



# GIFT DEED

DEED NO. ....

1566

I 1896/19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 267586

1061481/19

Certified that the document is admitted to registration. The stamp duty of / rupees and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar (115/712)  
District Sub Registrar-II  
North 24 Parganas, Barasat

04 JUL 2019

DEED OF GIFT

THIS DEED OF GIFT is made this 04<sup>th</sup> day of July Two thousand and Nineteen ;

BETWEEN

(DEPARTMENT ROOM)

Handwritten signature/initials.

BETWEEN

SMT. SWATI CHAKRABARTI, wife of Jaydip Chakrabarti, Daughter of Sri Aditya Jyoti Roy, by religion- Hindu, by occupation - House wife, by Nationality- Indian, permanently residing at H-C/2, Aswininagar, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas, presently residing at 26414, Planters Heath, Katy, Texas, TX- 77494, USA, hereinafter referred to as the DONOR (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns ) of the ONE PART.

A N D

SRI DEBJYOTI ROY, (PAN NO.AFDPR4832B) (Mobile No. 9315941789 ), son of Sri Aditya Jyoti Roy, by religion- Hindu, by occupation - Service, by Nationality- Indian, residing at A-35, 2<sup>nd</sup> Floor, Mandakini Enclave, Alakananda, P.O-Alakananda,P.S-ChittaRanjan Park New Delhi -110019 hereinafter referred to as the DONEE (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns ) of the OTHER PART.

WHEREAS One Shyama Prasanna Roy was the absolute owner of a plot of land measuring an area of 19 Sataks of land be the same little more or less lying and situated at Mouja Jyangra, J.L. No. 16, Re.Sa. No. 114 Touzi No. 3027 comprised in C.S. Khatian No. 354, Zamindari Khatian No. 341 KA, KHA appertaining to C.S. Dag No. 182 and 183 under Police Station- Rajarhat in the District of North 24 Parganas by virtue of purchased and purchased from the than Vendors Dulal Chandra Ghosh , Panchu Ghosh and Nilmony Ghosh and registered before SRO, Cossipore Dum and recorded in Book No. I Volume No. 29 pages from 05 to 09 Being No. 1462 for the year 1948 and another Deed dated 4<sup>th</sup> day of November, 1959 and recorded in Book No. I Volume No. 108 pages from 96 to 99 Being No. 7578 for the year 1959.

AND WHEREAS the said Shyama Prasanna Roy, sold conveyed and transferred a portion of the said plot of land measuring an area of 4 Cotthas 8 Chittacks and 32 sq.ft. of land be the same little more or less lying and situated at Mouja Jyangra, J.L. No. 16, Re.Sa. No. 114 Touzi No. 3027 comprised in C.S. Khatian No. 354, Zamindari Khatian No. 341 KA, KHA appertaining to C.S. Dag No. 182 and 183 under Police Station- Rajarhat in the District of North 24 Parganas unto and in favour of Aditya Jyoti Roy and registered before SRO, Cossipore Dum Dum and recorded in Book No. I Volume No. 63 pages from 01 to 07 Being No. 2828 for the year 1976.

AND WHEREAS after purchase the afore said land, The said Aditya Jyoti Roy recorded his name in the name of B.L. & L.R.O and got L.R. Khatian No. 3358 appertaining to L.R. Dag No. 036.

AND WHEREAS the said Sri Aditya Jyoti Roy gifted a portion of his land measuring an area of 1 Cottha 5 Chittacks 20 sq.ft. be the same little more or less unto and in favour of his wife SMT. SUKLA ROY and registered before ADSRO, Bidhannagar Salt Lake City and recorded in Book No. 1 Being No. 05055 for the year 2008.

AND WHEREAS the said SMT. SUKLA ROY become the absolute owner of a plot of land measuring an area of 1 Cottha 5 Chittacks 20 sq.ft. be the same little more or less by virtue of gift.

AND WHEREAS the said Smt. Sukla Roy died intestate on 14/11/2010 leaving behind her husband Sri Aditya Jyoti Roy, only son Debjyoti Roy and only daughter Smt. Swati Chakrabarti and the said Sri Aditya Jyoti Roy Debajyoti Roy Smt. Swati Chakrabarti become the absolute owners of the property left by the said SMT. SUKLA ROY since deceased.

AND WHEREAS the said Smt. Swati Chakrabarti, desirous to gift her share of the said property measuring an area of 7 Chittacks 7 sq.ft. to her brother Sri Debjyoti Roy and the said Debajyoti Roy accepted her proposal and the Donor Smt. Swati Chakrabarti prepare this Deed of gift deed and infavour of her brother SRI DEBJYOTI ROY.

NOW THIS DEED OF GIFT WITNESSETH that inconsideration of the natural love and affection which the DONOR had and still has for the DONEE the latter being her only brother. the DONOR do hereby grant convey transfer give and assure unto and to the use of the DONEE the said land ALL THAT piece or parcel of land measuring an area of 0 ( Zero ) Cottha 7 ( Seven ) Chittacks 7 ( Seven ) sq.ft. be the same little more or less more fully described in the Second Schedule written hereunder freely and transfer, give and assure unto and to the use of the DONEE. freely voluntarily, the property mentioned and described in the Schedule hereto and hereinafter referred to as the said property and delivered possession of the same TOGETHER WITH all trees, hedges, ditches, ways, waters, lights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging for in any way appertaining or usually held or occupied therewith or reputed to belong to or be appurtenant thereto and every part thereof TO HAVE AND TO HOLD the same granted or expressed or to be unto the use of the DONEE absolutely and forever free from all encumbrances and the DONOR do hereby covenant with the DONEE that NOTWITHSTANDING any act, deed and things by the DONOR now lawfully, rightfully and sufficiently entitled to the said property hereby granted or expressed so to be and every part thereof mentioned in the Schedule hereunder written free from all encumbrances attachment or defect in title whatsoever and the

DONOR has full power and absolute authority to transfer in any manner whatsoever as per Schedule AND the Donee shall hereafter peaceably and quietly hold possess and enjoy the said land in "Khas" and also transfer in any manner with absolute right, title and interest or without any claim or demand whatsoever by the DONOR or any person through or under him AND that this Deed of Gift is executed at free will and for the purpose of Stamp Duty the said property is Valued at Rs. 8,00,000=00 (Rupees Eight Lacks) only.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Description Gifted Property .

ALL THAT piece or parcel or land measuring an area of 0 ( Zero) Cotthas 7 ( Seven) Chittacks 7 ( Seven) sq. ft be the same a little more or less lying and situated at MOUJA Jyangra, J.L. No. 16, Re.Sa. No. 114 Touzi No. 3027 comprised in C.S. Khatian No. 354, Zamindari Khatian No. 341 KA, KHA corresponding to R.S. Khatian No. 461/381 corresponding to L.R. Khatian No. 3360 appertaining to C.S. Dag No. 182 and 183 corresponding to R.S. Dag No. 228 corresponding to L.R. Dag No. 3543 under Police Station- Baguiati formerly Rajarhat in the District of North 24 Parganas within local limits of Bidhannagar Municipal Corporation, Ward No. 16 butted and bounded in the following manners , that is to say :

ON THE NORTH : Sasanka Sekhar Roy

ON THE SOUTH : Mohan Mallick and others and Ananda Niketan

ON THE EAST : Aditya Jyoti Roy, Land and Building and 4' (Four feet ) wide passage

ON THE WEST : Bhupati Nath Neogi land and Building and Prodip Das Gupta

The property is at Aswininagar , Jyangra.

The plan annexed herewith will be treated as a part of this deed of Gift.

I, WITNESSEES WHEREOF the DONOR and the Donee have hereunto and hereto set and subscribed their respective hands and seals on the day, month and year first above written;

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata- 700 059 in the presence of:

1. Swati Chakrabarti  
2. Debjyoti Roy  
3. ...  
4. ...

Swati Chakrabarti  
(SWATI CHAKRABARTI)

DONOR

Debjyoti Roy  
(DEBJYOTI ROY)

DONEE

Drafted by:

T.A. Choudhury

T.A. Choudhury,

ADVOCATE,

High Court, Calcutta.

98305 32167 / 98301 09674

WB '14 2010

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

BRN No: 16 261926 003612485-1  
BRN Date: 04/07/2019 13:02:19  
BRN: C.K.18517578  
Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 04/07/2019 13:02:19

DEPOSITOR'S DETAILS

ID No.: 150200010614814/2019  
(Unique Challan No.)

Name: Debjyoti Roy  
Contact No.: Mobile No.: 9830066296  
E-mail:  
Address: A/35 2nd Floor Mandakira Enclave Pin 110019  
Applicant Name: Mr Anjit Chowdhury  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Gift, Gift in Favour of family members Payment No. 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	150200010614814/2019	Property Registration- Stamp Duty	150200010614814	2400
2	150200010614814/2019	Property Registration- Registration Fees	150200010614814	2200

Total

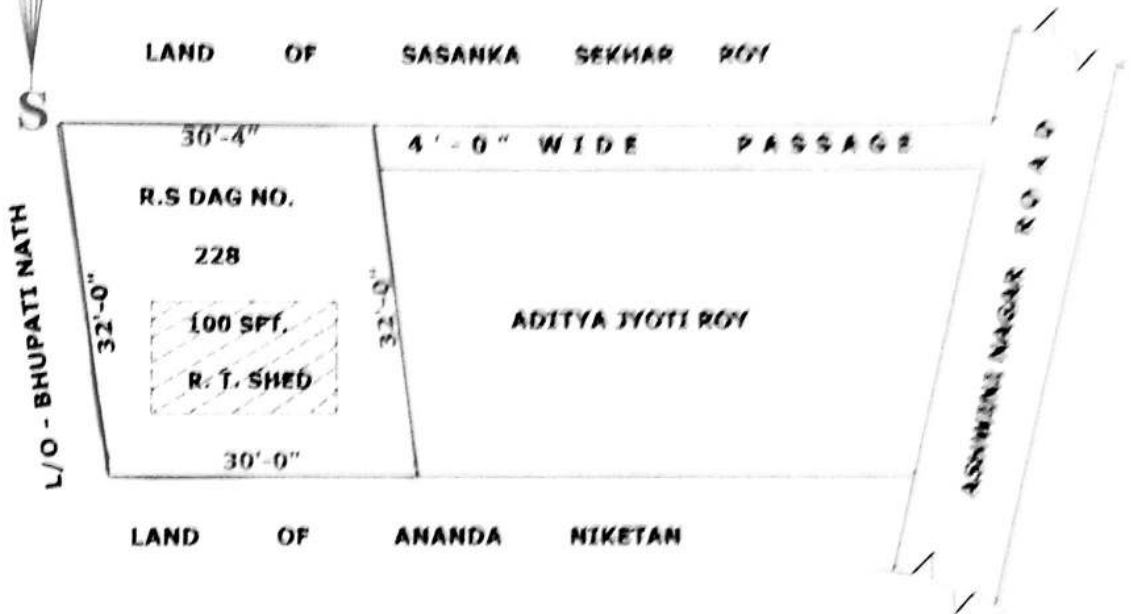
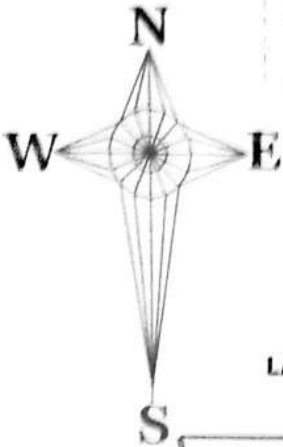
4600

In Words: Rupees Twelve Thousand Two Hundred Sixty Two only

**PLAN OF LAND AT MOUZA - JYANGRA, J.L NO.- 16, R.S DAG NO.- 228, L.R DAG NO.- 3543, R.S KHATIAN NO.- 461/381, P.S - RAJARHAT, UNDER RAJARHAT-GOPALPUR MUNICIPALITY AT PRESENT BIDHANNAGAR MUNICIPAL CORPORATION, WARD NO.- 16, DIST.- NORTH 24 PARGANAS.**

TOTAL AREA OF LAND = 1 K - 9 CH - 26 SFT.

GIFTED AREA OF LAND ( $\frac{1}{2}$  UNDIVIDED SHARE) = 6 K - 7 CH - 7 SFT.  
WITH 100 SFT. R. T. SHED



*Shakrabarti*  
(SWATI CHAKRABARTI)  
- : SIGNATURE OF THE DONOR : -

*Aditya Roy*  
(ADITYA JYOTI ROY)  
- : SIGNATURE OF THE DONEE : -

*[Signature]*  
PROF. B. B. DAS  
Surveyor & planner  
regd. no. L/32455  
Serampally, medinipuram.

DRAWN BY

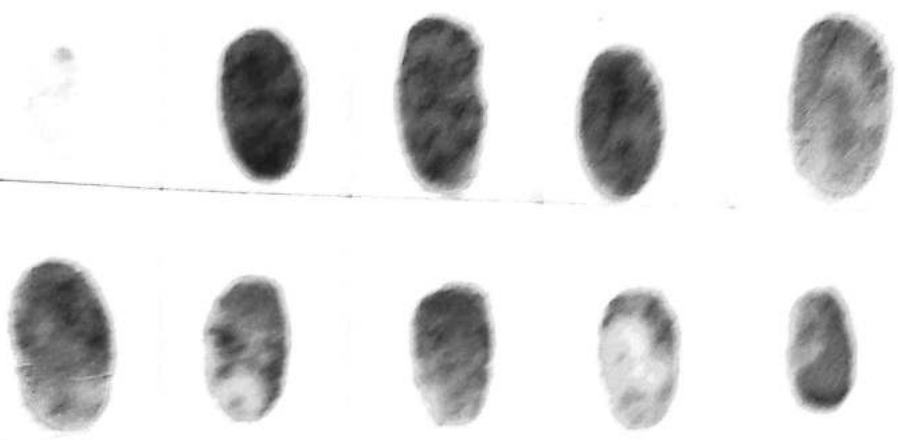


STATE  
DEPARTMENT  
OF JUSTICE  
WASHINGTON, D.C.

MAILED 10/10/54  
RECEIVED 10/10/54  
U.S. DEPT. OF JUSTICE



*Shammy*  
SWIFT  
CHACKABARTI



ATTESTED *Shammy* (CHACKABARTI)

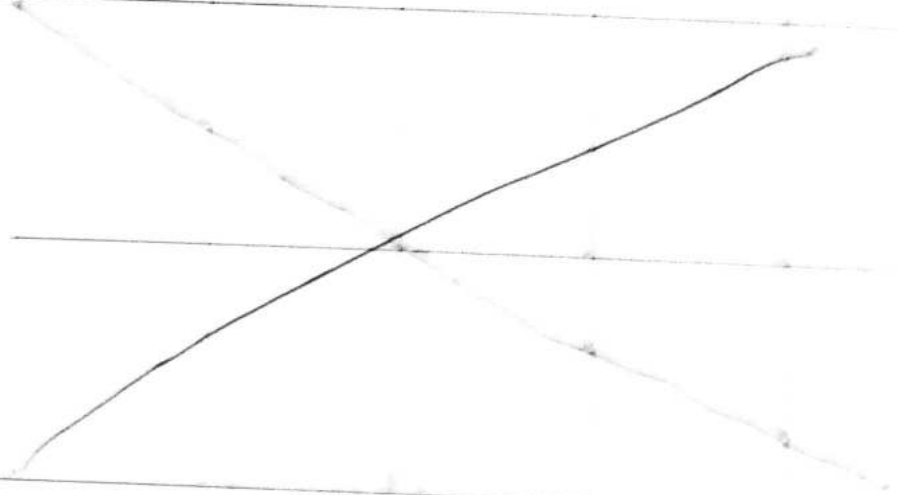


*Swartz*  
NEELY



ATTESTED *Swartz* (NEELY)

FOOD



ATTESTED  
TESTED



**PERMANENT RESIDENT CARD**

NAME CHAKRABARTI, SWATI



A# 094-333-177  
 Birthdate 03/17/64  
 Category Indian  
 Sex F  
 Country of Origin India  
 Resident Since 12/01/09



C1USA0943331772LIN0916451424<<  
 6703174F1912010IND<<<<<<<<<<<<<<<1  
 CHAKRABARTI<<SWATI<<<<<<<<<<<<<<

*Chakrabarti*



REPORT (copy)  
Koppe/Okon

The first part of the report  
is a description of the project  
and the objectives of the study.  
The second part is a description  
of the methodology used in the  
study.

The third part is a description  
of the results of the study.  
The fourth part is a discussion  
of the results and their  
implications.

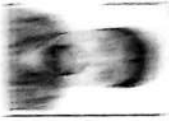
The fifth part is a conclusion.

The sixth part is a list of  
references.

The seventh part is a list of  
appendices.

APPENDIX I

APPENDIX II  
APPENDIX III  
APPENDIX IV  
APPENDIX V  
APPENDIX VI  
APPENDIX VII  
APPENDIX VIII  
APPENDIX IX  
APPENDIX X



APPENDIX XI  
APPENDIX XII  
APPENDIX XIII  
APPENDIX XIV  
APPENDIX XV



### Major Information of the Deed

Deed No	1 1602 01896/2019	Date of Registration	04/07/2019
Query No / Year	1602 0001061481/2019	Office where deed is registered	
Query Date	04/07/2019 10:40:47 AM	D.R. # NORTH 24 PARGANAS District North 24 Parganas	
Applicant Name, Address & Other Details	Arijit Chowdhury AD 1, Santa Abasan, Hebatbata Thana, New Town District North, 24 Parganas WE 31 BENGAL PIN - 700157 Mobile No. 9830060363 Status Advocate		
Transaction	102011 Gift, Gift In Favour of family members		
Set Forth value	Additional Transaction (4105) Other than Intangible Property Declaration (No. of Declaration: 2)		
Rs. 8,00,000/-	Market Value		
Stampduty Paid(SD)	Rs. 8,79,722/-		
Rs. 4,419/- (Article 330)	Registration Fee Paid		
Remarks	Received Rs. 60/- (TITTY only) from the applicant for issuing the assessment slip (Urban area)		

### Land Details :

District North 24-Parganas, P.S. Rajarhat Municipality BIDHANNAGAR MUNICIPALITY CORPORATION Road Ashwini Nagar (Jyangra) Mouza Jyangra II No. 16, Pin Code 700159

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS 228	RS 461	Bastu	Bastu	7 Charar 7 Sq Ft	7,70,000/-	8,49,722/-	Width of Approach Road 4 Ft Adjacent to Metal Road
<b>Grand Total :</b>						<b>7,79,900/-</b>	<b>7,70,000/-</b>	<b>8,49,722/-</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	30,000/-	30,000/-	Structure Type Structure
Gr Floor, Area of floor 100 Sq Ft Residential Use Cemented Floor, Age of Structure 07 year Road Type Tiles Shed, Extent of Completion Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000/-</b>	<b>30,000/-</b>	

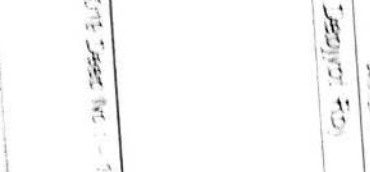

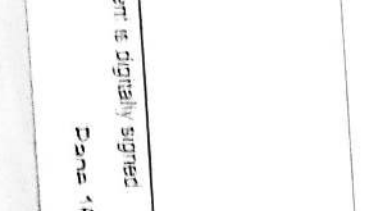
Name Address Photo Finger Print and Signature

Name	Photo	Finger Print	Signature
Dr. Baljit Sandharam Director of the Division Director of the Division Director of the Division Director of the Division			

Name Address Photo Finger Print and Signature

Name	Photo	Finger Print	Signature
Dr. Jai Prakash Singh (Retd.) Director of the Division Director of the Division Director of the Division Director of the Division			

Name	Photo	Finger Print	Signature
Dr. Jai Prakash Singh (Retd.) Director of the Division Director of the Division Director of the Division Director of the Division			

Name	Photo	Finger Print	Signature
Dr. Jai Prakash Singh (Retd.) Director of the Division Director of the Division Director of the Division Director of the Division			

Name Address Photo Finger Print and Signature

Dr. Jai Prakash Singh (Retd.)  
Director of the Division  
Director of the Division  
Director of the Division  
Director of the Division

Name Address Photo Finger Print and Signature

Dr. Jai Prakash Singh (Retd.)  
Director of the Division  
Director of the Division  
Director of the Division  
Director of the Division

**Form of Letter from Board To Notice**

No	Done Name	Done Name	Relationship of Donee and Donee (Within Family)	Transferred Area	Share to Market Value (in Rs.)
1					
<b>Transfer of Shares from Donee To Donee</b>					
No	Done Name	Done Name	Relationship of Donee and Donee (Within Family)	Transferred Area	Share to Market Value (in Rs.)
1					

Enclosed for Your Number: 1/2019/2019/2019

**On 24/01/2019**  
**Certificate of Appointment/Rule 42 (W.B. Registration Rules, 1982)**  
 Donee Name: 1/2019/2019/2019  
 Relationship of Donee: 1/2019/2019/2019

**Registration/Rules Section 22 & Rule 22(A)(3) 40(1)(W.B. Registration Rules, 1982)**  
 Donee Name: 1/2019/2019/2019  
 Relationship of Donee: 1/2019/2019/2019

**Certificate of Market Value/WB (W.B. rules of 2013)**  
 Donee Name: 1/2019/2019/2019  
 Relationship of Donee: 1/2019/2019/2019

**Admission of Execution (Under Section 38, W.B. Registration Rules, 1982)**  
 Donee Name: 1/2019/2019/2019  
 Relationship of Donee: 1/2019/2019/2019

**Agreement of Fees**  
 Donee Name: 1/2019/2019/2019  
 Relationship of Donee: 1/2019/2019/2019

1/10/2010 10:10:10 AM

1/10/2010 10:10:10 AM

1/10/2010 10:10:10 AM

1/10/2010 10:10:10 AM



Certificate of Registration under section 60 and Rule 68.

Registered in Book - I

Volume number 1502/2019, Page from 66206 to 66223

being No 150201896 for the year 2019.



Digitally signed by AMITAVLA DUTTA  
Date: 2019.07.05 13:41:07 +05:30  
Reason: Digital Signing of User

*Amitavla  
Dutta*

(Amitavla Dutta) 05-07-2019 13:40:49

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.



# GIFT DEED



YEAR & DATE

:-

PURCHASER NAME

:-

VEDNOR'S NAME

:-

MOUZA

:-

KHATIAN NO.

:-

DAG NO.

:-

AREA OF LAND

:-

DEED WRITER / ADVOCATE

