

7196/2023

I-6605/23



1  
10-33 P.M.  
10.53  
11/5/23

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2/117(820/23)



70AB 649975

Additional Registrar of Assurances  
Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances

19 MAY 2023

Deed of Gift

This Deed of Gift is made on this the 10<sup>th</sup> day of May, 2023 (Two Thousand and Twenty-Three) **Between**

Writ Case No. 1314  
J.M. 250/-  
- 127  
Total 200/-  
11/5/23  
1

98476

SL. No. ....  
Name : T. DUTTA, Advocate  
Address : High Court, Calcutta  
Kolkata - 700 001  
Rs. ....  
Kolkata Law  
1, Nait...

19 JUL 2023



Rama IT Senui

Rama 3 IT Senui



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
11 MAY 2023



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



192023240055879468

GRN Details

GRN:	192023240055879468	Payment Mode:	SBI Epay
GRN Date:	16/05/2023 16:35:43	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9343868661912	BRN Date:	16/05/2023 16:36:35
Gateway Ref ID:	0665527307	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	160520232005587945	Payment Init. Date:	16/05/2023 16:35:43
Payment Status:	Successful	Payment Ref. No:	2001176820/12/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RANAJIT SAMUI
Address:	SALUA, NORTH 24 PARGANAS
Mobile:	9830857038
Period From (dd/mm/yyyy):	16/05/2023
Period To (dd/mm/yyyy):	16/05/2023
Payment Ref ID:	2001176820/12/2023
Dept Ref ID/DRN:	2001176820/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001176820/12/2023	Property Registration- Stamp duty	0030-02-103-003-02	90828
2	2001176820/12/2023	Property Registration- Registration Fees	0030-03-104-001-16	759
3	2001176820/12/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	400
<b>Total</b>				<b>91987</b>

IN WORDS: NINETY ONE THOUSAND NINE HUNDRED EIGHTY SEVEN ONLY.



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100520232004699797

## GRIPS Payment Detail

GRIPS Payment ID:	100520232004699797	Payment Init. Date:	10/05/2023 13:58:36
Total Amount:	37794	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1402713390633	BRN Date:	10/05/2023 13:59:15
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr RANAJIT SAMUI  
Mobile: 9330441091

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240046997988	Directorate of Registration & Stamp Revenue	37794
Total			37794

**IN WORDS:** THIRTY SEVEN THOUSAND SEVEN HUNDRED NINETY FOUR ONLY.  
**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240046997988

GRN Details

GRN:	192023240046997988	Payment Mode:	SBI Epay
GRN Date:	10/05/2023 13:58:36	Bank/Gateway:	SBIPay Payment Gateway
BRN :	1402713390633	BRN Date:	10/05/2023 13:59:15
Gateway Ref ID:	0662790590	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	100520232004699797	Payment Init. Date:	10/05/2023 13:58:36
Payment Status:	Successful	Payment Ref. No:	2001176820/1/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RANAJIT SAMUI
Address:	SALUA, GOPALPUR, NORTH 24 PARGANAS, 700136
Mobile:	9330441091
Period From (dd/mm/yyyy):	10/05/2023
Period To (dd/mm/yyyy):	10/05/2023
Payment Ref ID:	2001176820/1/2023
Dept Ref ID/DRN:	2001176820/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001176820/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	12600
2	2001176820/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	25194
			<b>Total</b>	<b>37794</b>

IN WORDS: THIRTY SEVEN THOUSAND SEVEN HUNDRED NINETY FOUR ONLY.

PAID




Government of West Bengal


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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022001176820/2023

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	PRASANTA DAS DASHADRONE MAJHIPARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	Donor		4/23 	Prasanta Das 11/5/23
2	BISWAJIT SAMUI SALUA MONDALPARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136	Donee		4/25 	Biswajit Samui 11/5/23
3	RANAJIT SAMUI SALUA MONDALPARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136	Donee		4/22 	Ranajit Samui 11/5/23

Sl. No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOURAV BAIDYA Son of Mr DEBDAS BAIDYA ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S.- Alipore, District- South 24-Parganas, West Bengal, India, PIN:- 700027	PRASANTA DAS, BISWAJIT SAMUI, RANAJIT SAMUI		4128 	 11.5.23.

  
 (Satyajit Biswas)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 II KOLKATA  
 Kolkata, West Bengal

**Prasanta Das (PAN - BAUPD7706D; AADHAAR no. 7482 5035 7752)**, son of Sudhir Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Dashadrone, Majhi Para, Rajarhat Gopalpur Municipality, Post Office - Rajarhat Gopalpur, Police Station - Baguiati, Kolkata - 700136, District - North 24 Parganas;

**Hereinafter called and referred to as the "DONOR"** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART.**

**AND**

**1) Sri Biswajit Samui (PAN - BGLPS0579L; AADHAAR NO. 8713 4806 5517)**, son of Late Ramchandra Samui, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua Mondalpara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas; **AND**

**2) Sri Ranajit Samui (PAN - BMAPS9970G; AADHAAR NO. 3333 2986 9539)**, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua Mondal Para, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, *son of Late Ramchandra Samui.*

*Father's Name*  
**Hereinafter collectively called and referred to as the "DONEES"** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominees and assigns) of the **SECOND PART.**

**WHEREAS** one Lalita Bala Dasi @ Lalita Samui (since deceased), wife of Late Akhil Chandra Samui purchased an area of more or less 12 Decimals of Bastu land out of the entire area of more or less 24 Decimals of Bastu land lying and situated at Mouza - Salua, Touzi no. 10 (previously 2998), in Sabek Dag no. 365 (R.S.), Sabek Khatian no. 66 (R.S.), within Police Station - Rajarhat (presently Airport), District - North 24 Parganas under the jurisdiction of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Additional District Sub Registrar, Bidhannagar (Salt Lake City) by dint of a Bengali Saf Bikroi Kobala dolil dated 14.10.1949 which was registered before the Office of the Sub-Registrar, Cossipore Dum Dum, recorded in Book no. I, Volume no. 51, Pages - 298 to 300, Being no. 3730 for the year 1949 from one Sri Dukhi Ram Ghosh, son of Late Nibaran Chandra Ghosh, of Village - Salua and thereafter said Lalita Bala Dasi in exclusion to all other continued to be in absolute possession with right, title and interest of the said plot of land.

*Ranajit Samui*



**AND WHEREAS** by another Bengali Deed of Saf Bikroi Kobala dated 20.04.1951 registered before the Office of the Sub Registrar, Cossipore, Dum Dum and recorded in Book no. I, Volume no. 32, Pages - 230 to 232, Being no. 2267 for the year 1951, one Akhil Chandra Samui, son of Late Sibcharan Samui purchased the remaining area of more or less 12 Decimals of Bastu land out of the entire 24 Decimals of Bastu land lying and situated at Mouza - Salua, Touzi no. 10 (previously 2998), in Sabek Dag no. 365 (R.S.), Sabek Khatian no. 66 (R.S.), within Police Station - Rajarhat (presently Airport), District - North 24 Parganas under the jurisdiction of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Additional District Sub Registrar, Bidhannagar (Salt Lake City) from one Sri Nitai Chandra Mondal, son of Late Kedar Mondal and thereafter continued to be in absolute possession with 16 annas right, title and interest in the landed property.

It is worthy to mention here that originally one Rangalal Ghosh sold and transferred the aforesaid more or less 12 Decimals of Bastu land out of the entire 24 Decimals of Bastu land lying and situated in the same said Dag and Khatian in favour of one Shashadhar Mondal and while being seized, possessed and in occupation of same, said Shashadhar Mondal by dint of Deed of Conveyance dated 18.04.1947 registered before the Office of the District Registrar, Cossipore Dum Dum, sold and transferred the said landed property in favour of one Nitai Chandra Mondal, son of Kedar Mondal, resident of Village : Salua, North 24 Parganas.

**AND WHEREAS** said Akhil Chandra Samui died intestate on 04.04.1965 leaving behind himself the following as his only legal heirs, successors and representatives in the world namely :-

- A) Smt. Lalita Bala Dasi @ Lalita Samui (wife);
- B) Sri Ram Chandra Samui (son);
- C) Sri Satrughna Samui (son);
- D) Sri Laxman Samui (son);
- E) Smt. Jayanti Das (daughter); and
- F) Smt. Lakshi Samanta (daughter).

**AND WHEREAS** said Smt. Lalita Bala Dasi @ Lalita Samui died intestate on 04.04.1990 leaving behind herself the following as her only legal heirs, successors and representatives in the world namely :-

- A) Sri Ram Chandra Samui (son);

- B) Sri Satrughna Samui (son);
- C) Sri Laxman Samui (son);
- D) Smt. Jayanti Das (daughter); and
- E) Smt. Lakshi Samanta (daughter).

**AND WHEREAS** said Laxman Samui died intestate and bachelor on 24.06.1995 leaving behind himself the following as his only legal heirs, successors and representatives in the world namely :-

- A) Sri Ram Chandra Samui (son);
- B) Sri Satrughna Samui (son);
- C) Smt. Jayanti Das (daughter); and
- D) Smt. Lakshi Samanta (daughter).

**AND WHEREAS** the aforesaid following legal heirs, successors and representatives of Late Akhil Chandra Samui, Lalita Bala Dasi @ Lalita Samui and Laxman Samui inherited jointly to the entire area of more or less 24 Decimals of Bastu land more fully and particularly mentioned in the schedule below to this Deed lying and situated at Mouza - Salua, Touzi no. 10 (previously 2998), in Sabek Dag no. 365 (R.S.), Sabek Khatian no. 66 (R.S.), within Police Station - Rajarhat (presently Airport), District - North 24 Parganas under the jurisdiction of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Additional District Sub Registrar, Bidhannagar (Salt Lake City) by operation of the Hindu Succession Act, 1956 and thereafter continued to jointly seize, possess and occupy the same with full right, title and interest in exclusion to all other persons.

**AND WHEREAS** in the aforesaid manner, said Ram Chandra Samui, Satrughna Samui, Smt. Jayanti Das and Smt. Lakshi Samanta became the owner of 1/4<sup>th</sup> undivided proportionate share each of the entire more or less **24 Decimals (equivalent to more or less 14 Cottahs 08 Chhitaks 14 Square Feet)** of Bastu land more or less i.e. each became entitled to more or less 6 Decimals of Bastu land each.

**AND WHEREAS** thereafter a mutual family Partition Deed was executed by and between the said Ram Chandra Samui, Satrughna Samui, Smt. Jayanti Das and Smt. Lakshmi Samui. By dint of Partition the said Ram Chandra Samui was allotted 5 Cottah 10 Chittack 41 Square Feet, the said Shatrughna Samui was allotted 4 Cottah 13 Chittack 18 Square Feet. The said Jayanti Das was allotted 2 Cottah and the said Lakshi Samanta was allotted 2 Cottah land, lying and situated at Mouza - Salua, Touzi no. 10 (previously 2998), in Sabek Dag no. 365 (R.S.), Sabek Khatian no. 66 (R.S.), within Police Station - Rajarhat (presently Airport), District - North 24 Parganas under the

jurisdiction of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Additional District Sub Registrar, Bidhannagar (Salt Lake City).

**AND WHEREAS** after the Mutual Family Partition, the following are the respective share of land area of the aforesaid Owners.

- a) **Ram Chandra Samui : 5 Cottah 10 Chittack 41 Square Feet**
- b) **Satrughna Samui : 4 Cottah 13 Chittack 18 Square Feet**
- c) **Jayanti Das : 2 Cottah**
- d) **Lakshi Samanta : 2 Cottah**

**AND WHEREAS** said **Ram Chandra Samui, Satrughna Samui, Smt. Jayanti Das and Smt. Lakshi Samanta jointly sold, transferred and conveyed an area of more or less 02 Cottahs of landed property out of the entire 24 Decimals of Bastu land** lying and situated in Mouza - Salua, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, Sabek Dag no. 365 corresponding to Hal Dag no. 364, Holding no. R.G.M. 11/2204, Ward no. 11/4 in favour of one Smt. Tara Saha, wife of Sri Tapan Kumar Saha, resident of A.D.-22, Rabindrapally, Krishnapur, Post Office - Prafulla Kanan, Police Station - Rajarhat, Kolkata - 700059, North 24 Parganas by dint of one **Bengali Saf Birkoi Kobala Dolipotro dated 01.02.1999 registered before the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 10, Pages - 179 to 188, Being no. 385 for the year 1999** and thus, said Ram Chandra Samui got left with the residual plot of land of an area of more or less 05 Cottahs 02 Chhitaks 41 Sq.Ft., Satrughna Samui got left with the residual plot of land of an area of more or less 04 Cottahs 05 Chhitaks 18 Sq.Ft., Smt. Jayanti Das got left with the residual plot of land of an area of more or less 01 Cottah 08 Chhitaks and Smt. Lakshi Samanta jointly got left with the residual plot of land of an area of more or less 01 Cottah 08 Chhitaks of Bastu land out of entire more or less 24 Decimals of land.

**AND WHEREAS** after the Sale and Mutual Family Partition, the following are the respective share of land area of the aforesaid Owners.

- e) **Ram Chandra Samui : 5 Cottah 2 Chittack 41 Square Feet**
- f) **Satrughna Samui : 4 Cottah 5 Chittack 18 Square Feet**
- g) **Jayanti Das : 1 Cottah 8 Chittack**
- h) **Lakshi Samanta : 1 Cottah 8 Chittack**

**AND WHEREAS** the said **Ram Chandra Samui, Satrughna Samui, Smt. Jayanti Das and Smt. Lakshi Samanta jointly sold, transferred and conveyed from the Southern half part an area of more or less 02 Cottahs**

**07 Chhitaks 16 Sq.Ft. of Bastu land (previously Bagan) out of more or less 12 Cottahs 05 Chhitaks 31 Sq.Ft. land out of entire more or less 24 Decimals of Bastu land** lying and situated in Mouza – Salua, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, Sabek Dag no. 365 corresponding to Hal Dag no. 364, Holding no. R.G.M. 11/2204, Ward no. 11/4 in favour of Sri Siddhartha De and Sri Goutam De jointly by dint of a **Bengali Deed of Saf Bikroi Kobala dated 20.11.2000 registered before the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) recorded in Book no. I, Being no. 6369, for the year 2000** and therefore the said Ram Chandra Samui got left with the residual plot of land of an area of more or less 04 Cottahs 09 Chhitaks 03 Sq.Ft., Satrughna Samui got left with the residual plot of land of an area of more or less 03 Cottahs 11 Chhitaks 25 Sq.Ft., Smt. Jayanti Das got left with the residual plot of land of an area of more or less 14 Chhitaks 07 Square Feet and Smt. Lakshi Samanta jointly got left with the residual plot of land of an area of more or less 14 Chhitaks 07 Sq.Ft. of Bastu land out of entire more or less 24 Decimals of land.

**AND WHEREAS** after the aforesaid Sale the following are the respective share of land area of the aforesaid Owners.

- a) **Ram Chandra Samui : 4 Cottah 09 Chittack 03 Square Feet**
- b) **Satrughna Samui : 3 Cottah 11 Chittack 25 Square Feet**
- c) **Jayanti Das : 14 Chittack 07 Square Feet**
- d) **Lakshi Samanta : 14 Chittack 07 Square Feet**

**AND WHEREAS** said Sri Ramchandra Samui died intestate on 05.12.2002 leaving behind him the following legal heirs, successors and representatives in the world namely :-

- (a) Sri Biswajit Samui (son);
- (b) Sri Abhijit Samui (son);
- (c) Sri Ranajit Samui (son);
- (d) Smt. Rupa Das (daughter)
- (e) Smt. Annapurna Das (daughter) and
- (f) Smt. Parbati Das.

Thus, the aforesaid legal heirs and successors of Late Ramchandra Samui jointly inherited to the proportionate share of the residual land left with their father as per the Hindu Succession Act, 1956.

**AND WHEREAS** said Sri Satrughna Samui sold, transferred and conveyed an area of more or less 02 Cottahs 09 Chhitaks and 12 Sq.Ft. of Bastu land together with one 100 Sq.Ft. kaccha structure standing thereon out of the land of more or less 03 Cottahs 11 Chhitaks 25 Sq.Ft. being his

individual share of land lying and situated in Mouza - Salua, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, Sabek Dag no. 365 corresponding to Hal Dag no. 364, Holding no. R.G.M. 11/2204, Ward no. 11/4, North 24 Parganas in favour of Sri Bimal Krishna Mondal, son of Late Shashadhar Mondal, of B.B.-13, Jyangra, Rabindrapally, Police Station - Rajarhat, Kolkata - 700059, North 24 Parganas by dint of one **Bengali saf Bikroi Kobala Dolilpotro dated 15.12.2003 registered before the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book no. I, Being no. 10489 for the year 2003.** Thus, Sri Satrughna Samui got left with an area of more or less 01 Cottah 02 Chhitaks 13 Sq.Ft. after the aforesaid Sale.

**AND WHEREAS** said Smt. Jayanti Das died intestate on 10.06.2016 leaving behind her Dipankar Das (son), Basanta Das (son), Mousumi Das (daughter) and Monika Das (daughter) as her legal heirs, successors and representatives in the world. Thus, her share from within the entire property got devolved upon the aforesaid heirs as per the law of succession governed by the Hindu Succession Act, 1956.

**AND WHEREAS** after the aforesaid Sale the following are the respective share of land area of the aforesaid Owners.

- |  |                                       |
|--|---------------------------------------|
| a) Biswajit Samui, Ranajit Samui, Abhijit Samui, Rupa Das, Annapurna Das and Parbati Das | : 4 Cottah 09 Chittack 03 Square Feet |
| b) Satrughna Samui   | : 1 Cottah 02 Chittack 13 Square Feet |
| c) Jayanti Das   | : 14 Chittack 07 Square Feet          |
| d) Lakshi Samanta  | : 14 Chittack 07 Square Feet          |

**AND WHEREAS** the said legal heirs of Late Ramchandra Samui i.e. Biswajit Samui, Ranajit Samui, Abhijit Samui, Rupa Das together with Sri Satrughna Samui, Smt. Jayanti Das and Smt. Lakshi Samanta sold, conveyed and transferred an area of more or less 02 Cottahs 10 Sq.Ft. of Bastu land lying and situated in Mouza - Salua, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, Sabek Dag no. 365 corresponding to Hal Dag no. 364, Holding no. R.G.M. 11/2204, Ward no. 11/4 (presently Ward no. 4) in favour of Sri Tarak Nath Kundu, son of Late Radha Mohan Kundu by dint of a **Bengali Saf Bikroi Kobala Dolilpotro dated 04.02.2004 registered before the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book no. I, Being no. 00946 for the year 2004.**

**AND WHEREAS** after the aforesaid Sale the following are the respective share of land area of the aforesaid Owners.

- |   |   |   |
|---|---|---|
| a) <b>Biswajit Samui, Ranajit Samui, Abhijit Samui, Rupa Das, Annapurna Das and Parbati Das</b> | : | <b>4 Cottah 01 Chittack 0.5 Square Feet</b> |
| b) <b>Satrughna Samui</b>   | : | <b>10 Chittack 10.5 Square Feet</b>         |
| c) <b>Jayanti Das</b>   | : | <b>06 Chittack 4.5 Square Feet</b>          |
| d) <b>Lakshi Samanta</b>  | : | <b>06 Chittack 4.5 Square Feet</b>          |

**AND WHEREAS** said Sri Satrughna Samui died intestate on 10.03.2011 leaving behind him the following legal heirs, successors and representatives in the world namely :-

- (a) Smt. Maya Samui (wife);
- (b) Sri Kapil Samui (son);
- (c) Smt. Joya ~~Mama~~ (daughter);
- (d) Smt. Keya ~~Key~~ (daughter) and
- (e) Smt. Mallika Ghorui (daughter).

**AND WHEREAS** one of the legal heirs of Late Ramchandra Samui namely **Sri Avijit Samui died intestate** as Bachelor on 19.05.2018 and thus his proportionate share in the property got devolved upon the surviving legal heirs of Late Ramchandra Samui as per the law of survivorship governed by the Hindu Succession Act, 1956.

**AND WHEREAS** one of the legal heirs of Ramchandra Samui (since deceased) namely **Smt. Rupa Das, wife of Late Prasanta Das died intestate** leaving behind her one husband namely Prasanta Das and one daughter namely Shilpa Das as only legal heirs, successors and representatives in the world.

**AND WHEREAS** another daughter of Late Ram Chandra Samui namely Smt. Parbati Das married said Sri Prasanta Das after the demise of said Smt. Rupa Das and said **Smt. Parbati Das died intestate** leaving behind her husband namely Prasanta Das as the only legal heir in the world.

**AND WHEREAS** the properties of Late Akhil Chandra Samui and Lalita Bala Dasi @ Lalita Samui devolves upon to the following successors namely :-

- (a) Sri Biswajit Samui (son of Late Ramchandra Samui);
- (b) Sri Ranajit Samui (son of Late Ramchandra Samui);
- (c) Smt. Annapurna Das (daughter of Late Ramchandra Samui);
- (d) Sri Prasanta Das (Husband of Late Rupa Das and Late Parbati Das);
- (e) Smt. Shilpa Das (daughter of Late Rupa Das and Prasanta Das);
- (f) Smt. Maya Samui (wife of Late Satrughna Samui);
- (g) Sri Kapil Samui (son of Late Satrughna Samui);
- (h) Smt. Joya ~~Mama~~ (daughter of Late Satrughna Samui);

- (i) Smt. Keya Roy (daughter of Late Satrughna Samui);
- (j) Smt. Mallika Ghorui (daughter of Late Satrughna Samui);
- (k) Sri Dipankar Das (son of Late Jayanti Das);
- (l) Sri Basanta Das (son of Late Jayanti Das);
- (m) Smt. Mousumi Das (daughter of Late Jayanti Das);
- (n) Smt. Monika Das (daughter of Late Jayanti Das);
- (o) Smt. Lakshi Samanta (daughter of Late Akhil Chandra Samui).

**AND WHEREAS** thereby the aforesaid **Owners jointly remained seized and possessed of and sufficiently entitled to more or less 5 Cottahs 7 Chittack 20 Square Feet of Bastu land.**

**NOW THIS DEED FURTHER WITNESSETH AS FOLLOWS :-**

**WHEREAS the Donees are the wife's brothers of the Donor herein living in joint family, hence within family members.**

**AND WHEREAS** the Donor herein is the jamai-babu of the Donees and presently the Donor being a senior citizen and also suffering age old ailments from time to time have decided to execute and register this Deed of Gift in favour of the Donees. The Donor doth hereby admits and acknowledges that the Donees are extremely caring and respectful towards the Donor and her family members and they share a very amicable and cordial relationship amongst themselves in terms of family bonding. The Donees provide the Donor necessary medical treatments during her necessity and also provides friendly support towards her and her family in terms of emergency. Furthermore, the Donees from time to time look after the "Gifted Property" out of their own capacity. Now that the Donor being satisfied with the love, affection and behaviour of the Donees towards her and out of love, affection and respect towards the Donees and also observing the Donees' sincerity towards the well-being of the "Gifted Property", the Donor doth hereby grant, convey, transfer, give and assure unto and to the use of the Donees freely and voluntarily the entire "Gifted Property" more fully and particularly mentioned and described in the Schedule to this Deed of Gift and delivered possession, right, title and interest of the same unto and in favour of the Donees **TO HAVE AND TO HOLD** the same unto the Donees herein absolutely and forever free from all encumbrances, trusts, liens, lis pendence and attachments thereto **AND** it is hereby confirmed and recorded that the Donor doth hereby release, relinquish, disclaim, transfer and assign **ALL THAT piece and parcel of her proportionate share of more or less 14 Chhitaks 9.48 Sq.Ft. of Bastu land** lying and situated in **Mouza - Salua, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, renumbered as L.R. Khatian nos. 1811, 1812 and 1813, Sabek Dag no. 365 corresponding to Hal Dag no. 364, L.R. Dag no. 364,**

Holding no. R.G.M. 11/2204 later renumbered as **Holding no. RGM 4/2204**, Ward no. 11/4, presently **Ward no. 4**, presently within **Bidhannagar Municipal Corporation** (previously Rajarhat Gopalpur Municipality), **Police Station - Airport** (previously Rajarhat), **Kolkata - 700136, District - North 24 Parganas** along with all the rights of easements and appurtenances **i.e. the entire "Gifted Property"** more particularly, elaborately and extensively described in the Schedule hereinbelow mentioned to this Deed of Gift **unto and in favour of the Donees in full.**

**AND WHEREAS** the Donor further admit and acknowledge that out of natural love and affection towards the Donees herein, the Donor delivered the right, title, interest and possession of the said schedule below property herein **without any consideration** for the use of the Donees solely and thereby benefit and unconditionally forever.

That the **estimated market value of the schedule property** referred hereinbelow is Rs. 25,17,952/- (Rupees Twenty-Five Lacs Seventeen Thousand Nine Hundred and Fifty-Two) only for the **ALL THAT piece and parcel of her proportionate share of more or less 14 Chhitaks 9.48 Sq.Ft. of Bastu land** lying and situated in **Mouza - Salua**, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, renumbered as **L.R. Khatian nos. 1811, 1812 and 1813**, Sabek Dag no. 365 corresponding to Hal Dag no. 364, **L.R. Dag no. 364**, Holding no. R.G.M. 11/2204 later renumbered as **Holding no. RGM 4/2204**, Ward no. 11/4, presently **Ward no. 4**, presently within **Bidhannagar Municipal Corporation** (previously Rajarhat Gopalpur Municipality), **Police Station - Airport** (previously Rajarhat), **Kolkata - 700136, District - North 24 Parganas** along with all the rights of easements and appurtenances more fully and particularly described in the schedule below.

**THE PARTIES HEREIN COVENANTS THAT :-**

1. That the interest which the Donor doth hereby profess to transfer in the "Gifted Property" subsists and that the Donor has good right and full power, absolute authority and indefeasible title to sell, grant, convey, transfer, assign and assure unto and in favour of the Donees herein in the manner as aforesaid.
2. That the said "Gifted Property" shall be free and discharged from and against all manner of encumbrances whatsoever on its ownership.



3. That the Donor shall from time to time and at all material times hereafter upon every reasonable request and at the cost of the Donees make to acknowledge, execute and perform all such further and other lawful and reasonable acts, deeds and conveyances, matters and things whatsoever for further better and more perfectly assuring the said "Gifted Property" more fully and extensively described in the schedule mentioned hereinbelow to this Deed of Gift unto and in favour of the Donees herein in the manner as aforesaid as shall may be reasonably required.
  
4. That the Donor shall remove all difficulties in getting the name of the Donees mutated in the records of the concerned Panchayat/Municipality/Municipal Corporation or any other authority or authorities.

**SCHEDULE REFERRED TO ABOVE**  
**(Gifted Property)**

**ALL THAT** piece and parcel of her proportionate share of more or less 14 Chhitaks 9.48 Sq.Ft. of Bastu land lying and situated in Mouza - Salua, J.L. no. 3, Reh.Sah. no. 109, Touzi no. 2998, appertaining to Sabek Khatian no. 66, Jamidar Khatian no. 60, L.R. Khatian no. 273, renumbered as **L.R. Khatian nos. 1811, 1812 and 1813**, Sabek Dag no. 365 corresponding to Hal Dag no. 364, **L.R. Dag no. 364**, Holding no. R.G.M. 11/2204 later renumbered as **Holding no. RGM 4/2204**, Ward no. 11/4, presently **Ward no. 4**, presently within **Bidhannagar Municipal Corporation** (previously Rajarhat Gopalpur Municipality), **Police Station - Airport** (previously Rajarhat), **Kolkata - 700136, District - North 24 Parganas** along with all the rights of easements and appurtenances, **Road name - Rajarhat Road (Salua-Gopalpur)**, and the said property is butted and bounded by :-

On the North	-	16 FEET wide Municipality Road;
On the South	-	Residential structure;
On the East	-	12 FEET wide Municipality Road; and
On the West	-	Land of Late Bimal Krishna Mandal.

~~The schedule land is vacant.~~ Together with one more or less 100 square feet covered residential structure with tiled shed, standing thereon.

This Deed of Gift as gifted by the Donor  
herein is heartily and cordially  
duly accepted by us

Biswajit Samui  
Ranisit Samui  
SIGNATURE OF THE DONEES

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed  
their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED

BY THE DONOR

In the presence of :-

WITNESSES :-

1) Anil Das,  
Khamar, Khamarhal -  
Kat - 135,

2) Soumya Dutta  
Kale Park

Prasanta Das,  
SIGNATURE OF DONOR

Biswajit Samui  
Ranisit Samui  
SIGNATURE OF DONEES

DRAFTED AND TYPED BY ME :

Sourav Baldya  
Adi Court

WB/22/17/2013.  
Alipore Judges Court, Kol-27.

SOURAV BALDYA  
Adi Court  
Alipore Judges Court  
Alipore, Kol-27.



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .. Prasanta Das ..

Signature .. Prasanta Das ..



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .. Biswajit Samui ..

Signature .. Biswajit Samui ..



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .. Ranajit Samui ..

Signature .. Ranajit Samui ..

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name ..

Signature ..



REGISTRAR  
OF ASSURANCES, KOLKATA  
11 MAY 2023

### Major Information of the Deed

Deed No :	I-1902-06605/2023	Date of Registration	19/05/2023
Query No / Year	1902-2001176820/2023	Office where deed is registered	
Query Date	10/05/2023 1:34:54 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sourav Baidya 889/1A DH Road, Kol 63, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 7003320267, Status : Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 25,85,452/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,438/- (Article:33(ii))	Rs. 25,953/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, , Ward No: 4, Holding No:RGM4/2204 JI No: 3, Touzi No: 2998 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-364 (RS :- )	LR-1812	Bastu	Bastu	14 Chatak 9.48 Sq Ft		25,17,952/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					<b>1.4655Dec</b>	<b>0 /-</b>	<b>25,17,952 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>0 /-</b>	<b>67,500 /-</b>	

**Donor Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRASANTA DAS</b> Son of Shri SUDHIR KUMAR DAS DASHADRONE MAJHIPARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx6D, Aadhaar No: 74xxxxxxxx7752, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BISWAJIT SAMUI</b> Son of Late RAMCHANDRA SAMUI SALUA MONDALPARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx9L, Aadhaar No: 87xxxxxxxx5517, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence
2	<b>RANAJIT SAMUI (Presentant )</b> Son of Late RAMCHANDRA SAMUI SALUA MONDALPARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMxxxxxx0G, Aadhaar No: 33xxxxxxxx9539, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOURAV BAIDYA</b> Son of Mr DEBDAS BAIDYA ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of PRASANTA DAS, BISWAJIT SAMUI, RANAJIT SAMUI			

**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	PRASANTA DAS	BISWAJIT SAMUI		0.732738 Dec	12,58,976/-
L1	PRASANTA DAS	RANAJIT SAMUI		0.732738 Dec	12,58,976/-

**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	PRASANTA DAS	BISWAJIT SAMUI	Y	50 Sq Ft	33,750/-

S1	PRASANTA DAS	RANAJIT SAMUI	Y	50 Sq Ft	33,750/-
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## Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, , Ward No: 4, Holding No:RGM4/2204 JI No: 3, Touzi No: 2998 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 364, LR Khatian No:- 1812	Owner:অভিজিৎ সামুই, Gurdian:রামচন্দ্র সামুই (মৃত), Address:নিল , Classification:বালু, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.

**On 11-05-2023**

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

Presented for registration at 22:33 hrs on 11-05-2023, at the Private residence by RANAJIT SAMUI , one of the Claimants.

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

Execution is admitted on 11/05/2023 by 1. PRASANTA DAS, Son of Shri SUDHIR KUMAR DAS, DASHADRONE MAJHIPARA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. BISWAJIT SAMUI, Son of Late RAMCHANDRA SAMUI, SALUA MONDALPARA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. RANAJIT SAMUI, Son of Late RAMCHANDRA SAMUI, SALUA MONDALPARA, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Identified by Mr SOURAV BAIDYA, , Son of Mr DEBDAS BAIDYA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*hrg*

Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

**On 12-05-2023**

**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 25,85,452/- . Other amount Rs 25,17,952/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,953.00/- ( A(1) = Rs 25,855.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 25,194/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2023 1:59PM with Govt. Ref. No: 192023240046997988 on 10-05-2023, Amount Rs: 25,194/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1402713390633 on 10-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,03,438/- and Stamp Duty paid by by online = Rs 12,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2023 1:59PM with Govt. Ref. No: 192023240046997988 on 10-05-2023, Amount Rs: 12,600/-, Bank: SBI EPay ( SBIEPay), Ref. No. 1402713390633 on 10-05-2023, Head of Account 0030-02-103-003-02

*hrg*

Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

**On 19-05-2023**

**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 (ii) of Indian Stamp Act 1899.



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,953.00/- ( A(1) = Rs 25,855.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 759/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 4:36PM with Govt. Ref. No: 192023240055879468 on 16-05-2023, Amount Rs: 759/-, Bank: SBI EPay ( SBlePay), Ref. No. 9343868661912 on 16-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,03,438/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 90,828/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 98476, Amount: Rs.10.00/-, Date of Purchase: 19/07/2022, Vendor name: A K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 4:36PM with Govt. Ref. No: 192023240055879468 on 16-05-2023, Amount Rs: 90,828/-, Bank: SBI EPay ( SBlePay), Ref. No. 9343868661912 on 16-05-2023, Head of Account 0030-02-103-003-02



**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 208965 to 208991  
being No 190206605 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.05.25 11:41:09 -07:00  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2023/05/25 11:41:09 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)