

03554/22

I - 3465/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 245587

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

29 JUN 2022

DEED OF GIFT

THIS DEED OF GIFT made at Kolkata this 29TH. day of June 2022 (Two Thousand Twenty Two)

BETWEEN

Gross Seal

13 JUN 2022

016909

.....Rs. **50/-** - Date.....

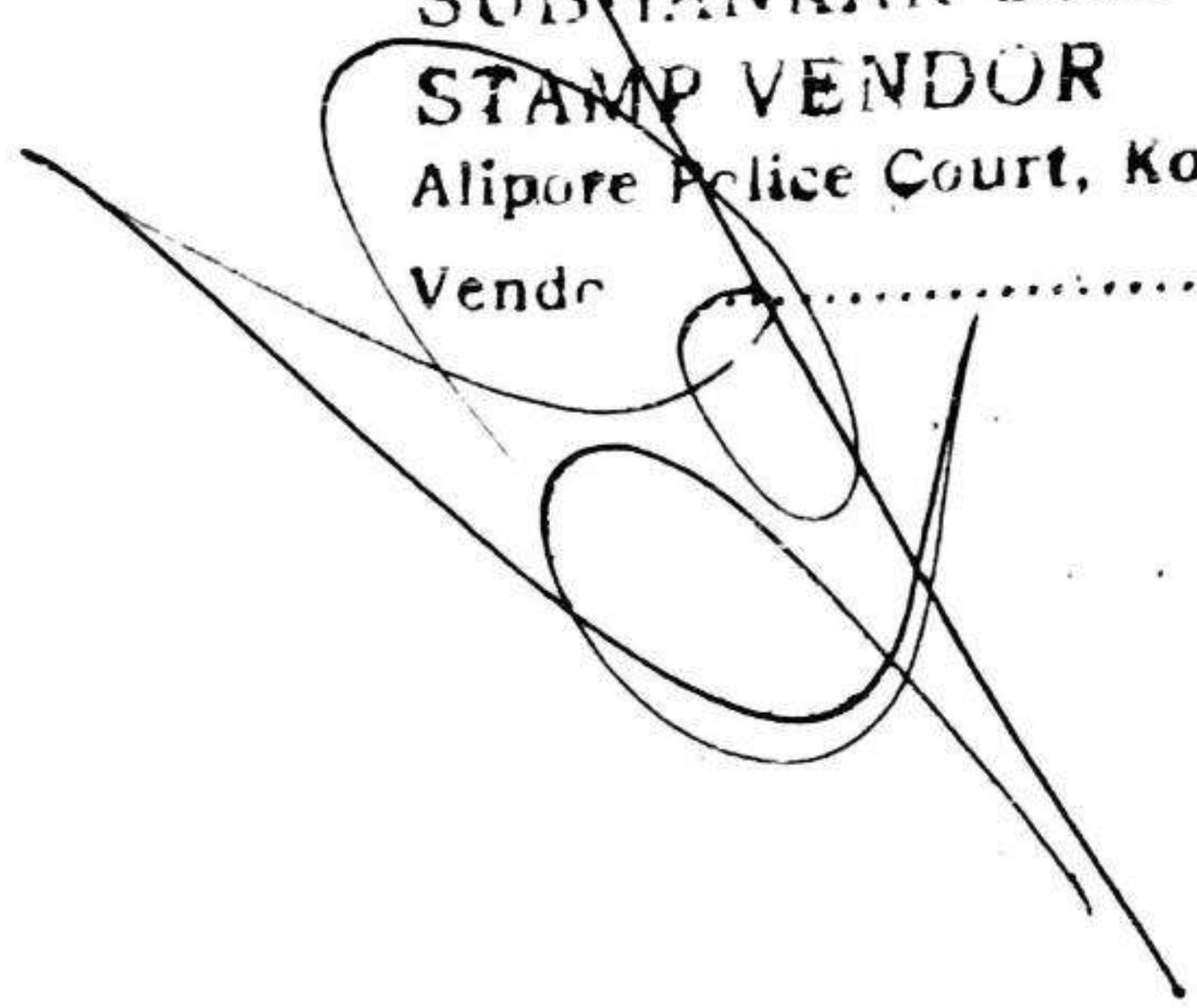
Name: **B. C. LAHIRI**
Advocate

Address: **Alipore Judge's Court, Kol-27**
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

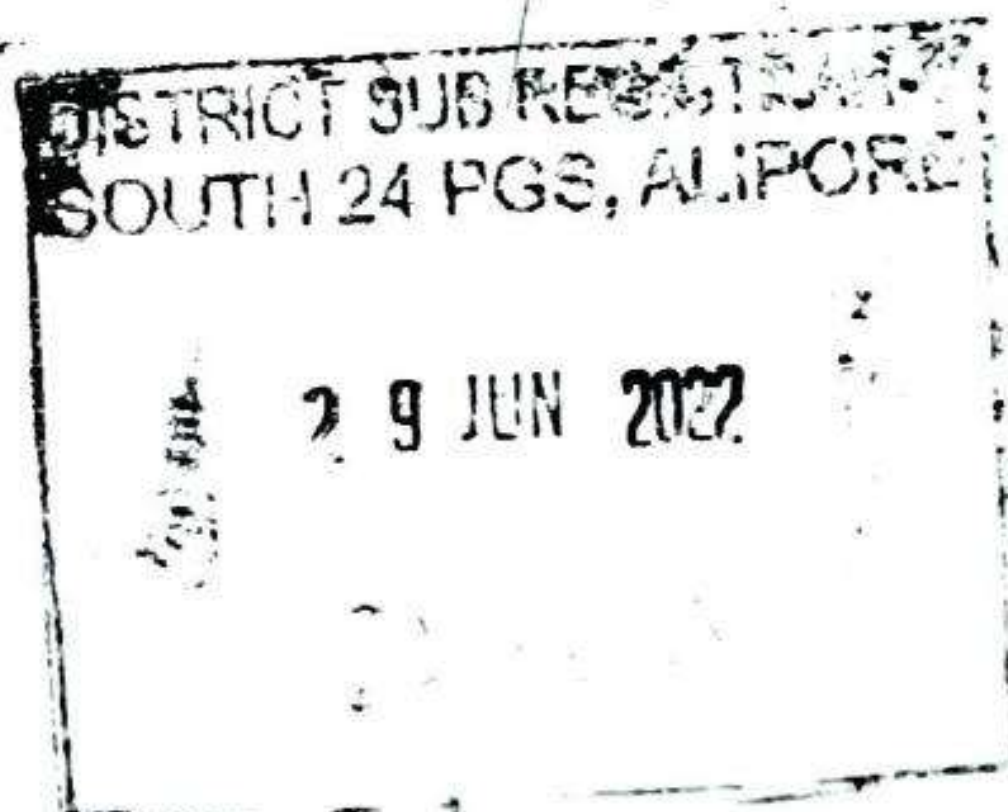
Alipore Police Court, Kol-27

Vendor



Bahad Dhor,
50, Late R. Dhor
140p Nager
Kol - 75

Gross Seal



SRI SWAPAN KUMAR SEAL (PAN-GATPS1256R) & (AADHAR NO.3272 8026 0253) son of Moni Mohn Seal by Nationality- Indian, by Faith- Hindu, By Occupation- Business ,residing at 6/A/124, Mukundapur , Post Office- Mukundapur, Kolkata-700 099, Police Station Purba jadavpur, District -South 24 Parganas, hereinafter referred to as the "DONOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

Smt. GOURI SEAL (PAN- GATPS1277L) & (AADHAR NO. 4664 0508 6323) wife of Sri Swapan Kumar Seal by Nationality- Indian, by faith- Hindu, by Occupation - House wife, residing at 6C/24, Post office- Mukundapur, Kolkata- 700 099 Police Station- Purba jadavpur, District South 24 Parganas, hereinafter referred to as the DONEE (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, heiresses, executors, administrators, legal representatives and assigns) of the OTHER PART.

AND WHEREAS by a Bengali Bikray Kobola dated 16th November, 1987, the said Sri Swapan kumar Seal , the Donor herein, have purchased **ALL THAT** piece and parcel of Bastu land measuring an area about 04 (Four) Cottachs 00 Chittack 00 sq ft, more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, **TOGETHER WITH** a R.T.Shed measuring about 100 sq ft, more or less standing thereon, under Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, Kolkata -700 078, District South 24 Parganas from one Sri Hari Bilash Paul Das against a valuable consideration mentioned therein and the said Bikray kobola was duly registered in the office of District Registrar at Alipore and recorded in Book No.-I, Volume No.- 338 , Pages from 17 to 26 being No.- 16154 for the year 1987.

AND WHEREAS while sized and possessed of the aforesaid land , on actual measurement excluding of road areas, the land area ascertained as **ALL THAT** piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack

Gouri Seal.



Handwritten signature or mark.

DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE
29 JUN 2022

2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½, Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District South 24 Parganas, herein after be referred to as the "SAID LARGER PREMISES", more fully and particularly described in the FIRST SCHEDULE written hereunder.

AND WHEREAS the said Sri Swapan Kumar Seal, the DONOR herein, out of natural love and affection the DONOR have towards his wife SMT. GOURI SEAL the DONEE herein, gifted and bequeathed the said premises being ALL THAT piece and parcel of Bastu Land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 sq ft more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½, Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.25 TOGETHER WITH a R.T.Shed measuring about 100 sq ft, more or less standing thereat under Police Station-Purba Jadavpur, within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No. 31-109-07-8301-8 Kolkata -700 099, District South 24 Parganas in favour of his wife Smt. GOURI SEAL, the DONEE herein, herein after be referred to as the " SAID GIFTED PREMISES" , more fully described in the SECOND SCHEDULE written hereunder and more clearly shown and delineated in a map or plan bordered with RED annexed to this indenture.

AND WHEREAS the relationship of the DONOR & the DONEE is that of HUSBAND and WIFE and though the consideration of this GIFT is of natural love and affection of the DONOR towards the DONEE but for the purpose of stamp duty this DEED OF GIFT is valued at Rs.100/-(Rupees One Hundred) only.

AND WHEREAS the said Smt. GOURI SEAL, the DONEE herein ACCEPTS THE AFORESAID GIFT from the DONOR, herein unconditionally absolutely and forever.

Gouri Seal



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
29 JUN 2022

NOW THIS INDENTURE WITNESSETH that the DONOR out of his natural love & affection he has and bears to unto and in favour of the DONEE herein and out of his free will and accord and while in a sound state of body and mind doth hereby granted, conveyed, transferred, Gifted, bequeathed the said premises by way of this deed of gift thereto and to the use of the DONEE herein forever and absolutely ALL THAT the said gifted premises and delivered the possession of the same to unto and in favour of the DONEE herein TO HAVE AND TO HOLD the same absolutely, forever and unconditionally free from all encumbrances, charges, liens, claims, demands, mortgages, trusts, leases, tenancy whatsoever in nature OR HOWSOEVER OTHERWISE the said premises or any part or portion thereof now are or at any time heretofore was or were situated butted bounded described or distinguished TOGETHER WITH the said R.T Shed standing thereon with all paths, parts, areas, equipments, drains, sewerages, water connection, electric connection, structures, walls, liberties, privileges, easements, including all appurtenances whatsoever thereto belonging to or in any way otherwise subject to payment of rent and taxes AND the DONOR doth hereby covenant with the DONEE that NOTWITHSTANDING any act deed, thing or matters done by the DONOR executed or knowingly suffered to contrary the DONOR has now full power, absolute authority and indefeasible title to gift, bequeath, transfer, convey, assign and assure the said premises and the DONOR doth hereby gifted, bequeathed, transferred, conveyed, assigned and assured the said premises to unto and in favour of the DONEE herein forever and absolutely in the manner aforesaid and the DONEE by accepting this gift shall and may at all times hereinafter peaceably and quietly hold possess and enjoy the said premises and to receive take and retain, rents, issues and profits thereof without any disturbance interruption, claim or demand whatsoever from by the DONOR or any person or persons lawfully and equitably claiming through, under or in trust of the DONOR and the DONEE shall be entitled to mutate her name in the records of Kolkata Municipal Corporation as owner of the said premises and shall have full power, absolute authority and indefeasible title in and over the said premises and to sell, gift, Mortgage, lease out, deal with and dispose of the said premises as owner thereof in the manner or way whatever it likes.

Gousi Seal,



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DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE
29 JUN 2022

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Gifted Premises)

ALL THAT piece and parcel of Net bastu land measuring an area about 03 (Three) Cottahs 02 (Two) Chittaks & 2.43 Sq.ft. (more or less), equivalent to 209.256 Sq.Mt. under Mouza-Chakganiagachi, J. L. No. 24, R. S. No. 3 ½, Touzi No. 151, R.S. Dag No. 17, R. S. Khatian No. 25, Police Station- Purba Jadavpur, TOGETHER WITH one R.T. Shed measuring about 100 sq ft, more or less standing thereon, within the limits of Kolkata Municipal Corporation, being MUNICIPAL PREMISES No.- 2017, Mukundapur, under Ward No. 109, Assesses No.- 31-109-07-8301-8 Kolkata- 700 099 within the District of South 24 Parganas, ALSO TOGETHER WITH all sorts of rights, liberties, and easements appurtenant thereto and the right to ingress and egress to the said premises and butted and bounded are as follows :-

ON THE NORTH- :	Premises No.1769/1 & 1143, Mukundapur
ON THE SOUTH :	12'-0" Wide K.M.C. Road (Black Top).
ON THE EAST :	Premises No.298, Mukundapur .
ON THE WEST :	Premises No.2015, Mukundapur.

Grossi Seal.



7

DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE
29 JUN 2022

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and signature in this indenture the day month and year first above written.

SIGNED AND DELIVERED by the DONOR
at Kolkata in presence of:

1. Rahul Dhor
4/4 Nagor.
kol-75
2. Bidhan Ch Sarkar
B/6/4B Milton Park
kol-99

Swapan Kr. Seal
DONOR

SIGNED AND ACCEPTED by the DONEE
as a mark of acceptance at Kolkata in presence of:

1. Rahul Dhor
2. Bidhan Ch Sarkar,

Gouri Seal,
DONEE

Drafted by :-

by :-

Bibhas Kumar Ghosh

(Bibhas Kumar Ghosh)

Advocate, Calcutta High Court

Regd No. WB/733/1995

Computer typed

Pradip Modak

(Pradip Modak)

70/2, Hederhat, Kolkata 700 099

Gouri Seal,



2

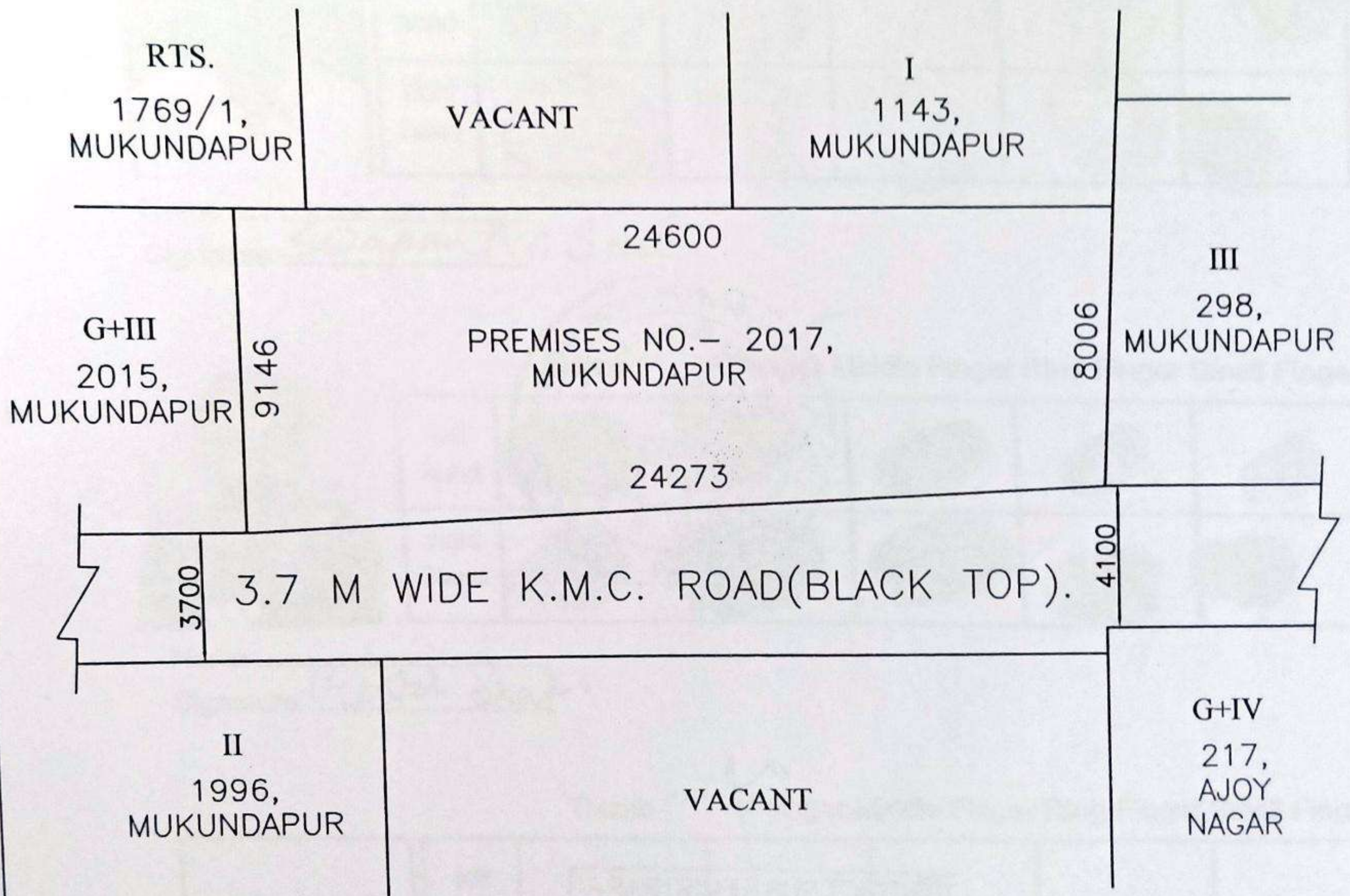
DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE
29 JUN 2022

SITE PLAN OF PRE. No. - 2017, MUKUNDAPUR, WARD No. - 109,
BOROUGH - XII, MOUZA - CHAKGANIAGACHI, J. L. No. - 24,
R. S. DAG No. -17, R. S. KHATIAN No. -25, P. S. - PURBA JADAVPUR,
KOLKATA - 700099.

LAND AREA = 03 KT. - 02 CH. - 2.43 SFT. = 209.256 SQM.

SCALE = 1:300

R.T.S. AREA=100 SQ.FT.



Grouse Seal

Bibhanti Bhushan Das
Bibhanti Bhushan Das
 LBS SECTION

Sudapan KV Seal *Grouse Seal*

SIGNATURE OF DONOR

SIGNATURE OF DONEE

SIG. OF L.B.S



29

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

29 JUN 2022

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature Swapan K. Seal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature Gouri Seal

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature

Gouri Seal



2

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
29 JUN 2022



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

GRN Details

GRN: 192022230061684421
GRN Date: 29/06/2022 11:08:39
BRN : IK0BTHQAN6
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 29/06/2022 11:10:44
Payment Ref. No: 2001966070/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIBHUTI BHUSAN DAS
Address: P-42, SATABDI PARK, MUKUNDAPUR KOLKATA-700099
Mobile: 9831575731
EMail: livegagan2148@gmail.com
Contact No: 9831575731
Depositor Status: Deed Writer
Query No: 2001966070
Applicant's Name: Mr Rahul Dhar
Identification No: 2001966070/1/2022
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	2001966070/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	22961
2	2001966070/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	45896
			Total	68857

IN WORDS: SIXTY EIGHT THOUSAND EIGHT HUNDRED FIFTY SEVEN ONLY.

Govt Seal.



Josee K...



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0659/62623/01978

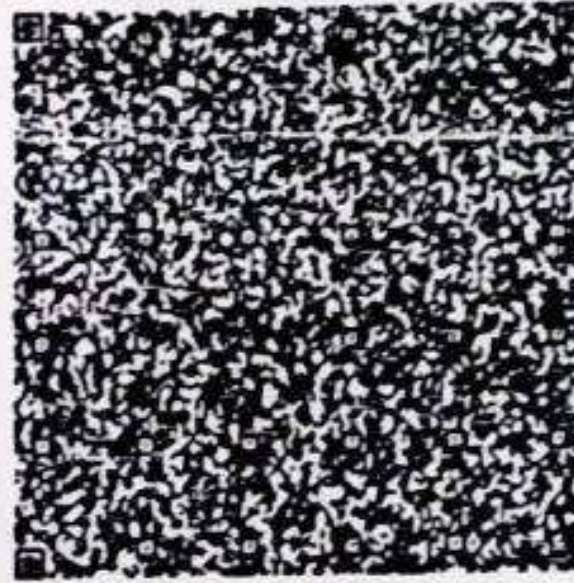
Download Date: 24/10/2021

To
Gouri Seal
C/O: Swapan Kumar Seal
6.C/124
Mukundapur
Mukundapur
South 24 Parganas West Bengal - 700099
6289476085

Issue Date: 28/09/2021

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2021-09-28 19:08:21
911



आपका आधार क्रमांक / Your Aadhaar No. :

4664 0508 6323

VID : 9117 6589 9238 2701

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 24/10/2021



Gouri Seal
Date of Birth/DOB: 01/01/1967
Female/ FEMALE

Issue Date: 28/09/2021

4664 0508 6323

VID : 9117 6589 9238 2701

मेरा आधार, मेरी पहचान

Gouri Seal.



भारत सरकार
Government of India

भारतीय विचित्र पहचान प्रणाली
Unique Identification Authority of India

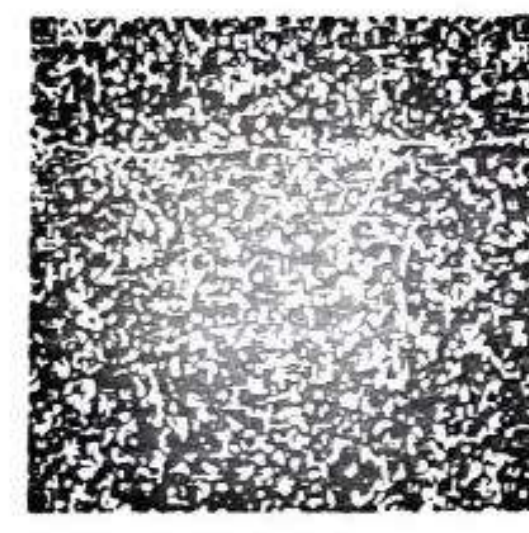
Enrolment No.: 0659/62623/01977

Download Date: 24/10/2021
To
Swapan Kumar Seal
6.C/124
Mukundapur
Mukundapur
South 24 Parganas West Bengal - 700099
9903202207

Issue Date: 28/09/2021

Signature valid

Copied at 11:14:22 AM
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 05
Date: 2021-09-14 11:14:22
IST



आपका आधार क्रमांक / Your Aadhaar No. :

3272 8026 0253

VID : 9131 0171 1197 3534

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 24/10/2021



Swapan Kumar Seal
Date of Birth/DOB: 01/01/1957
Male/ MALE

Issue Date: 28/09/2021

3272 8026 0253

VID : 9131 0171 1197 3534

मेरा आधार, मेरी पहचान

Grossi Seal.

Major Information of the Deed

Deed No :	I-1630-03465/2022		Date of Registration	29/06/2022
Query No / Year	1630-2001966070/2022		Office where deed is registered	
Query Date	28/06/2022 8:59:33 PM		D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer			
Transaction	[0201] Gift, Gift in Favour of family members		Additional Transaction	
Set Forth value	Rs. 2/-		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)	Rs. 23,011/- (Article:33(i))		Market Value	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		Rs. 45,88,170/-	
			Registration Fee Paid	
			Rs. 45,928/- (Article:A(1), E)	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 2017, , Ward No: 109 Pin Code : 700099



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak 2.43 Sq Ft	1/-	45,61,170/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.1618Dec	1 /-	45,61,170 /-	

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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Gross Seal

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Shri Swapan Kumar Seal (Presentant) Son of Moni Mohan Seal Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office	 29/06/2022	 LTI 29/06/2022
	Signature: <i>Swapan K. Seal.</i> 29/06/2022		
6/A/124, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: gaxxxxxx6r, Aadhaar No: 32xxxxxxx0253, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Smt Gouri Seal Wife of Mr Swapan Kumar Seal Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office	 29/06/2022	 LTI 29/06/2022
	Signature: <i>Gouri Seal.</i> 29/06/2022		
Wife of Mr Swapan Kumar Seal 6C/24, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: gaxxxxxx7l, Aadhaar No: 46xxxxxxx6323, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 29/06/2022	 29/06/2022	Signature: <i>Rahul Dhar</i> 29/06/2022
Identifier Of Shri Swapan Kumar Seal, Smt Gouri Seal			

Gouri Seal.

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	Shri Swapan Kumar Seal	Smt Gouri Seal	Y	5.16182 Dec	45,61,170/-

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	Shri Swapan Kumar Seal	Smt Gouri Seal	Y	100 Sq Ft	27,000/-

Gouri Seal

On 29-06-2022

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 : 33 (i) of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 29-06-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Swapan Kumar Seal ,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 45,88,170/-. Family Members amount Rs 45,88,170/-

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

Execution is admitted on 29/06/2022 by 1. Shri Swapan Kumar Seal, Son of Moni Mohan Seal, 6/A/124, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Smt Gouri Seal, Wife of Mr Swapan Kumar Seal, 6C/24, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,928/- (A(1) = Rs 45,882/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 45,896/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2022 11:10AM with Govt. Ref. No: 192022230061684421 on 29-06-2022, Amount Rs: 45,896/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTHQAN6 on 29-06-2022, Head of Account 0030-03-104-001-16

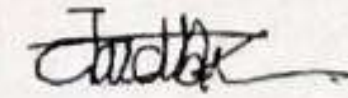
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,961/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 22,961/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16909, Amount: Rs.50/-, Date of Purchase: 13/06/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2022 11:10AM with Govt. Ref. No: 192022230061684421 on 29-06-2022, Amount Rs: 22,961/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTHQAN6 on 29-06-2022, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Gouri Seal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 137741 to 137756
being No 163003465 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.06.30 14:27:16 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/06/30 02:27:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

Gouri Seal

(This document is digitally signed.)