

9119/18

P. 8744/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 096095

Verified that the document admitted to registration. The Signature Sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document

A. S. S. S.
5.10.18

District Sub-Registrar - D
North 24-Parganas, Barasa
05 OCT 2018

-:: DEED OF GIFT ::-

THIS DEED OF GIFT is made on this 5th day of October, 2018
(Two Thousand Eighteen) A.D.

BETWEEN

SHRI GOBINDO ROY (PAN - BAIPR2248N, AADHAAR NO. - 353586395869), Son of Late Sibeswar Roy, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at - 2 No. Jadu Bhatta Sarani, Madhya Durganagar, Near Allahabad Bank, Post Office - Rabindra Nagar, Police Station - Dum Dum, District - North 24 Parganas, Kolkata - 700065, hereinafter called and referred to as the **"DONOR"** (which 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**.

AND

SMT. SAGARIKA SAHA (PAN - EGXPS9211L, AADHAAR NO. - 429325676644), Wife of Shri Swapan Saha, by Faith - Hindu, by Nationality - Indian, by Occupation - House wife, residing at - Gobinda Barrack, Post Office & Police Station - Barasat, District - North 24 Parganas, Kolkata - 700124, hereinafter called and referred to as the **"DONEE"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT the piece and parcel of Rayati interest '**BASTU**' land measuring about **2 Cottahs** or **03 ¼ Decimals** of land be the same little more or less comprised in C.S. khatian No. 244, R.S. Dag No. 211/358 under R.S. Khatian No. 393 at **MOUZA - PRASADPUR**, J.L. No. 39, Re. Sa. No. - 229, Touzi No. - 146, Pargana - Anowarpur, Additional District Sub-Registrar Office at Barasat, Police Station - Barasat, Kolkata - 700124 within the vicinity of Barasat Municipality, Holding No. 16, A.T. Ghosh Road under Ward No. 03, District - North 24 Parganas, originally belonged to one Sailendra Nath Paul, Nripendra Nath Paul, Ramendra Nath Paul, Dwijendra Nath Paul, Bhudeb Chandra Paul and Sahadeb Paul.

AND WHEREAS, subsequently the said Sailendra Nath Paul, Nripendra Nath Paul, Ramendra Nath Paul, Dwijendra Nath Paul, Bhudeb Chandra Paul and Sahadeb Paul transferred 9 decimals of land situated in R.S. Dag No. 211/358 through a registered deed of sale dated 21/01/1950 being No. 100 which was recorded in Book No. I, Volume No. 9, from pages 166 to 168 before the Sub Registrar at Barasat in favour of Dolly Roy, wife of late Labanya Kumar Roy. Subsequently she mutated her name before the R.S. Khatian No. 393, in R.S. Dag No. 211/358.

AND WHEREAS subsequently the said Dolly Roy transferred 9 decimals of land situated in R.S. Dag No. 211/358 through a registered deed of sale dated 01/06/1994 being No. 1764 which was recorded in Book No. I, Volume No. 29, from pages 121 to 126 before the Additional District Sub Registrar at Barasat in favour of Anupam Roy, son of late Labanya Kumar Roy. Subsequently he mutated his name before the Barasat Municipality.

AND WHEREAS subsequently while the said Anupam Roy was in actual physical possession of the schedule property he transferred the schedule property through a registered deed of sale dated 08/02/2006 being No. 7158 for the year 2006 registered before the Additional District Sub Registrar at Barasat in favour of Shri Nikhil Roy, Shri Paritosh Roy and Shri Gobindo Roy.

AND WHEREAS in this way **SHRI NIKHIL ROY, SHRI PARITOSH ROY** and **SHRI GOBINDO ROY**, all are sons of Lte Shibeswar Roy became the joint owners of 2 Cottahs or 03 ¼ Decimals of Bastu land. Subsequently they mutated their name before the Barasat Municipality under Holding No. 16, A.T. Ghosh Road under Ward No. 03 and over which they constructed a 852 sq. ft. of cemented flooring pucca build.

AND WHEREAS as per the Law of our land the said **SHRI NIKHIL ROY** became the owner of undivided, unpartitioned, undemarcated, joint **1.083 decimals** of Bastu land over which undivided, unpartitioned, undemarcated, joint **284 sq. ft.** of cemented flooring pucca residential structure.

AND WHEREAS as per the Law of our land the said **SHRI PARITOSH ROY** became the owner of undivided, unpartitioned, undemarcated, joint **1.083 decimals** of Bastu land over which undivided, unpartitioned, undemarcated, joint **284 sq. ft.** of cemented flooring pucca residential structure.

AND WHEREAS as per the Law of our land the said **SHRI GOBINDO ROY** became the owner of undivided, unpartitioned, undemarcated, joint **1.083 decimals** of Bastu land over which undivided, unpartitioned, undemarcated, joint **284 sq. ft.** of cemented flooring pucca residential structure.

AND WHEREAS thus, the present Donor herein namely **SHRI GOBINDO ROY** become joint, undivided, un-partitioned, un-demarcated **1/3rd** share of the piece and parcel of Rayati interest '**BASTU**' land measuring about **1.083 decimals** of land be the same little more or less out of **2 Cottahs** or **03 ¼ Decimals** be the same little more or less over which undivided, unpartitioned, undemarcated, joint **284 sq. ft.** of cemented flooring pucca residential structure out of **852 sq. ft.** of cemented flooring pucca residential structure comprised in R.S. Dag No. 211/358 under R.S. Khatian No. **393** at **MOUZA - PRASADPUR**, J.L. No. 39, Re. Sa. No. - 229, Touzi No. - 146, Additional District Sub-Registrar Office at Barasat, Police Station - Barasat, Kolkata - 700124 within the vicinity of Barasat Municipality, Holding No. 16, A. T. Ghosh Road, under Ward No. 03 (25),

District - North 24 Parganas, original owner is the State of West Bengal Government represented by North 24 Parganas District Collectorate, which is the present schedule property and the said property has good marketable title and the property is free from all encumbrances, liens, charges and mortgages whatsoever and being the joint owner of the property he possess the scheduled property by all acts and deeds and he possess the scheduled property with the other owners without any interruption by paying all rent and taxes before the competent authorities and he have every right / authority to transfer the same by way of sale, gift, lease or any other lawful manner to any person.

AND WHEREAS the Donor herein wants to donate the joint, undivided, unpartitioned, un-démarcated 1/3rd share of the piece and parcel of Rayati interest 'BASTU' land measuring about **1.083 decimals** of land be the same little more or less out of **2 Cottahs** or **03 ¼ Decimals** be the same little more or less over which undivided, unpartitioned, undemarcated, joint **284 sq. ft.** of cemented flooring pucca residential structure out of **852 sq. ft.** of cemented flooring pucca residential structure comprised in R.S. Dag No. 211/358 under R.S. Khatian No. **393** at **MOUZA - PRASADPUR, J.L. No. 39, Re. Sa. No. - 229, Touzi No. - 146, Additional District Sub-Registrar Office at Barasat, Police Station - Barasat, Kolkata - 700124** within the vicinity of Barasat Municipality, Holding No. 16, A. T. Ghosh Road, under Ward No. 03 (25), District - North 24 Parganas, morefully described in the Schedule below out of love and affection towards the Donee herein.

NOW THIS DEED WITNESSES as follows :-

That in consideration of natural love and affection which the **DONOR** had and still has for the **DONEE** as the **DONEE** is the **full blooded sister** of the **DONOR**. That being satisfied at **DONEE'S** moral service, the Donor hereby

and hereunder bequeath all the right, title and interest of the Schedule property of this Deed of Gift with intent to vest the same in and freely, voluntarily and absolutely grant, convey, transfer, give and assure unto and to 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 KHAS possession of the same unto and in favour of the **DONEE** TO HAVE AND TO HOLD THE SAME for her sole use and benefit absolutely and unconditionally forever. *Usual covenants as in a Sale-Deed* AND the **DONOR** doth hereby covenant with the **DONEE** her heirs, executors, administrators, representatives and assigns that notwithstanding any act, Deeds or things hereto before done, executed or knowingly suffered to the contrary, the **DONOR** is now lawfully seized and possessed the Schedule property free from any encumbrances, attachments or defect in title whatsoever and the **DONOR** have full power and absolute authority to **GIFT** the said property to Khas without any claim or demand whatsoever. All, the **DONOR**, his heirs, administrators or assigns further covenant she shall at the cost of the **DONEE**, her heirs, executors, assigns do or execute or cause to be done, for further and more perfectly conveying and assuming the said property in manner aforesaid to the true intent and meaning of this Gift Deed AND THAT the **DONEE** accepts the gift with pleasure of the said property hereunder made as testified by his being a party hereto and executing these presents. The Government Market Value of the property is amounting **Rs. 10,00,637/-** (Rupees Ten Lakhs Six Hundred and Thirty Seven) only.

-:: THE SCHEDULE ::-

(Description of the Gifted property)

ALL THAT joint, undivided, un-partitioned, un-demarcated 1/3rd share of the piece and parcel of Rayati interest '**BASTU**' land measuring about **1.083 decimals** of land be the same little more or less out of **2 Cottahs** or

03 ¼ Decimals be the same little more or less over which undivided, unpartitioned, undemarcated, joint 284 sq. ft. of cemented flooring pucca residential structure out of 852 sq. ft. of cemented flooring pucca residential structure comprised in R.S. Dag No. 211/358 under R.S. Khatian No. 393 at **MOUZA - PRASADPUR**, J.L. No. 39, Re. Sa. No. - 229, Touzi No. - 146, Pargana - Anowarpur, Additional District Sub-Registrar Office at Barasat, Police Station - Barasat, Kolkata - 700124 within the vicinity of Barasat Municipality, Holding No. 16 under Ward No. 03, District - North 24 Parganas, original owner is the State of West Bengal Government represented by North 24 Parganas District Collectorate, The proportionate annual rent of the land as mentioned above is payable to the Landlord the Govt. of West Bengal in accordance with the West Bengal Land Holding Revenue Act and it includes the proportionate share of the area of common portions together with undivided proportionate share of land and all other common utilities amenities and facilities etc. and the entire property is butted and bounded by -

On The North : Land of Tamal Roy;
On The South : Bhupal Bhattacharjee;
On The East : Common Passage;
On The West : Others Land;

Ten fingers impression of the Donor and the Donee are enclosed herewith.

IN WITNESS WHEREOF the DONOR has executed these presents and the DONEE has accepted the gift with pleasure on the day, month and year first above-written.

Signed and delivered in the presence of witnesses of:

- 1) Basudev Sarkar
179/4 Ashokemagan.
P.O.+P.S Ashokemagan.
Dist-North 24 Pgs.

5779-4. 3125

Signature of the Donor/
SHRI GOBINDO ROY

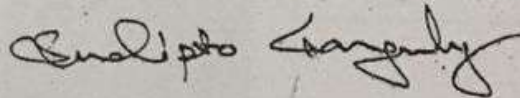
- 2) Subhojit Sarkar
179/4 Ashokemagan
Dist: North 24 Parganas

DONEE accepting the said gift with pleasure

Sagarika Saha












Signature of the Donee /
SMT. SAGARIKA SAHA

Drafted and prepared by me as per the instruction and photo copy of the documents supplied by the DONOR and read over and explain to the DONOR and DONEE in their mother tongue and after understanding the contains of this indenture they puts their Signature in this indenture :-














Mr. SUDIPTO GANGULY
Advocate,
Barasat Judges' Court.
Enrolment No.:- WB-1619/2006.

SPECIMEN COPY FOR TEN FINGER PRINTS

No.		Little	Ring	Middle	Fore	Thumb	
	 <i>श्री गोंडो राजू</i>						Left Hand
							Right Hand
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: *श्री गोंडो राजू*
 Specimen Finger prints of: **SHRI GOBINDO ROY.**

Sl.No.		Little	Ring	Middle	Fore	Thumb	
	 <i>Sagarika Saha</i>						Left Hand
							Right Hand
		Thumb	Fore	Middle	Ring	Little	

SIGNATURE: *Sagarika Saha*
 Specimen Finger prints of: **SMT. SAGARIKA SAHA.**

Major Information of the Deed

Deed No :	I-1525-08744/2018	Date of Registration :	05/10/2018
Query No / Year	1525-0001576766/2018	Office where deed is registered	
Query Date	04/10/2018 4:31:07 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	SUDIPTO GANGULY Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874318943, 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. 10,00,637/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,023/- (Article:33(i))	Rs. 10,052/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ashutosh Ghosh Road, Mouza: Prasadpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-211/358	RS-393	Bastu	Bastu	1.083 Dec		7,87,637/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					1.083Dec	0/-	7,87,637 /-	

Structure Details :



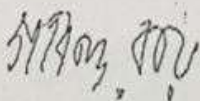
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
\$1	On Land L1	284 Sq Ft.	0/-	2,13,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 284 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	284 sq ft	0/-	2,13,000 /-	
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Major Information of the Deed :- I-1525-08744/2018-05/10/2018

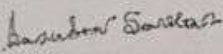
Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mr GOBINDO ROY (Presentant) Son of Late SIBESWAR ROY Executed by: Self, Date of Execution: 05/10/2018 , Admitted by: Self, Date of Admission: 05/10/2018 ,Place : Office			
	05/10/2018	LTI 05/10/2018		05/10/2018
2 No. Jadu Bhatta Sarani, Madhya Durganagar, Near, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAIPR2248N, Aadhaar No: 35xxxxxxxx5869, Status :Individual, Executed by: Self, Date of Execution: 05/10/2018 , Admitted by: Self, Date of Admission: 05/10/2018 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SAGARIKA SAHA Wife of Mr SWAPAN SAHA Executed by: Self, Date of Execution: 05/10/2018 , Admitted by: Self, Date of Admission: 05/10/2018 ,Place : Office			
	05/10/2018	LTI 05/10/2018		05/10/2018
Wife of Mr SWAPAN SAHA Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EGXPS9211L, Aadhaar No: 42xxxxxxxx6644, Status :Individual, Executed by: Self, Date of Execution: 05/10/2018 , Admitted by: Self, Date of Admission: 05/10/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr BASUDEB SARKAR Son of Late KALIPADA SARKAR 179/4, ASHOKNAGAR, P.O:- ASHOKNAGAR, P.S:- Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN - 743222, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr GOBINDO ROY, Mrs SAGARIKA SAHA	
	05/10/2018

Major Information of the Deed :- I-1525-08744/2018-05/10/2018

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	Mr GOBINDO ROY	Mrs SAGARIKA SAHA	Y	1.083 Dec	7,87,637/-

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	Mr GOBINDO ROY	Mrs SAGARIKA SAHA	Y	284 Sq Ft	2,13,000/-

Owner and Land or Building Details as received from KMC

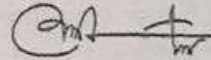
Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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Endorsement For Deed Number : I - 152508744 / 2018

On 04-10-2018

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 10,00,637/- Family Members amount Rs 10,00,637/-



Sumit Kumar Sinha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 05-10-2018

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 14:50 hrs on 05-10-2018, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Mr GOBINDO ROY, Executant.

Major Information of the Deed :- I-1525-08744/2018-05/10/2018

10/10/2018 Query No:-15250001576766 / 2018 Deed No : I - 152508744 / 2018, Document is digitally signed.

Admission of Execution (Under Section 58, WB Registration Rules, 1962)

Execution is admitted on 05/10/2018 by 1. Mr GOBINDO ROY, Son of Late SIBESWAR ROY, 2 No. Jadu Bhatta Sarani, Madhya Durganagar, Near, P.O: RABINDRA NAGAR, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Mrs SAGARIKA SAHA, Wife of Mr SWAPAN SAHA, GOBINDA BARRACK, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife

Indetified by Mr BASUDEB SARKAR, , Son of Late KALIPADA SARKAR, 179/4, ASHOKNAGAR, P.O: ASHOKNAGAR, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,052/- (A(1) = Rs 10,006/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,052/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2018 6:10PM with Govt. Ref. No: 192018190295114821 on 04-10-2018, Amount Rs: 10,052/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TUZNW7 on 04-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,023/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 4,023/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 524, Amount: Rs.1,000/-, Date of Purchase: 04/10/2018, Vendor name: S Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2018 6:10PM with Govt. Ref. No: 192018190295114821 on 04-10-2018, Amount Rs: 4,023/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00TUZNW7 on 04-10-2018, Head of Account 0030-02-103-003-02

Nandi

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1525-08744/2018-05/10/2018

10/10/2018 Query No:-15250001576766 / 2018 Deed No :I - 152508744 / 2018, Document is digitally signed.

Page 23 of 24

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2018, Page from 245269 to 245292
being No 152508744 for the year 2018.



Digitally signed by ANANDAMOHAN
NANDI
Date: 2018.10.10 11:53:46 +05:30
Reason: Digital Signing of Deed.

Anandi

(Ananda Mohan Nandi) 10/10/2018 11:53:42 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)