

5069/22

I-4988/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 603753

2/1592822/22

03/6/22

05:28 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.

Sub-Registrar
Sodpur, North 24 Parganas

07 JUN 2022

DEED OF GIFT

Approximate valuation of the Gifted Property
Rs. 4,00,000.00 (Rupees Four 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

BETWEEN

SMT. BELA DEY (PAN: AZBPD3053C), Wife of Late Pratul 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

- 1. SMT. JHUMA SARKAR (PAN : GVUPS9045A)**, Wife of Sri Puspa Ranjan Sarkar, Daughter of Late Pratul Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: 31 Karunamoyee, P.O. Talpukur, P.S. Titagarh, Dist. North 24 Parganas, Kolkata-700123,
- 2. SMT. RUMI GHOSH (PAN : APHPG0511J)**, Wife of Sri Suvendu Ghosh, Daughter of Late Pratul Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: B-13/28, P.O. & P.S. Kalyani, Dist. Nadia, PIN-741235, hereinafter jointly called and referred to as the **DONEE/S** (which term or expression unless repugnant to the subject or context here of shall mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART.**


Alokendu Bandyopadhyay
Advocate

Contd...3

M/s APEX REALTY


Partner

(3)

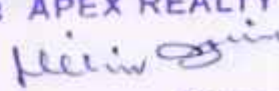
WHEREAS originally one Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) was the lawful and absolute sole owner of a piece an percel of land measuring an area (10.81dec. in R.S. Dag No. 617 + 08.06dec. in R.S. Dag No. 616) totaling 18.87decimal, lying and situates within Mouza - Sukchar, J.L. No. 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 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.



Alokendu Bandyopadhyay
Advocate

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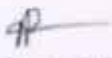
M/s APEX REALTY

Partner

(4)

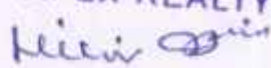
AND WHEREAS said Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) also sold out his 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Sri Jiban Ranjan Sarkar (son of Late Kali Prasanna Sarkar) by executing a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


Alokendu Bandyopadhyay
Advocate

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M/s APEX REALTY

Partner

(5)

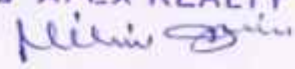
registered on 22.09.1965 at the Office of S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 78, noted within the Pages from 17 to 19, being no. 5162, for the year 1965.

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. 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


Alokendu Bandyopadhyay
Advocate

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M/s APEX REALTY

Partner

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.

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, 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.



Anil Kumar Bandyopadhyay
Advocate

Contd...7

(7)

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pratul Kanti Dey died on 13.06.1998 leaving behind him his wife namely Smt. Bela Dey (the Donor hereof) and two married daughters namely Smt. Jhuma Sarkar, Wife of Sri Puspa Ranjan Sarkar (the Donee no. 1 hereof) and Smt. Rumi Ghosh, Wife of Sri Suwendu Ghosh (the Donee no. 2 hereof) as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pratul Kanti Dey was devolved upon his wife and daughters as undivided 1/21th 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 1/21th share i.e. 7 Chittaks 9 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and have been possessing the same peacefully, quietly with the Donees and other co-sharer.

AND WHEREAS the Donees are the beloved daughters of the Donor hereof. The Donees respect and regards the Donor at best, similarly the Donor also love the Donees at best. Due to love and affection the Donor herein made up her mind to gift her undivided 1/21th share of the total landed property i.e. 7Chittaks 9Sq.ft. of land togetherwith undivided 167 sq.ft. (86 sq.ft on the Ground Floor + 81 sq.ft on the First Floor) of Two storied residential house and undivided 9 sq.ft. of R.T. Shed as mentioned in the schedule hereunder written in favour of



Alakendra Banerjee
Advocate

Contd...8

the Donees herein and accordingly she proposed to the Donees to accept such donation and the Donees jointly hereto agreed to cordially accepted the same.

AND WHEREAS presently I the Donor is now 67 years old, having good physique and sound mental strength. The Donees hereof being my beloved daughters have unfathomed respect, love and honour towards me, they nurses me and looks after me in all respect, the reason I am still alive is due to their pleasing attitude and overall nursing. I have firm conviction that they would go on performing their duties and responsibilities towards me till I breathe last.

AND WHEREAS myself have brought up my daughters (the Donees hereof) since their birth with all my love and affection vis-a-vis my daughters have tried their best by paying respect and taking care of me in all respect therefore I am very much pleased and contented about them and in recognition to their 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 daughters 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



Alokendu Bandyopadhyay
Advocate

Contd...9

(9)

Gift of the below Scheduled property in favour of you the Donees AND on and from the same and every part thereof release and discharge you, the Donees the said property described in the schedule hereunder intended to be transferred, the Donor do hereby grant, transfer, convey and assign unto the Donees. 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 Donees for ever absolutely free from all encumbrances AND the Donor do hereby covenant with the Donees that notwithstanding 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 Donees with their consent to accept the same in the manner aforesaid AND THAT the Donees 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 Donees make



Alokendu Banerjee

Advocate

Contd...10

(10)

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 Donees in the manner aforesaid. AND FURTHER it is contended that since the date of execution of these presents the Donees 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 7Chittaks 9Sq.ft.** (4chittaks 44sq.ft. in R.S. Dag No. 617 + 2chittaks 10sq.ft. in R.S. Dag No. 616), togetherwith undivided 167 sq.ft. (86 sq.ft on the Ground Floor + 81 sq.ft on the First Floor) of Two storied residential house and undivided 9 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.



Alokendra Banerjee
Advocate

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(11)

Shed standing thereon with Cemented Flooring, lying and situated 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.

And from this day the Donees hereof alongwith their 2/21th undivided share of total land and building jointly have 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

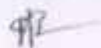
On the North : 17 ft. wide branch Panchanantala Road.

On the South : House of Nemaï 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.



Alokendu Bandyopadhyay

Advocate

Contd...12

(12)

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. *Preksha Ghosh*
Kharakha Kulinpore
P.O. No. D. Sapon
Kkt-116

2. *Ayan Banerjee*
Adv.
Barrackpore Court.
Bkr no:- F/1424/2013.

Bela Dey

SIGNATURE OF THE DONOR

We, the Donees hereof do hereby accept the Gift from our beloved mother made by these presents with regards and gratitude.

Thuma Sanbar

Rumi Ghosh

SIGNATURE OF THE DONEE/S

Drafted by:

Alokendu Bandyopadhyay

ALOKENDU BANDYOPADHYAY

Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter:

Prasanna Paul
Prasanna Paul

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 :-

1/21 TH. SHARE OF GIFTED
 LAND - 7 CH - 9 SFT.

1/21 TH. SHARE OF GIFTED
 G. F. COVD. AREA (R.T.S) - 9 SFT.
 G. F. COVD. AREA (P U C C A) - 86 SFT.
 F. F. COVD. AREA (P U C C A) - 81 SFT.

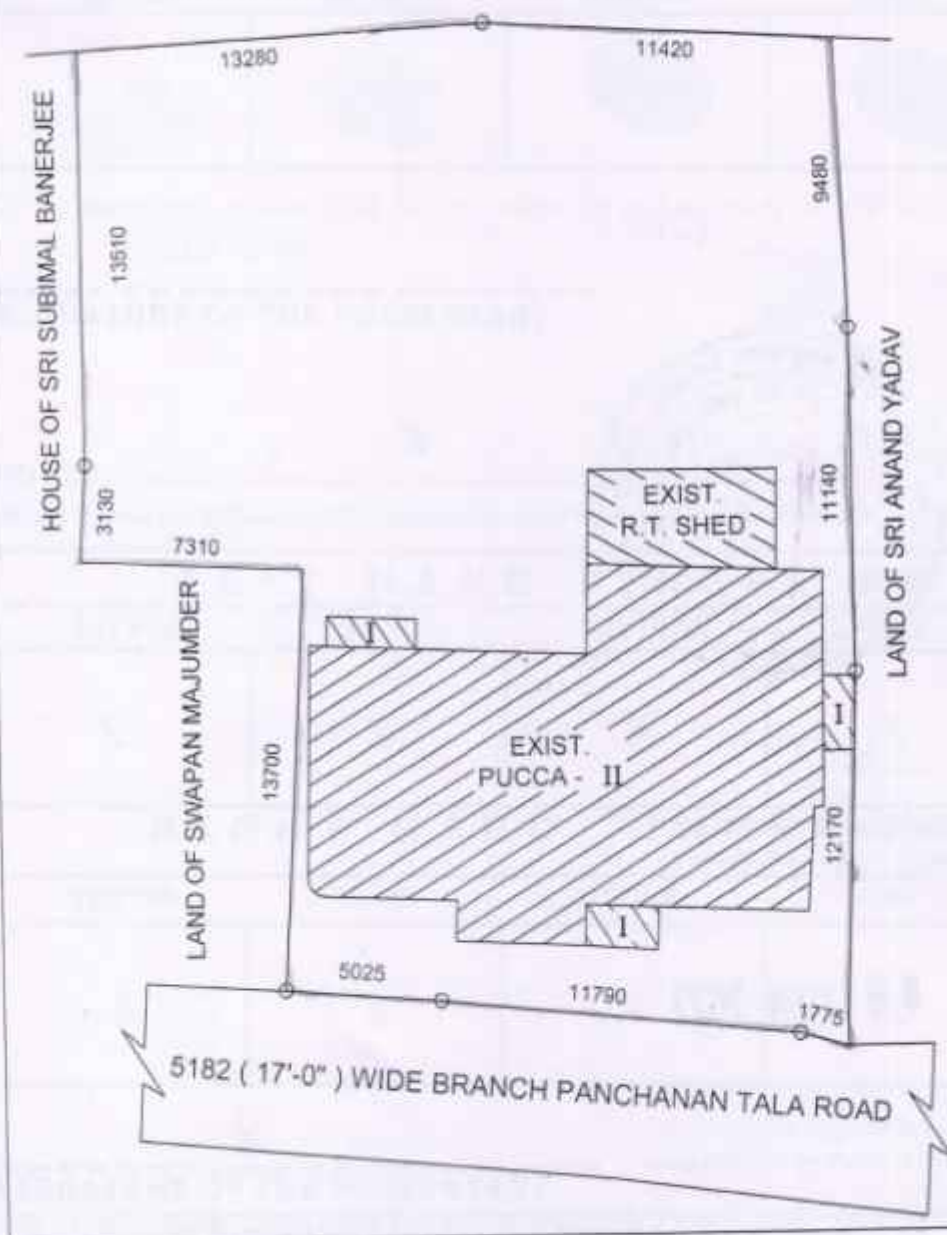
TOTAL LAND AREA - 9 K - 6 CH - 40 SFT.

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



NORTH

LAND & BUILDING OF SRI NEMAI RATAN SARKAR



Thuma Goudar

Rumi Ghosh

DONEE'S SIGNATURE

Bela Ghosh

DONEE'S SIGNATURE

Ajit Das
 8/8, Balaknathitola
 Rashkholia, Khordah
 LIC No- 11723438

DELT

UNDER RULE 44A OF THE I.R. ACT(1) Name : **SMT. BELA DEY***Bela Deo***LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person, and attested by the said person.**Bela Deo***SIGNATURE OF THE PRESENTANT****X****X**
PHOTO
PASTED

(2) Name :

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X*All the above fingerprints are of the abovenamed person, and attested by the said person.***SIGNATURE OF THE PRESENTANT**

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

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SMT. JHUMA SARKAR**

Jhuma Sarkar

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jhuma Sarkar

SIGNATURE OF THE PRESENTANT



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

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

Rumi Ghosh

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Rumi 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.

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	Mrs Beia Dey, Mrs Jhuma Sarkar Mrs Rumi Ghosh	 Ayan Banerjee	 ve 2013	Ayan Banerjee- 03/06/2022.

(Sumanta Chakraborty)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.

• SODEPUR

North 24-Parganas, West
Bengal



Signature of Sub-Registrar
Sodepur, North 24-Parganas



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

GRN Details

GRN:	192022230037932981	Payment Mode:	Online Payment
GRN Date:	29/05/2022 22:25:46	Bank/Gateway:	AXIS Bank
BRN :	323529132	BRN Date:	29/05/2022 22:26:50
Payment Status:	Successful	Payment Ref. No:	2001592822/1/2022
			[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:	2001592822
Applicant's Name:	Mr Alokendu Bandyopadhyay
Identification No:	2001592822/1/2022
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	2001592822/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2941
2	2001592822/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	6056
Total				8997

IN WORDS: EIGHT THOUSAND NINE HUNDRED NINETY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-1524-04988/2022	Date of Registration	07/06/2022
Query No / Year	1524-2001592822/2022	Office where deed is registered	
Query Date	29/05/2022 9:32:38 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. 4,00,000/-	Rs. 6,04,192/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,041/- (Article:33(i))	Rs. 6,056/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-617	RS-822	Bastu	Bastu	4 Chatak 44 Sq Ft	2,50,000/-	3,38,100/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	RS-616	RS-823	Bastu	Bastu	2 Chatak 10 Sq Ft	1,00,000/-	1,50,937/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			.7425Dec	3,50,000 /-	4,89,037 /-	
		Grand Total :			.7425Dec	3,50,000 /-	4,89,037 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	167 Sq Ft.	49,000/-	1,12,725/-	Structure Type: Structure
Gr. Floor, Area of floor : 86 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 81 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2	9 Sq Ft.	1,000/-	2,430/-	Structure Type: Structure
Gr. Floor, Area of floor : 9 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	176 sq ft	50,000 /-	1,15,155 /-	



M/s APEX REALTY

Partne

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Bela Dey (Presentant) Wife of Late Pratul 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.:: AZxxxxxx3C,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

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Jhuma Sarkar Wife of Mr Puspa Ranjan Sarkar 31 Karunamoyee,, City:- , P.O:- Karunamoyee, P.S:-Ballygunge Circular, District:-South 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GVxxxxxx5A,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
2	Mrs Rumi Ghosh Wife of Mr Suvendu Ghosh Nnnnnnnnnnnnnn, City:- Panihati, P.O:- Ssssssssssss, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: APxxxxxx1J,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

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 Mrs Bela Dey, Mrs Jhuma Sarkar, Mrs Rumi Ghosh			

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs Bela Dey	Mrs Jhuma Sarkar	Y	0.256667 Dec	1,69,050/-
L1	Mrs Bela Dey	Mrs Rumi Ghosh	Y	0.256667 Dec	1,69,050/-
L2	Mrs Bela Dey	Mrs Jhuma Sarkar	Y	0.114583 Dec	75,469/-
L2	Mrs Bela Dey	Mrs Rumi Ghosh	Y	0.114583 Dec	75,469/-

M/S APEX REALTY
Hitesh Jain
Partner

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 Bela Dey	Mrs Jhuma Sarkar	Y	83.5 Sq Ft	56,363/-
S1	Mrs Bela Dey	Mrs Rumi Ghosh	Y	83.5 Sq Ft	56,363/-
S2	Mrs Bela Dey	Mrs Jhuma Sarkar	Y	4.5 Sq Ft	1,215/-
S2	Mrs Bela Dey	Mrs Rumi Ghosh	Y	4.5 Sq Ft	1,215/-



M/s APEX REALTY
Hein Guin
Partner

On 03-06-2022

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

Presented for registration at 17:28 hrs on 03-06-2022, at the Private residence by Mrs Bela 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 6,04,192/-. Family Members amount Rs 6,04,192/-

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

Execution is admitted on 03/06/2022 by 1. Mrs Bela Dey, Wife of Late Pratul 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 Jhuma Sarkar, Wife of Mr Puspa Ranjan Sarkar, 31 Karunamoyee,, P.O: Karunamoyee, Thana: Ballygunge Circular, , South 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 3. Mrs Rumi Ghosh, Wife of Mr Suvendu Ghosh, Nnnnnnnnnnnnnnn, P.O: Ssssssssssss, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, 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 Hind 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 : 3
(i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,056/- (A(1) = Rs 6,042/- ,E = Rs 14/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 6,056/-

Registration Fees paid by Cash Rs 0/-, by online = Rs 6,056/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2022 10:26PM with Govt. Ref. No: 192022230037932981 on 29-05-2022, Amount Rs: 6,056/-, Ban
AXIS Bank (UTIB0000005), Ref. No. 323529132 on 29-05-2022, Head of Account 0030-03-104-001-16



APEX REALTY

Partner

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 3,041/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,941/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 5608, Amount: Rs.100/-, Date of Purchase: 26/04/2022, Vendor name: T KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2022 10:26PM with Govt. Ref. No: 192022230037932981 on 29-05-2022, Amount Rs: 2,941/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 323529132 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 184978 to 185004
being No 152404988 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.06.21 16:54:24 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/06/21 04:54:24 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