

09495/2020 (2022)

09440/22<sup>MA</sup> 09428/22



19/7

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 94978

Q. NO. 1506-2002079432/2022

VL-1649/22

Certified that the document is eligible to registration. The Signature Sheet and endorsement Sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Cooch Behar Dist. 24-Fps. (North)

20 JUL 2022

**THIS DEED OF GIFT**

Made this the 19th day of July, 2022

[Two Thousand Twenty Two]

BETWEEN





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 174226

2

**SRIMATI ANINDITA MAZUMDER [PAN AKQPM9883K] [AADHAAR 9387 7234 0742]**, daughter of Late Sukhendu Bhattacharya and wife of Sri Kalyan Mazumder, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at Radheshyam Apartment, EB-1/7/B, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **DONOR** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 108743

3

**SRI SUMAN BHATTACHARYA [PAN ASKPB9648P] [AADHAAR 5031 2455 3172]**, son of Late Sukhendu Bhattacharya, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at 107, Baguiati Road 3rd Lane, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, hereinafter referred to and called as the **DONEE** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;



भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 664482

4

**WHEREAS:**

- A. That, by a **Mourashi Mokrari Patta** dated the 19th day of **March, 1951** corresponding to 5th day of **Chaitra, 1357 B. S.** one **SRI RADHA CHARAN CHATTOPADHYAY**, son of Late Sarat Chandra Chattopadhyay, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **10 [ten] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book



No. I, Volume No. 27, Pages from 226 to 231, **Being No. 1706** for the year **1951** against the consideration mentioned therein and thus handed over the peaceful possession of the aforesaid property absolutely and forever;

B. That, by virtue of aforesaid Mourashi Mokrari Patta, said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, became the sole and absolute owner of aforesaid property and during the course of enjoyment due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **26th** day of **February, 1955** corresponding to **14th** day of **Falgun, 1361 B. S.** said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **5 [five] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, out of his total land unto and in favour of one **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 34, Pages from 196 to 198, **Being No. 1986** for the year **1955** against the consideration mentioned therein and thus handed over the peaceful vacant possession of the aforesaid property absolutely and forever;

C. That, by virtue of aforesaid Saf Bikray Kobala, said **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, became the sole and absolute owner of the aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and thus prepared a building plan with the help of a reputed Architect and submitted before the South Dum Dum Municipality for necessary sanction and/or approval and upon procurement of sanctioned and/or approved plan from the Municipal Authority said **SITANATH BHATTACHARYA** had constructed a two storied building from his own cost, expenses and supervision and completed the same in habitable condition in all respect and during the course of enjoyment due to his urgent requirement of lawful money sold out a portion of land to the intending Purchaser or Purchasers and thus became the sole and absolute owner of residual

portion of land measuring about 2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet more or less;

- D. That, during the course of enjoyment said **SITANATH BHATTACHARJEE** died on 30th day of August, 1998, his wife namely **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, died before his death on 20th day of July, 1983, one of his sons namely **SUBRATA BHATTACHARJEE** died intestate before his death on 26th day of March 1992 leaving behind him, his wife namely **SRIMATI GOPA BHATTACHARJEE** and only son namely **RAHUL BHATTACHARJEE**, as the only legal heiress, heir, successors and representatives towards the estate of deceased said **SUBRATA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date and another son namely **PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE** died before his death 5th day of February, 1994 as bachelor. [1] **SRI SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, [2] **SRI SAMIR BHATTACHARJEE** and [3] **SRI PRABIR BHATTACHARJEE** all are sons of Late Sitanath Bhattacharjee AND [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [2] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [3] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [4] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, all are daughters of Late Sitanath Bhattacharjee, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **SITANATH BHATTACHARJEE** and deceased **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- E. That, thereafter said **PRABIR BHATTACHARJEE** died intestate on 31st day of August, 1999, leaving behind him, his wife namely **SRIMATI BASANTI BHATTACHARJEE** and only daughter namely **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, as the only legal heiresses, successors and representatives towards the estate of deceased **PRABIR BHATTACHARJEE** by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- F. That, said **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** died intestate on 13th day of May, 2021 and his wife namely **MINA BHATTACHARYA** died intestate on 15th day of June, 2021 leaving behind them, their only daughter namely **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and only son namely **SRI SUMAN BHATTACHARYA**, as the only legal heiresses, successors and representatives towards the estate of deceased **SUKHENDU**



**BHATTACHARJEE** alias **BHATTACHARYA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;

- G. That, after the demise of said **SITANATH BHATTACHARJEE**, **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, **SUBRATA BHATTACHARJEE**, **PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE**, **PRABIR BHATTACHARJEE**, **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** and **MINA BHATTACHARYA**, by virtue of law of inheritance said [1A] **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, [1B] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, [2A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, [2B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, [3] **SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, [4A] **SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee, [4B] **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, [5] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [6] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [7] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [8] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, No. 5 to 8 all are daughters of Late Sitanath Bhattacharjee, became the absolute owner of **ALL THAT** piece and parcel of portion of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, herein referred to and called as the **ENTIRE PREMISES** each of them having share as according to their respective ratio;
- H. That, [1] **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, [2] **SRI**



**SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said [1] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, [2] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said [1] **SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee, [2] **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjec, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property and said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, [2] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [3] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [4] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [5] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 2 to 5** all are daughters of Late Sitanath Bhattacharjee, each of them became the sole and absolute owner of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property;

- I. That, said **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, the **Donor** herein along with said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, the **Donee** herein became the absolute joint owners of **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 5 [five] Chittacks 28.125 [twenty eight point one two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **100 [one hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **50 [fifty] Square Feet** more or less and **First Floor** measuring about **50 [fifty] Square Feet** more or less which is the **undivided un-demarcated 1/8th [one eighth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about



400 [four hundred] Square Feet more or less and **First Floor** measuring about 400 [four hundred] Square Feet more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, each of them became the sole owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property;

- J. That, while thus said **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, the **Donor** herein, seized and possessed of or otherwise well and sufficiently entitled to the **un-divided un-demarcated 1/16th [one sixteenth] share** of the aforesaid property, said **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, the **Donor** herein, **out of her natural love, affection and confidence for her own full blooded brother** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, the **Donee** herein, and for diverse of making gift of **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 2 [two] Chittacks 36.5625 [thirty six point five six two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **50 [fifty] Square Feet** more or less, out of which **Ground Floor** measuring about **25 [twenty five] Square Feet** more or less and **First Floor** measuring about **25 [twenty five] Square Feet** more or less which is the **un-divided un-demarcated 1/16th [one sixteenth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the



jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028, more fully and particularly mentioned in the Schedule written hereunder absolutely forever.

**NOW THIS DEED OF GIFT WITNESSETH as follows:**

- A. In pursuance of the love respect and affection of the DONOR herein to the DONEE herein, the DONOR doth hereby grant, transfer, gift, assign and assure the same or every part thereof forever acquit and discharged the DONEE as well as the property, the DONOR doth hereby further grant, transfer, gift, assign and assure Donor's own share i.e. **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 2 [two] Chittacks 36.5625 [thirty six point five six two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **50 [fifty] Square Feet** more or less, out of which **Ground Floor** measuring about **25 [twenty five] Square Feet** more or less and **First Floor** measuring about **25 [twenty five] Square Feet** more or less which is the **un-divided un-demarcated 1/16th [one sixteenth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in **C. S. Dag No. 2241 [P]** corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to **C. S. Khatian No. 271** corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, PIN - 700 028, specifically and particularly mentioned in the schedule written hereunder and herein after referred to the said **PLOT OF LAND OR HOWSOEVER** the said portion plot of land together with portion of a Two storied building and every part thereof now are or is hereto before were was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, privileges, easements, appendages, appurtenances, whatsoever to the said portion plot of land together with portion of a Two storied building and property or any or every part thereof belonging to or



anywise appertaining to or usually hold, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents, issues and profits thereof and all other legal incidents thereof and all the estate, right, title, interest, inheritance, use, possession, property and every part thereof and all other evidence or title whatsoever in anywise relating to or concerning said portion plot of land together with portion of a Two storied building which now are or hereafter shall or may be in possession, power of control of the DONOR or any other person or persons from the DONOR any procurement of the same without any notice or suit either in law or in equity TO HAVE TO HOLD the said portion plot of land together with portion of a Two storied building at here granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the DONEE absolutely and forever free from all sorts of encumbrances whatsoever.

**B. THE DONOR DOTH HEREBY COVENANT WITH THE DONEE:**

1. THAT notwithstanding or her predecessors-in-title or any of them one executed or knowingly suffered to the contrary the DONOR is fully and absolutely and possessed of or otherwise well and sufficiently entitled to the said portion plot of land together with portion of a Two storied building hereby granted and conveyed and expressed or intended so to be for a perfect indefeasible or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same, and,
2. THAT notwithstanding any such act, deed or thing whatsoever aforesaid the DONOR now has good right fully lawful and absolute authority an indefeasible to grant convey transfer and assign the said property hereby granted transferred assigned and assured or intended so to be with the appurtenances unto and to the use of the DONEE in the manner aforesaid and according to the true intent and meaning of these presents, and,
3. THAT the gift shall and may from time to time and at all times hereafter peaceably and quietly hold convey possess and enjoy the said property hereby granted transferred assigned and assured and received and take rents issues and profits thereof for her absolute use and benefit without any lawful hindrance interruption disturbance eviction claim or demand whatsoever from or by the DONOR or any person or persons whatsoever, and,



4. THAT free and clear freely and clearly and absolutely acquit exonerate and release or otherwise by and at the costs and expenses of the DONOR well and sufficiently save defends kept harmless and other estate rights title claim mortgage charge lien lispensens attachments and encumbrances whatsoever, and,
5. THAT the DONOR and/or all persons having lawfully and absolutely claiming any estate, right, title or interest whatsoever into or upon the property or any and every part thereof from under or in trust for the DONOR and/or her predecessors in title or any of them shall and will from time to time and at all times hereafter at the request and costs of the DONEE for execute or cause to be done or execute all such acts, assurances and things whatsoever for further better and more perfectly assuring the said portion plot of land together with portion of a Two storied building granted conveyed transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said DONEE in the manner aforesaid as may be reasonably require, and,
6. THAT the said portion plot of land together with portion of a Two storied building or any or every part thereof is not attached in any proceeding or under any provision of public demand recovery act or otherwise and no steps taken in execution or any certificate at the instance of Income Tax and/or Wealth Tax and/or Estate Duty Authorities, and,
7. THAT neither any notice under the Public Demand Recovery Act, has been serve upon the DONOR nor any such notice has been published, and,
8. THAT the DONOR has not yet received any notice of requisition or acquisition of the property described in the Schedule written hereunder and the said property has been affected by any scheme or road alignment for other purposes, and,
9. THAT the DONEE and all persons or person claiming through or under this shall has undisputed and all manner of rights through or over the said property and all other rights of casements at law and in equity, and,
10. THAT the DONOR shall and will, at all times hereafter, be bounded to indemnify the DONEE against any loss or damage, may be suffered by the DONEE by reason of any acts in title or possession of the DONOR



or by the discovery of any charge, equitable or otherwise mortgage or trust, liens, lispendens or any suit relating to the property any either before or after decree by any court or other legal authority affecting adversely the property, here it amends any premises hereby granted transferred and conveyed to the DONEE, and,

11. THAT notwithstanding with the execution of this deed of gift the DONOR deliver peaceful vacant possession and/ or the said property described in the Schedule written hereunder, unto the DONEE for the absolute use and benefit of the DONEE as full and absolute owner there for and all rights title interests over the said portion plot of land together with portion of a Two storied building hereby vests unto the DONEE by virtue of this deed of gift absolutely and forever, and,
12. Simultaneously with the execution of this deed of gift the DONOR hand over all documents of title relating to the property specifically described in the Schedule to the DONEE herein.
13. THAT notwithstanding with the execution of this Deed of Gift the DONOR hereby covenant that the DONOR and or her nominee or authorized persons shall not create any sorts of obstruction and/or objection towards construction work of the premises specifically mentioned in the Schedule at the cost of DONEE.

#### **THE SCHEDULE AS REFERRED TO ABOVE**

**ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 2 [two] Chittacks 36.5625 [thirty six point five six two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **50 [fifty] Square Feet** more or less, out of which **Ground Floor** measuring about **25 [twenty five] Square Feet** more or less and **First Floor** measuring about **25 [twenty five] Square Feet** more or less which is the **un-divided un-demarcated 1/16th [one sixteenth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local



Limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is butted and bounded under the following:

ON THE NORTH : PROPERTY OF BISWANATH SINHA;  
 ON THE SOUTH : SIX FEET WIDE COMMON PASSAGE AND PROPERTY OF GANDHI CHARAN PAUL AND SIKHA PAUL;  
 ON THE EAST : PROPERTY OF GANDHI CHARAN PAUL AND SIKHA PAUL;  
 ON THE WEST : SIXTEEN FEET WIDE BAGUIATI 3RD LANE;

By virtue of law of inheritance and this Deed of Gift as well said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, the Donee herein became the sole and absolute owner of **undivided undemarcated 1/8th [one eighth] share** of the aforesaid property in the manner appearing hereunder:

By virtue of:	Area of Land [more or less]		
Inheritance: Own Share [1/16th share]	00 Cottah	02 Chittack	36.5625 Square Feet
By this Deed of Gift [1/16th share]	00 Cottah	02 Chittack	36.5625 Square Feet
1/8th share of Land:	00 Cottah	05 Chittack	28.1250 Square Feet

By virtue of:	Area of building
Inheritance: Own Share [1/16th share]	50.00 Square Feet more or less.
By this Deed of Gift [1/16th share]	50.00 Square Feet more or less.
1/8th share of building:	100.00 Square Feet more or less.



**IN WITNESSES HEREOF** the **DONOR** and the **DONEE** have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

At Kolkata in the presence of:

1.

*Suprotim Saha*  
Advocate

*Anindita Majumder*  
SIGNATURE OF THE DONOR

2. Piyasi Bhattacharya  
107, Bagmati 3rd Lane,  
KOL-7 700028  
Po -> Dumdum

I, the above named **DONEE**  
acknowledge the **GIFT** cordially:

Drafted and prepared in my Office:

*Suprotim Saha*  
Advocate

**SUPROTIM SAHA,**  
Advocate, [W. B. 134/90,  
Judges' Court at Barasat],  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar  
Kolkata - 700 059.

*Suman Bhattacharya*

SIGNATURE OF THE DONEE



SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANT/PRESENTANT



Anindita Majumder



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Suman Ghattacharya



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



PHOTO

LITTLE

RING

MIDDLE

FORE

THUMB

[LEFT HAND]

THUMB

FORE

MIDDLE

RING

LITTLE

[RIGHT HAND]











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002079432/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Anindita Mazumder EB-1/7/B, D B Nagar, City:- Not Specified, P.O:- D B Nagar, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Donor			<i>Anindita Mazumder 19.07.22</i>
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Suman Bhattacharya 107, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028	Donee			<i>Suman Bhattacharya 19.07.22</i>
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri <del>Piyas</del> Piyasi Bhattacharya Wife of Shri Suman Bhattacharya 107, Bagulati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028	Smt Anindita Mazumder, Shri Suman Bhattacharya			<i>Piyasi Bhattacharya 19.07.2022</i>



(Kaustava Dey)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
COSSIPORE DUMDUM  
North 24-Parganas, West  
Bengal

**Addl. District Sub-Registrar**  
**Coosipora, Dum Dum**



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

GRN Details

GRN: 192022230075731781  
GRN Date: 18/07/2022 11:41:58  
BRN: IK0BUCMFL9  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 18/07/2022 11:43:46  
Payment Ref. No: 2002079432/4/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA  
Address: BA - 12/2B, D B NAGAR KOLKATA 700 059  
Mobile: 9051231192  
Email: suprotim62@gmail.com  
Depositor Status: Advocate  
Query No: 2002079432  
Applicant's Name: Mr SUPROTIM SAHA  
Identification No: 2002079432/4/2022  
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	2002079432/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	3199
			Total	3199

IN WORDS: THREE THOUSAND ONE HUNDRED NINETY NINE ONLY.



### Major Information of the Deed

No.:	I-1506-09440/2022	Date of Registration	20/07/2022
No / Year	1506-2002079432/2022	Office where deed is registered	
Registration Date	09/07/2022 5:27:34 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 3,18,515/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,650/- (Article:33(i))	Rs. 3,199/- (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:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5924 (RS :-)	LR-975	Bastu	Bastu	2 Chatak 36.5825 Sq Ft		2,84,765/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					.29Dec	0/-	2,84,765/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	0/-	33,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 25 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 25 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		50 sq ft	0/-	33,750/-	

**Details :****Name,Address,Photo,Finger print and Signature****Smt Anindita Mazumder**

Daughter of Late Sukhendu Bhattacharya EB-1/7/B, D B Nagar, City:- Not Specified, P.O:- D B Nagar, P.S:-  
 Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu,  
 Occupation: Service, Citizen of: India, PAN No.:: akxxxxxx3k, Aadhaar No: 93xxxxxxx0742, Status :Individual,  
 Executed by: Self, Date of Execution: 19/07/2022  
 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of  
 Execution: 19/07/2022  
 , Admitted by: Self, Date of Admisson: 19/07/2022 ,Place : Pvt. Residence

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Suman Bhattacharya (Presentant )</b> Son of Late Sukhendu Bhattacharya 107, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxx8p, Aadhaar No: 50xxxxxxx3172, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Piyasi Bhattacharya</b> Wife of Shri Suman Bhattacharya 107, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028			
Identifier Of Smt Anindita Mazumder, Shri Suman Bhattacharya			

**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	Smt Anindita Mazumder	Shri Suman Bhattacharya	Y	0.290039 Dec	2,84,765/-

**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	Smt Anindita Mazumder	Shri Suman Bhattacharya	Y	50 Sq Ft	33,750/-



## Details as per Land Record

North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza:  
ni, JI No: 20, Pin Code : 700028

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5924, LR Khatian No:- 975		Seller is not the recorded Owner as per Applicant.

17-2022

**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 3,515/-. Family Members amount Rs 3,18,515/-

*Kaustava Dey*

Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

On 19-07-2022

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

Presented for registration at 14:15 hrs on 19-07-2022, at the Private residence by Shri Suman Bhattacharya, Claimant.

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

Execution is admitted on 19/07/2022 by 1. Smt Anindita Mazumder, Daughter of Late Sukhendu Bhattacharya, EB-1/7/B, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 2. Shri Suman Bhattacharya, Son of Late Sukhendu Bhattacharya, 107, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Indetified by Piyasi Bhattacharya, , Wife of Shri Suman Bhattacharya, 107, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

*Kaustava Dey*

Kaustava Dey  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

On 20-07-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,199/- ( A(1) = Rs 3,185/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,199/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2022 11:43AM with Govt. Ref. No: 192022230075731781 on 18-07-2022, Amount Rs: 3,199/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BUCMFL9 on 18-07-2022, Head of Account 0030-03-104-001-16



**of Stamp Duty**

that required Stamp Duty payable for this document is Rs. 1,613/- and Stamp Duty paid by Stamp Rs 1,650/-,

= Rs 0/-

ption of Stamp

Stamp: Type: Impressed, Serial no 95446, Amount: Rs.1,000/-, Date of Purchase: 18/07/2022, Vendor name: A K

Stamp: Type: Impressed, Serial no 95446A, Amount: Rs.500/-, Date of Purchase: 18/07/2022, Vendor name: A K

3. Stamp: Type: Impressed, Serial no 95446B, Amount: Rs.100/-, Date of Purchase: 18/07/2022, Vendor name: A K

4. Stamp: Type: Impressed, Serial no 95446 C, Amount: Rs.50/-, Date of Purchase: 18/07/2022, Vendor name: A K

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 18/07/2022 11:43AM with Govt. Ref. No: 192022230075731781 on 18-07-2022, Amount Rs: 0/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. IK0BUCMFL9 on 18-07-2022, Head of Account

*Kaustava Dey*

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 361536 to 361564  
being No 150609440 for the year 2022.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2022.07.22 10:52:37 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/07/22 10:52:37 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)