

05697/20

I-5648/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

47AB 095560

12/10/20

1243138/20

9 2

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

District Sub-Registrar-II
Alipore, South 24 Parganas

13 OCT 2020

DEED OF GIFT

THIS DEED OF GIFT made this the 12th day of October, Two Thousand and Twenty (2020);

BETWEEN

[Handwritten notes in Bengali script]

RAM MOHAN CHATTOPADHYAY (PAN- ACLPC4360N, AADHAAR No. 564585978270) son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Service, both are residing at "**ANJALI**" Apartment, Flat No. A-4, 4th Floor, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047, District South 24 Parganas, hereinafter referred to as '**DONOR**' (which expression shall unless executed by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns)

ONE PART.

AND

SRI. ANANDA CHATTOPADHYAY (PAN- ABWPC3040K, AADHAAR No.983897194392) son of Late Ramendra Mohan Chatterjee, by faith- Hindu, by nationality- Indian, by occupation- Retired, residing at "**ANJALI**" Apartment, Flat No. A-4, 4th Floor, P.O. - Naktala, P.S.- Netaji Nagar, Kolkata-700047, District South 24 Parganas hereinafter referred to as the **DONEE** (which expression shall unless executed by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns)

OTHER PART.

WHEREAS Smt Anjali Chatterjee, purchased **ALL THAT** piece and parcel of land measuring 5 Cottahs 1 Chittacks in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, R. S. Dag No. 71, 72 and 75, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal from Ashram Praktan Chhatra Sangha, Narendrapur, 24 Parganas by virtue of a Deed of Conveyance dated 24.03.1975 which was duly registered before Sub-Registrar Sonarpur and recorded in Book No. I, Volume No. 28, pages 92 to 95, being No. 1324 for the year 1975.

AND WHEREAS said Anjali chatterjee mutated her name in the B.L. & L.R.O. being L.R. Khatian No. 8 and L.R. Dag No. 163, and paid taxes regularly to the concern authority.

AND WHEREAS said Anjali Chatterjee executed a Deed of Gift in favour of Sri. Ananda Chattopadhyay on 6th April 2001 in respect of land measuring 2Kh 8Ch. 22.5Sft. along with common passage measuring 7Ch. 9Sft. (324Sq.Ft.) in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, R. S. Dag No. 71, 72 and 75, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas,

West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in book - I, Vol No. 47, Pages from 311 to 317, being No. 2753, for the year 2001.

AND WHEREAS said Anjali Chatterjee executed a Deed of Gift in favour of Sri. Rammohan Chattopadhyay on 6th April 2001, in respect of land measuring 2Kh 1Ch. 13.5Sft. along with common passage measuring 7 ch. 9 Sft. (324Sq.Ft.) in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian No. 77, 71, and 290, L.R. Khatian No. 8, R. S. Dag No. 71, 72 and 75, and L.R. Dag No.163, known as Scheme Plot No. 412, Ramkrishna Pally, in the District of South 24 Parganas, West Bengal and said Deed of Gift has been registered before ADSRO, Sonarpur, and recorded in book - I, Vol No. 47, Pages from 318 to 323, being No.2734 for the year 2001.

AND WHEREAS Sri. Ananda Chattopadhyay mutated his name Rajpur - Sonarpur Municipality, being Holding No. 2170, Ward No. 8, and after sanction of building plan constructed a 1500sft. two storied structure thereon.

AND WHEREAS Sri. Ram Mohan Chattopadhyay mutated his name Rajpur - Sonarpur Municipality, being Holding No. 2120,

Ward No. 8, and after sanction of building plan constructed a 1700sft. Two storied structure thereon.

AND WHEREAS a strip of land measuring 324sft. In North - East corner of the land of Anjali Chatterjee, since deceased is lying which is used as common passage for Donor and Donee herein.

AND WHEREAS Anjali Chatterjee died on 21st October 2015 living behind Donor and Donee herein as her legal heirs and legal representative.

AND WHEREAS donor herein got 216Sq.ft. Strip of land from done herein and Mita mukherjee by virtue of a Deed of Gift.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donor had and still have for the Donee, the later being their **elder brother**, the Donor doth hereby and have under renounce the property, the right, title and interest with intent to vest the same in and grant, convey, transfer, give and assure unto the use of Donee freely and voluntarily the property mentioned and described in the **SCHEDULE** hereto and hereinafter referred to as "the **SAID PROPERTY**" and delivered 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 **AND THAT** the Donee accepted the Gift of the said property hereunder made at testified by his being a party hereto and executing these presents. The estimated value of the properties is Rs.20,000/- (Rupees Twenty Thousand) only.

SCHEDULE
(Description of the Gifted Area)

ALL THAT piece and parcel of land measuring **4 Chittacks** land out of **2 Kottha 8 Chittacks** land in Mouza: Nischantapur, J.L. No. 53, Touzi No.285, R.S. Khatian Nos. 77, 71, 290, L.R. Khatian Nos. 8, R. S. Dag No. 71, 72 & 75, L.R. Dag No. 163, Holding No. 2170, Ward No.08, Mission Pally Road, known as Scheme Plot No. 412, Ramkrishna Pally, under Rajpur-Sonarpur Municipality, P.S. - Sonarpur at present Narendrapur, Kolkata 700150 in the District of South 24 Parganas, West Bengal. A plan annexed herewith is part of this deed.

The total land is butted and bounded by: -

ON THE NORTH : Scheme Plot No. 411, Ramkrishna Pally.

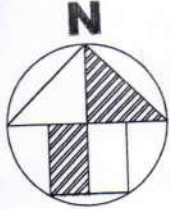
ON THE SOUTH : Scheme Plot No. 413, Ramkrishna Pally.

ON THE EAST : 30feet wide Road.

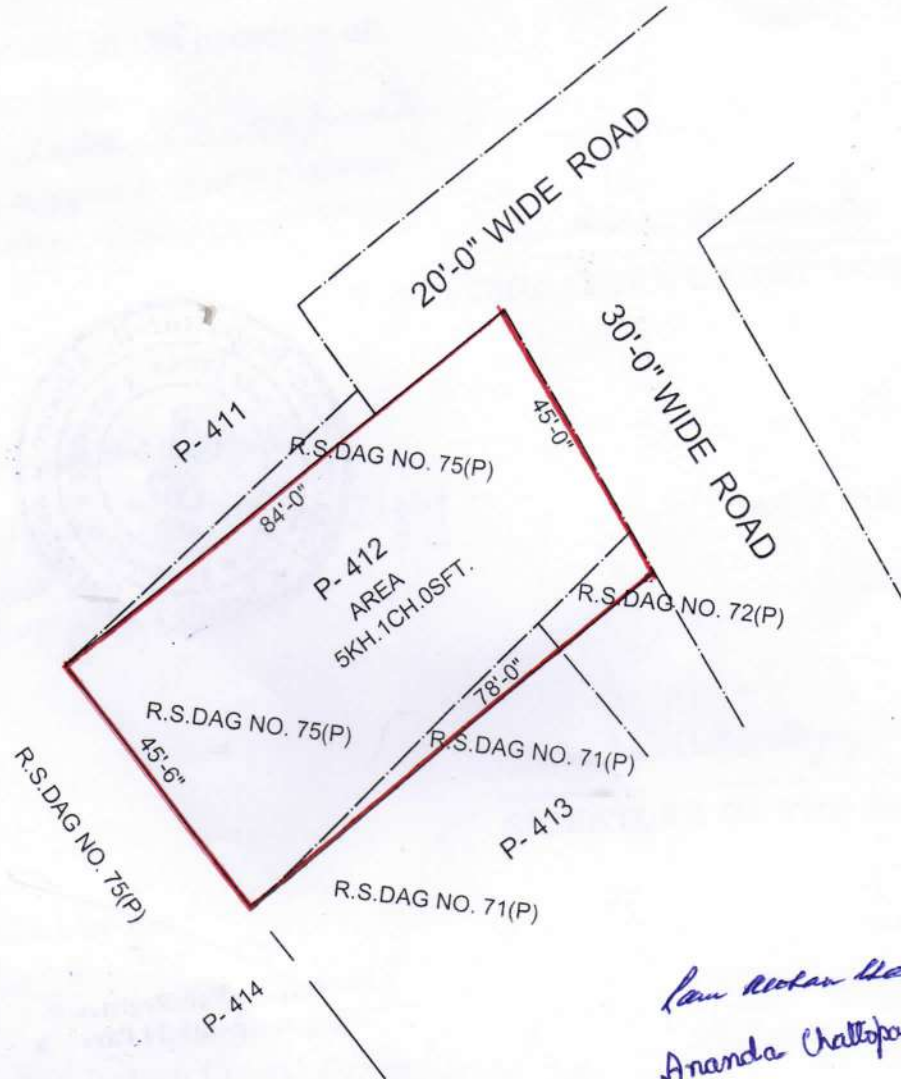
ON THE WEST : Plot of Lot "B".

PLAN SHOWING THE LAND AT R.S. DAG NOS. 71,72 & 75, L.R. DAG NO. 163, R.S. KHT. NOS. 77,71 & 290, L.R. KHT. NO. 8, J.L. NO. 53, OF MOUZA NISCHINTAPUR, SCHEME PLOT NO. 412, P.S. SONARPUR DIST.- SOUTH 24 PGS. UNDER WARD NO. 08, RAJPUR-SONARPUR MUNICIPALITY.

LAND AREA - 5KH.1CH. 0SFT. COL. IN RED BORDER



SCALE - 1" = 30'-0"



*Law Notar Harekrishna
Ananda Chatterjee*

20.7.10.20.

HABITAT
ENGINEERS & SURVEYORS
TAPAS DAS
OFFICE :- GHASIARA, VIVEKANANDAPALLY
(OPPOSITE O N G C. 2nd GATE)
SONARPUR, KOL -150
PH. NO - 2428-0241(R)
Mobile - 9831187369

HABITAT
ENGINEERS AND SURVEYORS
TAPAS DAS (LIC. No.- 086) B.Sc. B. Tech
E.B.S. Class-I, Rajpur-Sonarpur Municipality
SONARPUR - MOBILE- 9831187369

IN WITNESS WHEREOF the **PARTIES** hereto have put their respective hands on the premises on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Calcutta in the presence of:

WITNESSES:

1. *Vishakha Chattopadhyay*
(W/O RAM MOHAN CHATTOPADHYAY
RAMGARH, KOLKATA - 700047)

Ram Mohan Chattopadhyay

SIGNATURE OF THE DONOR

2. *Kirtimaan Chattopadhyay*
S/O Ananda Chattopadhyay
Ramgarh - 700047

I accept this Gift

Ananda Chattopadhyay

SIGNATURE OF THE DONEE

Drafted by me :

Tapas Kundu

Advocate

Alipore Judges Court F/379/413/90
Kolkata- 700027

Computer Printed by me :

S. Boshan

Alipore Judges Court
Kolkata- 700027.

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
	Right hand				

Name RAM MOHAN CHATTOPADHYAY

Signature Ram Mohan Chattopadhyay

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
	Right hand				

Name ANANDA CHATTOPADHYAY

Signature Ananda Chattopadhyay

Thumb 1st Finger Middle Finger Ring Finger Small Finger

	Left hand					
	Right hand					

Name

Signature

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

192020210106931221
Date: 07/10/2020 09:52:29
1251248895

Payment Mode Online Payment
Bank : HDFC Bank
BRN Date: 07/10/2020 09:54:13

DEPOSITOR'S DETAILS

Id No. : 2001243138/2/2020
[Query No./Query Year]

Name : Skyline BSDS Construct Pvt Ltd
Contact No. : 9433328302 Mobile No. : +91 9433098495
E-mail : skylinesonarpur@gmail.com
Address : 633Ramkrishna PallySonarpurKOL700150
Applicant Name : Mr Baidyanath Dolui
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Gift, Gift in Favour of family members

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001243138/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	7958
2	2001243138/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	15889

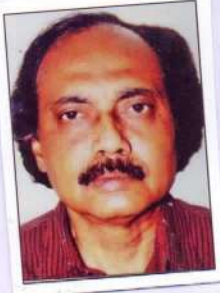





In Words : Rupees Twenty Three Thousand Eight Hundred Forty Seven only
Total 23847



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001243138/2020

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	Mr RAM MOHAN CHATTOPADHYAY E/157, RAMGARH, P.O.- NAKTALA, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Donor			<i>Ram Mohan Chattopadhyay</i> 12/10/2020
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ANANDA CHATTOPADHYAY E/157, RAMGARH, P.O.- NAKTALA, P.S.- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Donee			<i>Ananda Chattopadhyay</i> 12.10.2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Baidyanath Dolui Son of Late B Dolui Alipur Police Court, P.O:- ALIPUR, P.S.- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr RAM MOHAN CHATTOPADHYAY, Mr ANANDA CHATTOPADHYAY			<i>Baidyanath Dolui</i> 12/10/2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR

Major Information of the Deed

Deed No :	I-1602-05648/2020	Date of Registration	13/10/2020
Query No / Year	1602-2001243138/2020	Office where deed is registered	
Query Date	01/10/2020 7:02:25 AM	1602-2001243138/2020	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836142516, Status :Buyer/Claimant		
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. 3,00,000/-	Rs. 15,87,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,968/- (Article:33(i))	Rs. 15,921/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, JI No: 53, Pin Code : 700150

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-163 (RS :-)	LR-8	Commerci al	Bastu	4 Chatak	2,70,000/-	14,00,000/-	Width of Approach Road: 30 Ft.,
Grand Total :					.4125Dec	2,70,000 /-	14,00,000 /-	

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/-	1,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	1,87,500 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAM MOHAN CHATTOPADHYAY Son of Late RAMENDRA MOHAN CHATTERJEE E/157, RAMGARH, P.O:- NAKTALA, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx0N, Aadhaar No: 56xxxxxxx8270, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Pvt. Residence

On 12-10-2020

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

Presented for registration at 15:15 hrs on 12-10-2020, at the Private residence by Mr ANANDA CHATTOPADHYAY ,Claimant.

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 15,87,500/-. Family Members amount Rs 15,87,500/-

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

Execution is admitted on 12/10/2020 by 1. Mr RAM MOHAN CHATTOPADHYAY, Son of Late RAMENDRA MOHAN CHATTERJEE, E/157, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr ANANDA CHATTOPADHYAY, Son of Late RAMENDRA MOHAN CHATTERJEE, E/157, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mr Baidyanath Dolui, , , Son of Late B Dolui, Alipur Police Court, P.O: ALIPUR, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Sa

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-10-2020

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 15,921/- (A(1) = Rs 15,875/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 15,889/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2020 9:54AM with Govt. Ref. No: 192020210106931221 on 07-10-2020, Amount Rs: 15,889/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1251248895 on 07-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,958/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 7,958/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5510, Amount: Rs.10/-, Date of Purchase: 23/09/2020, Vendor name: S DEB
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2020 9:54AM with Govt. Ref. No: 192020210106931221 on 07-10-2020, Amount Rs: 7,958/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1251248895 on 07-10-2020, Head of Account 0030-02-103-003-02

Sa

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 215254 to 215275

being No 160205648 for the year 2020.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2020.10.14 11:36:52 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/10/14 11:36:52 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

5510

23 SEP 2020

S.L. No..... Date.....

Name.....

Address.....

Value..... 10/-

Soma Mondal (Adv.)
Baruigar Court

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol-150

Ananda Chatteropadhyay

4167

Ananda Chatteropadhyay



4169

Sanatan Chatteropadhyay

4171

District Sub-Registrar-I
Alipore, South 24 Parganas

22 OCT 2020

Baruigar Dole
s/o of B. Dole
Alipore P.O. Dist. Ans
leaf-22
Sanatan