

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.

And from this day the Donee hereof alongwith her own 1/14th undivided share of total land and building has become the lawful owner of undivided 1/7th share of total landed property i.e. 1cottah 5chittaks 25sq.ft. of land 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.

**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.



Atokanda Bandopadhyay

Advocate

Contd...12

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

**WITNESSES:**

1. *Preabir Ghosh*  
*Khandha Balingpura*  
*P. B. D. Sapon*  
*Kol- 116*
2. *Aryan Banerjee*  
*Adv*  
*Prothonotary Court*  
*Encl. - F/1404/2013*

*Bharati Dey*

**SIGNATURE OF THE DONOR**

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

*Soma Ghosh.*

**SIGNATURE OF THE DONEE**

**Drafted by:**

*Alokendu Bandyopadhyay.*  
**ALOKENDU BANDYOPADHYAY** *Adv.*  
*Advocate*  
Calcutta High Court, District Judge's Court Barrack,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter:**

*Preetam Das.*  
**Preetam Das**

*Alokendu Bandyopadhyay*  
*Advocate*



THE PLAN SHOWS THE LAND & BUILDING AT MOUZA- SUKCHAR,  
 L. NO- 9, R.S. NO- 14, TOUJI NO- 156, R.S. DAG NO - 616 & 617,  
 R.S. KHATIAN NO - 822 & 823, MIDIFIED KHATIAN NO - 624 & 625,  
 HOLDING NO- 183/71, BRANCH PANCHANAN TALA ROAD,  
 WARD NO- 21, P.S. & MUNICIPALITY- KHARDAH, DIST.- 24 P.G.S. ( N ).

**NOTE :-**

1/14 TH. SHARE OF GIFTED  
 LAND - 10 CH - 35 SFT.

1/14 TH. SHARE OF GIFTED  
 G. F. COVD. AREA ( R.T.S ) - 12.5 SFT.  
 G. F. COVD. AREA ( P.UCCA ) - 128.5 SFT.  
 F. F. COVD. AREA ( P.UCCA ) - 121.5 SFT.

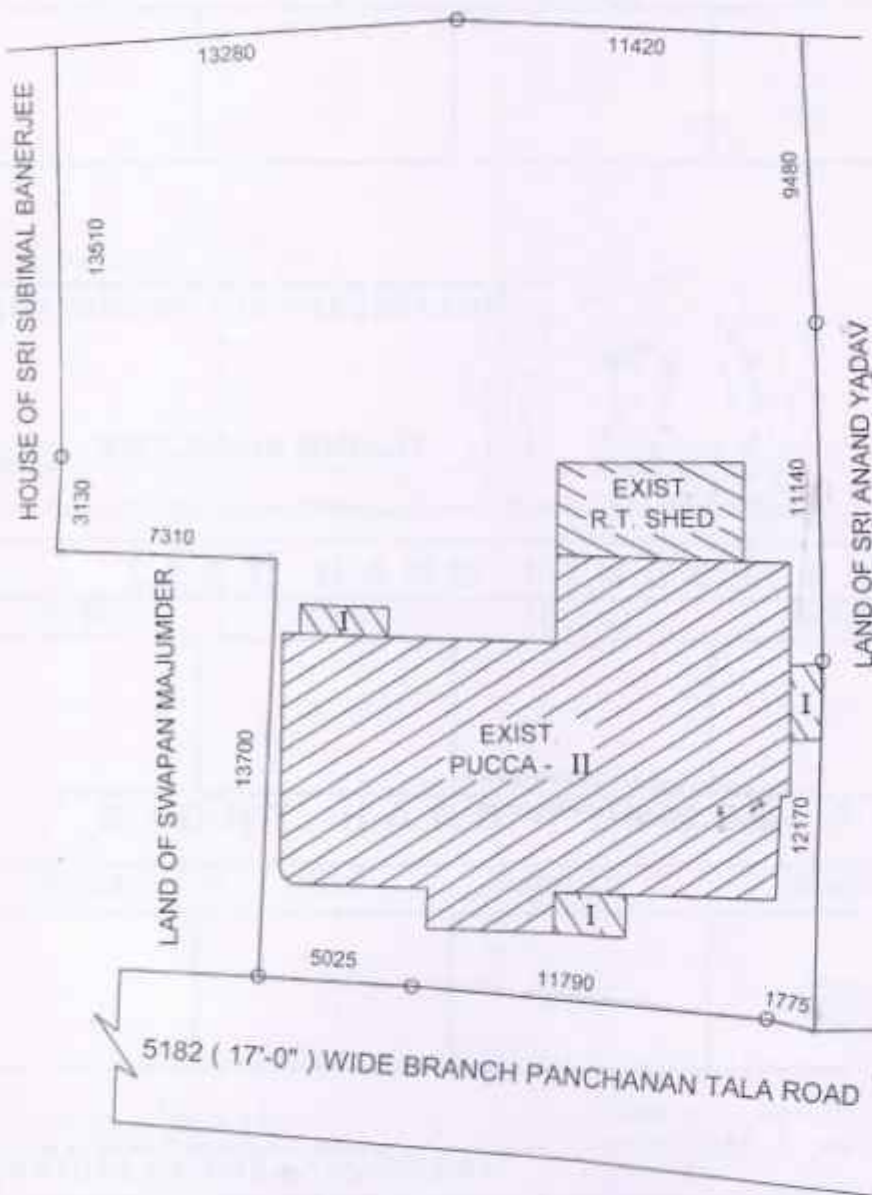
TOTAL LAND AREA - 9 K - 6 CH - 40 SFT.

COVD. AREA - ( R. T. SHED ) - 175 SFT.  
 ( P.UCCA - I ) - 1799 SFT.  
 ( P.UCCA - II ) - 1701 SFT.



**NORTH**

**LAND & BUILDING OF SRI NEMAI RATAN SARKAR**



*Soma Ghosh.*

DONEE'S SIGNATURE

*Bhadrakanta*

DONER'S SIGNATURE

*Ajit Das*  
 Ajit Das  
 B/S. Balakrishna  
 Rashkhon, Khardah  
 LIC No - 11728438

DELT

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



(1) Name : **SMT. BHARATI DEO**

*Bharati Deo*

## LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

## RIGHT HAND FINGER PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Bharati Deo*  
SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. SOMA GHOSH**

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 |
|-------|------|--------|------|--------|
|       |      |        |      |        |

*Soma Ghosh.*  
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.





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 15242001592937/2022

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

| SI No. | Name of the Executant                                                                                                                                                                                               | Category                           |                      | Finger Print                                                                                  | Signature with date          |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------|
| 1      | Mrs Bharati Dey<br>Kulinpara Sukchar, City:-<br>Panihati, P.O:- Sukchar,<br>P.S:-Khardaha, District:-<br>North 24-Parganas,<br>West Bengal, India,<br>PIN:- 700115                                                  | Donor                              | <br>Bharati Dey      | 2016<br>   | Bharati Dey<br>03/06/22      |
| 2      | Mrs Soma Ghosh<br>Rajalane, Sukchar Bazar<br>Para,, City:- Panihati,<br>P.O:- Sukchar, P.S:-<br>Khardaha, District:-North<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700115                                    | Donee                              | <br>Soma Ghosh     | 2017<br> | Soma Ghosh<br>3/6/22         |
| SI No. | Name and Address of identifier                                                                                                                                                                                      | Identifier of                      | Photo                                                                                                 | Finger Print                                                                                  | Signature with date          |
| 1      | Mr Ayan Banerjee<br>Son of Mr Swapan<br>Banerjee<br>Barrackpore Court,<br>City:- Barrackpore,<br>P.O:- Barrackpore,<br>P.S:-Barrackpore,<br>District:-North 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700120 | Mrs Bharati Dey, Mrs Soma<br>Ghosh | <br>Ayan Banerjee | 2013<br> | Ayan Banerjee<br>03/06/2022. |



(Sumanta Chakraborty)

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

North 24-Parganas, West  
Bengal



সদর দপ্তর, নর্থ ২৪ পরগণা  
সোদেপুর, নর্থ ২৪ পরগণা

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

**GRN Details**

|                 |                     |                  |                        |
|-----------------|---------------------|------------------|------------------------|
| GRN:            | 192022230037929901  | Payment Mode:    | Online Payment         |
| GRN Date:       | 29/05/2022 22:15:16 | Bank/Gateway:    | AXIS Bank              |
| BRN :           | 323529099           | BRN Date:        | 29/05/2022 22:16:29    |
| Payment Status: | Successful          | Payment Ref. No: | 2001592937/1/2022      |
|                 |                     |                  | [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:          | 2001592937                                           |
| Applicant's Name:  | Mr Alokendu Bandyopadhyay                            |
| Identification No: | 2001592937/1/2022                                    |
| Remarks:           | Gift, Gift in Favour of family members               |

**Payment Details**

| Sl. No.      | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|--------------|-------------------|------------------------------------------|--------------------|--------------|
| 1            | 2001592937/1/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4440         |
| 2            | 2001592937/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 9054         |
| <b>Total</b> |                   |                                          |                    | <b>13494</b> |

**IN WORDS: THIRTEEN THOUSAND FOUR HUNDRED NINETY FOUR ONLY.**



## Major Information of the Deed

|                                               |                                                                                                                                                                          |                                               |            |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                                     | I-1524-04986/2022                                                                                                                                                        | Date of Registration                          | 07/06/2022 |
| Query No / Year                               | 1524-2001592937/2022                                                                                                                                                     | Office where deed is registered               | -          |
| Query Date                                    | 29/05/2022 9:47:31 PM                                                                                                                                                    | A.D.S.R. SODEPUR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details       | Alokendu Bandyopadhyay<br>Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL,<br>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. 5,00,000/-                                | Rs. 9,04,036/-                                                                                                                                                           |                                               |            |
| Stamp duty Paid(SD)                           | Registration Fee Paid                                                                                                                                                    |                                               |            |
| Rs. 4,540/- (Article:33(i))                   | Rs. 9,054/- (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   | 7 Chatak 21 Sq Ft | 3,00,000/-              | 5,07,150/-            | Width of Approach Road: 17 Ft.,                         |
| L2     | RS-616               | RS-823         | Bastu             | Bastu   | 3 Chatak 14 Sq Ft | 1,50,000/-              | 2,24,896/-            | Width of Approach Road: 17 Ft., Adjacent to Metal Road, |
|        |                      | <b>TOTAL :</b> |                   |         | <b>1.1115Dec</b>  | <b>4,50,000 /-</b>      | <b>7,32,046 /-</b>    |                                                         |
|        | <b>Grand Total :</b> |                |                   |         | <b>1.1115Dec</b>  | <b>4,50,000 /-</b>      | <b>7,32,046 /-</b>    |                                                         |

### Structure Details :

| Sch No                                                                                                                                                  | Structure Details | Area of Structure  | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                      | On Land L1, L2    | 12.5 Sq Ft.        | 2,500/-                 | 3,240/-               | Structure Type: Structure |
| Gr. Floor, Area of floor : 12.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                    |                         |                       |                           |
| S2                                                                                                                                                      | On Land L1, L2    | 250 Sq Ft.         | 47,500/-                | 1,68,750/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 128.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete     |                   |                    |                         |                       |                           |
| Floor No: 1, Area of floor : 121.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                    |                         |                       |                           |
|                                                                                                                                                         | <b>Total :</b>    | <b>262.5 sq ft</b> | <b>50,000 /-</b>        | <b>1,71,990 /-</b>    |                           |

## Donor Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mrs Bharati Dey (Presentant)</b><br>Daughter of Late Pranesh Kanti Dey Kulinpara Sukchar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022<br>, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/06/2022<br>, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence |

## Donee Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mrs Soma Ghosh</b><br>Wife of Mr Prabir Kumar Ghosh Rajalane, Sukchar Bazar Para,, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022<br>, Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Pvt. Residence |

## Identifier Details :

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

Identifier Of Mrs Bharati Dey, Mrs Soma Ghosh

## 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      | Mrs Bharati Dey | Mrs Soma Ghosh | Y                                                 | 0.77 Dec         | 5,07,150/-                     |
| L2      | Mrs Bharati Dey | Mrs Soma Ghosh | Y                                                 | 0.341458 Dec     | 2,24,896/-                     |

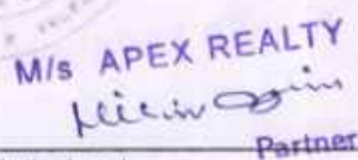
## Transfer of Structure from Donor To Donee

| Sch No. | Donor Name      | Donee Name     | Relationship of Donor and Donee (Within Family ?) | Transferred Area | Share in Market Value (In Rs.) |
|---------|-----------------|----------------|---------------------------------------------------|------------------|--------------------------------|
| S1      | Mrs Bharati Dey | Mrs Soma Ghosh | Y                                                 | 12.5 Sq Ft       | 3,240/-                        |
| S2      | Mrs Bharati Dey | Mrs Soma Ghosh | Y                                                 | 250 Sq Ft        | 1,68,750/-                     |



M/s APEX REALTY  
*[Signature]*  
 Partner







On 03-06-2022

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

Presented for registration at 17:32 hrs on 03-06-2022, at the Private residence by Mrs Bharati Dey ,Executant.

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 9,04,036/- . Family Members amount Rs 9,04,036/-

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

Execution is admitted on 03/06/2022 by 1. Mrs Bharati Dey, Daughter of Late Pranesh 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 House wife, 2. Mrs Soma Ghosh, Wife of Mr Prabir Kumar Ghosh, Rajalane, Sukchar Bazar Para., P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife

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 06-06-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,054/- ( A(1) = Rs 9,040/- , E = Rs 14/- ) and Registration Fees paid by by online = Rs 9,054/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/05/2022 10:16PM with Govt. Ref. No: 192022230037929901 on 29-05-2022, Amount Rs: 9,054/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 323529099 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. 4,540/- and Stamp Duty paid by by online = Rs 4,440/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/05/2022 10:16PM with Govt. Ref. No: 192022230037929901 on 29-05-2022, Amount Rs: 4,440/-, Bank: AXIS Bank ( UTIB00000005), Ref. No. 323529099 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



M/s APEX REALTY  
Partner

17-03-2022

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,540/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 13872, Amount: Rs.100/-, Date of Purchase: 19/05/2022, Vendor name: RANA SUR



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



M/S. APEX REALTY  
Heena Guin  
Partner

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2022, Page from 184927 to 184952  
being No 152404986 for the year 2022.



*[Handwritten signature]*

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

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



(This document is digitally signed.)

M/s APEX REALTY  
*[Handwritten signature]*  
Partner