

# NON JUDICIAL

72AB 465506

56  
14 MAR 2023



BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL

## DEED OF DECLARATION

This DEED OF GIFT made this 10<sup>th</sup>. day of February Two Thousand  
Twenty Three (2023).

### BETWEEN

**SMT. LINA SENGUPTA** (PAN: AUBPS4752N, Aadhaar No: 6423 1171 9724), wife of Sukanta Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at "Ananda Niloy", D2-4/4B Panchanantala Road, P. O & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (2) **SRI SUBIR SENGUPTA** (PAN: AKEPS8914K, Aadhaar No: 2537 5419 1401), son of Late Suresh Chandra Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at 24, New Panchanantala Road, P. O. & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (3) **SRI SUJIT KUMAR SEN GUPTA** (PAN: AIRPS6894H) Aadhaar No: 5372 6697 8973 Son of Late Suresh Chandra Sengupta, by religion-Hindu, by Nationality- Indian, by occupation-Retired, residing at 36/1, Haripada Mukherjee Street, Post Office: Belgharia, Police Station Belgharia, District- North 24 Parganas, PIN:700056, also residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas(4) **SMT. RANJANA SEN GUPTA** (PAN: DDMPS3105J) Aadhaar No: 8747 1023 5917 Wife of Sri Hiranmoy Sengupta, by religion - Hindu, by Nationality- Indian, by occupation- House wife, residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas, hereinafter jointly called and referred to as the "**DONORS**" (which expression shall unless excluded by or repugnant to the

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context or the subject be deemed to mean and include their respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**;

A N D

**KAMARHATI MUNICIPALITY** (PAN ..... ) , a Semi Government Organisation registered address at 1, M.M.Feeder Road, P.O + P.S Belghoria , North 24 Parganas represented by the **Honorable Chairman Sri Gopal Saha** son of Late ..... Saha by faith Hindu , By Nationality Indian , By Occupation Social Worker residing at ..... Amrit Nagar , P.O + P.S Belghoria , North 24 Parganas hereinafter jointly called and referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the context or the subject be deemed to mean and include its respective heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART**;

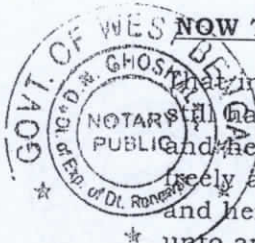
**WHEREAS** Smt. Lina Sengupta, Sri Subir Sengupta , Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta, above donors herein, is the absolute owners of **ALL THAT** piece or parcel of Bastu land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with structure thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas,

**ANDWHEREAS** the above donors applied for sanction of the building Plan on the above mention land to the Kamarhati Municipality. For sanctioning the building plan and as well as widening of roads , the donors gifted a strip of land parallel to the existing Panchanantala road measuring an area of 49.29 SQ.M.

**AND WHEREAS** said **SMT. LINA SENGUPTA , SRI SUBIR SENGUPTA ( , SRI SUJIT KUMAR SEN GUPTA , SMT. RANJANA SEN GUPTA** intent to transfer their above mentioned property measuring 49.29 SQ.M. comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas to **KAMARHATI MUNICIPALITY** by *Way of Gift* and the said **KAMARHATI MUNICIPALITY** accept the same.

**NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:**

in consideration of the natural love and affection which the **DONORS** had and have for the **DONEE** the later being to a Semi Government Organisation do hereby and hereunder grant convey transfer, give and assured unto the use of the **DONEE** freely and voluntarily, the property mentioned and described in the **Schedule** hereto and hereinafter referred to as the said property and delivered possession of the same unto and in favor of the **DONEE TO HAVE AND HOLD** the same unto and to the use of the **DONEE**, their heirs, executors, administrators, assigns absolutely and forever together with title deeds writings muniments and other evidences of titles **AND THE DONORS** do hereby covenant with the **DONEE** their heirs, executors, administrators, representative and assigns, that notwithstanding any acts deeds or things heretofore done, executed or knowingly suffered to the contrary the **DONORS** is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the **DONORS** has full power and absolute authority to gift the said property in manner aforesaid.



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5. That the **DONORS** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Gifted property or any part thereof, under or in trust for the **DONORS** or their any predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the **DONEE**, their heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds, and things whatsoever for further betterment and more perfectly assuring the said Gifted property and every part thereof unto and to the use of the **DONEE** their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this *Deed of Gift* as shall or may be reasonably required.
6. That the **DONEE** their heirs, executors, administrators, representatives and assigns shall use the safety tank, Sewerage line, Drainage as common purpose.
7. The **DONEE** shall have absolute right to sell, transfer, mortgage gift or let out the said property and **DONEE** have absolute right to mutate his name in the records of Kamarhati Municipality and settlement office in respect of the said property.

**FIRST SCHEDULE REFERRED TO ABOVE**

**(DESCRIPTION OF THE PROERTY)**

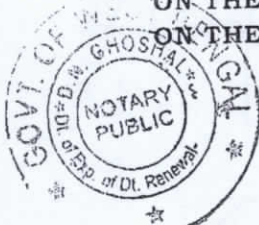
**ALL THAT** piece or parcel of land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with residential cemented flooring tiles shed structure measuring 1000 Sq.ft standing thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032 Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas, butted and bounded in the manner following:-

**ON THE NORTH** : Land of Saileswar Bandhopadyay  
**ON THE SOUTH** : Panchanantola Road  
**ON THE EAST** : Manasa tola , house of Kirtick Das & others  
**ON THE WEST** : Land of hosu of Trilochan Chakraborty

**SECOND SCHEDULE REFERRED TO ABOVE**

**(DESCRIPTION OF THE GIFTED PROERTY)**

**ALL THAT** piece or parcel of land measuring an area of 43.29 SQ.M. with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032 Premises No. 16, Panchanantala Road, Kolkata



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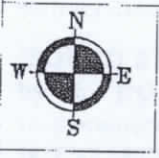
**SHIVA PROPERTIES**

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GIFT DEED PLAN OF ATHOLDING NO.-1032, AT PREMISES NO.-16 NO PANCHANAN TALA ROAD  
 KOL.-56, MOUZA.-BELGHARIA, J.L.NO.-3, R.S.NO.-17, TOUZI NO.-172,  
 WARD NO.-22, R.S.DAG NO.-650 & 650/1816, R.S. KHATIAN NO-67 & 69.  
 P.S.- BELGHARIA, DIST.- 24 PGS (N) UNDER KAMARHATI MUNICIPALITY.

GIFTED AREA OF LAND- 49.29 SQ.M = 0KH.-11 CH.-36SQ.FT.(M/L)



L/O SALESHWAR BANDHYAPADHYA

LAND & HOUSE OF  
 TRILOCHON CHAKRABORTY

102'-0"(31089.6)

73'-0"(22250.4)

52'-6"(16002)

LAND & HOUSE OF  
 LAND & HOUSE

LAXMI RANI CHAKRABORTY

26'-6"(8077.2)

LAND & HOUSE OF  
 KARTIK DAS,

10'-0"(15,240)

MANASHA TALA

50'-10"(15,240)

2.5 M WIDE STRIP OF LAND GIFTED TO ROAD WIDENING  
 =49.29 SQ.M.

64'-8"(19710.4)

MUNICIPAL WATER LINE

16'-6"(5029) PANCHANAN TALA ROAD

MUNICIPAL DRAIN



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**SITE PLAN**

*Anasamplo*  
 Subin Sen Gupta  
 Sujit Kumar Sen Gupta  
 Ranjana Sen Gupta

SIG. OF OWNER/S :

SHIVA PROPERTIES

*Uma Datta*

Partner

DRAWN BY

- 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas,

IN WITNESSES WHEREOF the **DONORS** AND **DONEE** have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
by the DONORS and the DONEE  
in presence of witnesses  
WITNESSES:

1) Binay Chakravarty  
Plot No - 4, G.M.M.  
Frederic Road, K.P. 1-56

*[Signature]*  
Subir Sen Gupta  
Sujit Kumar Sen Gupta  
Ranjana Sen Gupta

2)

\_\_\_\_\_  
Signature of the DONORS

I have accepted the above Gift with glad.



-----  
Signature of the DONEE

ATTESTED  
*[Signature]*  
On Identification  
LHRUBA NARAYAN GHOSHAI  
NOTARY PUBLIC  
Regt. No.-12/02

SHIVA PROPERTIES

*Uma Datta*  
Partner

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