

পশ্চিম্বুজ্গ पश्चिम बंगाल WEST BENGAD · NO _ 1608-0061516830 / 18

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retrified that the document is admitted to registration. The Signature sheet and the endorsament shoeld attrached with this document are at part of this document.

Addi. Bistrict II. D-lingistrar WSO (10)
Sonamer, Sev. 124 Parganas

ment is admitted to ture sheet and the attracked with this of this document of the genes DEED OF GIFT

This Deed of Gift is made this 5th Between

day of goctober 2018

Contd.....P/2

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18 Harendra Nath Ghang

18 4 Barroder pen New Calony, Belghana

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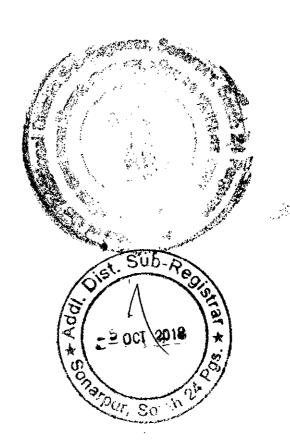
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Tapas Pando S/o H. Pando Sovarpen COL 150 PRAVA RANI GHOSH, alias PRAVA GHOSH, (PAN. AKQPG3238A), daughter of Late Hiralal Ghosh, by faith— Hindu, by occupation-Business, previous adress- 4, Basudevpur New Colony, Belgharia, Kolkata- 700 056, at present residing at- "SRIJAN APARTMENT" 192, Bidhanpally, P.S.- Bansdrni, Kolkata- 700 084, Dist- 24 PGS (S), herein referred to as the "DONOR" which expression will include her heirs and legal representatives, assignees and administrators, unless repugnant to the context or specifically excluded hereinafter, on the ONE PART.

AND

SRI HARENDRA NATH GHOSH, (PAN. AHLPG9627R), son of Late Hiralal Ghosh, by faith—Hindu, by occupation—Business, residing at-4, Basudevpur New Colony, Belgharia, Kolkata—700 156, herein referred to as the "DONEE" which expression will include her heirs and legal representatives, assignees and administrators, unless repugnant to the context or specifically excluded hereinafter, on the OTHER PART.

WHEREAS 10 dec. Land comprising of R. S. Dag 1772 corresponding to L. R. Dag No. 1802, Mouja- Elachi has been jointly purchased by the donor herein with Mousumi Ghosh (Dey) from Pradip Mondal by virtue of the sale deed dated 28.01.2013 being deed no. 00904 of 2013 registered in the office of A.D.S.R. Sonarpur and they jointly have been in peaceful possession of the same doing various acts of possession including payment of rent to the state of W.B.

AND

WHEREAS the donor herein again purchased jointly with Sri Nikhii Ghosh, Soma Ghosh, Chandan Kumar Ghosh, Adwit GhoshMousumi



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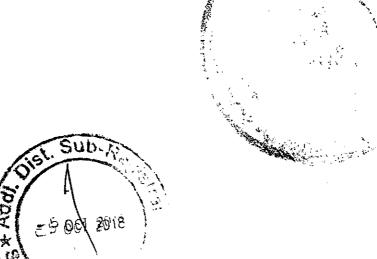
Ghosh(Dey), Sushil Chandra Ghosh, Anita Ghosh 42 dec. land comprising of R.S. Dag. No. 1773 corresponding to L. R. Dag No. 1803, Mouja: Elachi from Shiba Rani Ghosh and others by virtue of the sale deed dated 27.02.2013 being deed no-02397 of 2013 registered in the office of A.D.S.R Sonarpur and has been in peaceful possession of the same doing various acts of possession including payment of rent to the state of W.B.;

AND

WHEREAS in the manner stated above the donor herein, acquired 05 dec. land 1/2th share in R.S. Dag No. 1772, corresponding to L.R. Dag. No. 1802 and 07 dec. land in 1/6 th share in R.S. Dag no 1773 corresponding to L.R. Dag No- 1803 under mouja- Elachi. in the B.R.O.R. Khatian No. 2791 of Mouja: Elachi the same has been duly recorded in the name of Prabha Rani Ghosh, the donor herein.

AND WHEREAS with an intention to develop the said land by raising building thereon said Nikhil Ghosh, Soma Ghosh, Chandan Kumar Ghosh, Adwit Ghosh, Sushil Chandra Ghosh, Anita Ghosh, Prava Rani Ghosh (Donor) and Mousumi Ghosh (Dey) jointly entered into an agreement for Development with M/S. ETHA REALTY PVT. LTD. of 825, Mahamayatala Road, Kolkata- 700 084, on 18.12.2014 under certain terms and condittions mentioned therein. Said deed was registered in the office of A.D.S.R. sonarpur and recorded in Book No. I, C.D. Volume No. 25 pages from 1834 to 1898 Being No. 12017 for the year 2014.

AND WHEREAS said owners including the donor herein also appointed said Developer as their attorney to do the said work by executing one General Power of Attorney on the said date in 18.12.2014 which was also registered in the office of A.D.S.R. Sonarpur being No. 12020 for the year 2014.



AND WHEREAS on the process of the said development work some disputes cropped up in between said Developer and two of the Owner namely sushil Chandra Ghosh and Anita Ghosh which could not be resolved mutually. Said Development in terms of the Said Development agreement filed an application under Sec. 9 of arbitration and reconciliation Act 1996 for an order of in junction which has been registered as misc Case No. 853 of 2018 before the District judge at Alipore. In the said proceding Mr. Ajoy Kumar Mitra has been appointed as sole arbitrator and said proceding is still pending and whereas Donee is the full brother of the Donor and as the Donor remained care and is still takes all cares of the Donor. Donee is very affectionate to the Donor. The Donor decided to transfer her said undivided portion of land to the Donee by way of Gift absolutely and forever.

NOW THIS INDENTURE WITNESSETH that for effectuating the said desire and in consideration of natural love and affection which the Donor has towards the donee, the donor doth hereby grants, conveys, transfers and assures unto the donee the property more particularly described in the SCHEDULE hereunder written TOGETHER WITH all and singular the structures, fencing, compound walls, edifices, court yeards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shruba, ways, paths, passages, commons, gullies, wells, waters, water courses, lights, members and appurtenances whatsoever to the said property hereditaments and premises or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be apartment there to AND ALL THE ESTATE rights, title, interest, claim and demand whatsoever



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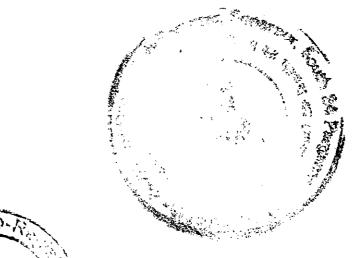
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at law and in equity of the donor in to out of or upon the said property hereditaments and premises or any part thereof TO HAVE AND TO **HOLD** the said property or premises hereby granted, transferred and assured or intended or expressed so to be with their every rights, members and appurtenances (all which are hereinafter called "the said premises") UNTO AND TO THE USE and benefit of the Donee, his, heirs, executors, administrators and assigns for ever SUBJECT TO the payment of all future rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Municipality or any other public body or local authority in respect thereof AND the Donor doth hereby for herself and her heirs, executors and administrators covenant with the done that notwithstanding any act, deed, matter or thing whatsoever by the donor or any person or persons lawfully or equitably claiming, by, from, through, under or in trust for him, made, done, committed. omitted or knowingly or willingly suffered to the contrary, the donor now hath in herself good right, full power and absolute authority to grant, convey, transfer and assure the said premises hereby granted. transferred and assured or intended so to be unto and to the use of the donee in the manner aforesaid AND THAT it shall be lawful for the Donee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the said premises hereby granted, gifted, transferred and assured with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for his own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the donor or her heirs, executors and administrators or successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by, from, under, or in trust for her AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever



discharged or otherwise by the donor well and sufficiently saved, defended, kept harmless and indemnified or from and against all former and estates, title, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the donor or by any other person or persons lawfully or equitably claiming any estate, right, title, or interest at law or in equity in the said premises hereby granted, transferred and assured or any part thereof by from under or in trust for them the donor shall and will from time to time and at all times hereinafter at the request and cost of the done do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the donee in the manner aforesaid as shall or may be reasonably required by the donee or his heirs, executors, administrators or assigns for assuring the said premises and every part thereof hereby granted, transferred and assured unto and to the use of the donee in the manner aforesaid as shall or may be reasonably required by the donee or his heirs, executors, administrators or assigns for assuring the said premises and every part thereof hereby granted, transferred and assured unto and to the use of the donee in the manner afore said AND the donor doth hereby confirms and records that she has on execution hereof put the donee in quiet peaceful and vacant possession of the said property as described in the schedule below as owner thereof.

Further the donee shall be part of the said Development agreement and he shall have right to appoint the said developer as his attorney executing General Power of attorney.



ACC. 5001 2018

SCHEDULE

ALL THAT 05 dec. land comprising of R.S. Dag no. 1772 corresponding to L.R. Dag No. 1802, appertaining to R.S. Khatian No. 379, L.R. Khatian No- 2791 and 07 dec. land comprising of R.S. Dag No. 1773, corresponding to L.R. Dag No. 1803 appertaining to R.S. Khatian No. 224 L.R. Khatian No- 2791, total undivided 12 decimal more or less, under Mouja: Elachi, P.S.- Sonarpur, J.L-No- 70, Dist- 24 pgs (S) within Rajpur Sonarpur Municipality, is hereby gifted. the entire land is butted and bounded by

ON THE NORTH: L.R. dag No. 1803;

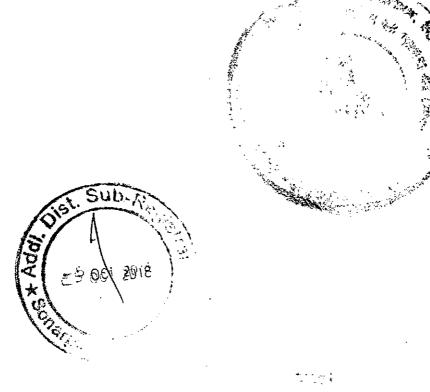
ON THE SOUTH: Part of R.S. Dag No. 1802;

ON THE EAST : L.R. Dag No. 1801 & 1820;

ON THE WEST : L.R. Dag No. 1799 & 1804.

Contd.....P/8

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IN WITNESS WHEREOF the parties here unto set and subscribed their respective hands and seals on the date, month and year first above written:-

The donor has executed this deed by putting her signature in our presence and at her request and in her presence we put our respective signatures as attesting:-:-

WITNESSES:-

| 1. Tapas fanda | |
|--------------------------|---|
| $\alpha A \cup A \cup A$ | |
| Bankagly: Sonarpu | |
| Bankey J. | _ |

KIDO RIPK

SIGNATURE OF THE DONOR

2. Dane Walte 192, Bidhan Pally. 101-84.

Walnows war hash

SIGNATURE OF THE DONEE

Drafted by me:-

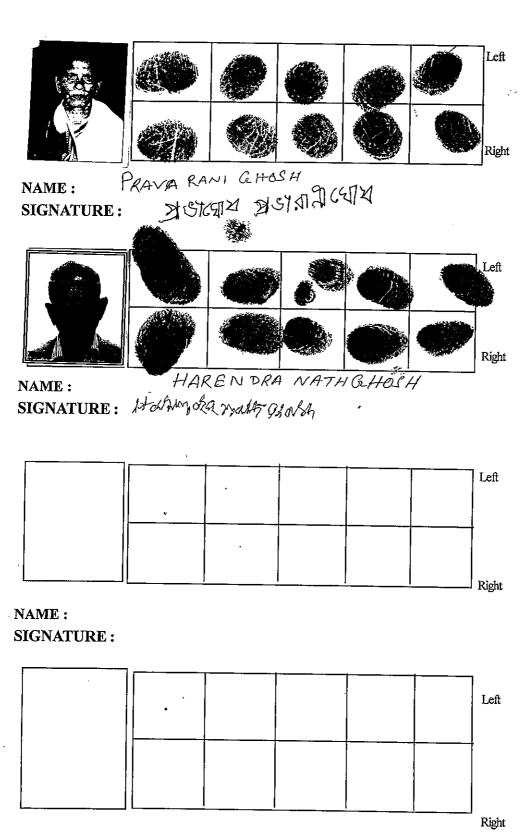
Sathi Karple Baneiger and cont Pg. no: WO 1745/09

Typed by me:

RANA DATTA. Rome Solta







NAME:

SIGNATURE:







Government of West Bengal Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

| | 1011000 | | T T | | | | |
|--|---|--------------------------|------------|--|--|--|--|
| Visit Commission Case No / Year | 1608000503/2018 | Date of Application | 05/10/2018 | | | | |
| Query No / Year | 16080001516830/2018 | | | | | | |
| Transaction | [0201] Gift, Gift in Favour of fam | ily members | | | | | |
| Applicant Name of QueryNo | Mrs PKRoy | | | | | | |
| Stampduty Payable | Rs.21,838/- | Rs.21,838/- | | | | | |
| Registration Fees Payable | able Rs.43,650/- | | | | | | |
| Applicant Name of the Visit Commission | Mr S KAR | | | | | | |
| Applicant Address | SONARPUR | | | | | | |
| Place of Commission | 4, Basudevpur New Colony, P.O:- Belgharia, P.S:- Belgharia, District:-North 24- Parganas, West Bengal, India, PIN - 700156 | | | | | | |
| Expected Date and Time of Commission | 05/10/2018 4:10 PM | | | | | | |
| Fee Details | J1: 250/-, J2: 300/-, PTA-J(2): 0 | /-, Total Fees Paid: 550 | N | | | | |
| Remarks | | | | | | | |



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas Signature / LTI Sheet of Query No/Year 16080001516830/2018

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

| |). Signature of t | he Person(s |) admitting the Execut | tion a | THATE INCOIDE | |
|-----------|---|--------------|------------------------|--------|-----------------|--|
| SI lo. | Name of the Executant | | Photo | | Finger Print | Signature with |
| | Mrs Prava Ghosh Alias Mrs Prabha Rani Ghosh 4, Basudevpur New Colony, P.O:- Belgharia, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700156 | Donor | | v (| . T.11.20.1 | 77.62/12 12 12 12 12 12 12 12 12 12 12 12 12 12 1 |
| SI No. | Name of the Executant | Category | Photo | ai - | Finger Print | Signature with date |
| 2 | Mr Harendra Nath Ghosh 4, Basudevpur New Colony, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700156 | Donee | | JC | T.1. NO.15 | F I |
| SI No. | | f identifier | ldenti | fier o | f | Signature with date |
| 1 | Mr Tapas Panda Son of Mr H Panda Sonarpur, P.O:- Sonarp Sonarpur, District:-Sout Parganas, West Bengal 700150 | h 24- | Mrs Prava Ghosh, Mr I | Haren | ndra Nath Ghosh | (aporto-de |

(Barun Kumar Bhunia)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

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

19-201819-029565329

GRN Date: 05/10/2018 17:23:53

BRN: ___9037759

Payment Mode

Online Payment

16080001516830/4/2018 [Query No /Query Year]

AXIS Bank

BRN Date: 05/10/2018 17:25:21

DEPOSITOR'S D

Name:

Contact No.:

E-mail:

Address:

Baishnabghata

Applicant Name:

Mrs P K Roy

Office Name:

Office Address:

Status of Depositor:

Purpose of payment / Remarks

family members Payment No 4

| SI No. | ieleniilioeliion iNo | n Head of A/C Description | THesel of AVC 1 | . Amiouni(🔁 |
|-----------|--|---|--|----------------|
| 1 2 | 16080001516830/4/2018 16080001516830/4/2018 | Property Registration Stamp duty Property Registration Registration Frees | 0030-02-103-003-02 0030-03-104-001-16 | 21738 43650 |
| | | | Total | 65388 |

In Words:

Rupees Sixty Five Thousand Three Hundred Eighty Eight only

आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



नाम/ Name PRAVA GHOSH स्थायी लेखा संख्या कार्ड Permanent Account Number Card

AKQPG3238A



पिता का नाग/ Father's Name HIRALAL GHOSH

जन्म की वारीख | Dale of Birth 12/01/1950 KRESERYVE

हस्ताक्षर/ Signature



সুঙা,বা নীঘোষ



2018

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Major Information of the Deed

| Deed No: | I-1608-05484/2018 | Date of Registration 12/10/2018 | | |
|--|---|--|--|--|
| Query No / Year | 1608-0001516830/2018 | Office where deed is registered | | |
| Query Date | 25/09/2018 1:33:35 PM | A.D.S.R. SONARPUR, District: South 24- Parganas | | |
| Applicant Name, Address & Other Details | P K Roy Sonarpur, Thana : Sonarpur, Dist 9830297991, Status :Advocate | rict : South 24-Parganas, WEST BENGAL, Mobile No. : | | |
| 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. 12,00,000/- | | Rs. 43,63,632/- | | |
| Stampduty Pajd(SD) | | Registration Fee Paid | | |
| Rs. 21,838/- (Article:33(i)) | • | Rs. 43,650/- (Article:A(1), E) | | |
| Remarks | | | | |

Land Details:

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Jagaddal

| Sch No | Plot Number | Khatian Number | Land Proposed | | Area of Land | 1 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 (4 | Market Value (in Rs.) | Other Details |
|-----------|----------------|-------------------|------------------|-------|--------------|--|--------------------------|--|
| L1 | RS-1772 | RS-379 | Bastu | Shali | 5 Dec | | | Width of Approach Road: 18 Ft., Adjacent to Metal Road, |
| L2 | RS-1773 | RS-379 | Bastu | Shali | 7 Dec | 7,00,000/- | | Width of Approach Road: 18 Ft., Adjacent to Metal Road, |
| ********* | | TOTAL: | | | 12Dec | 12,00,000 /- | 43,63,632 /- | |
| | Grand | Total: | | | 12Dec | 12,00,000 /- | 43,63,632 /- | |

Donor Details:

| SI No | Name,Address,Photo,Finger print and Signature |
|----------|--|
| | Mrs Prava Ghosh, (Alias: Mrs Prabha Rani Ghosh) (Presentant) Daugther of Late Hira Lal Ghosh 4, Basudevpur New Colony, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKQPG3238A, Status: Individual, Executed by: Self, Date of Execution: 05/10/2018, Admitted by: Self, Date of Admission: 05/10/2018, Place: Pvt. Residence Admitted by: Self, Date of Admission: 05/10/2018, Place: Pvt. Residence |

Donee Details:

| SI No | Name,Address,Photo,Finger print and Signature |
|----------|---|
| | Mr Harendra Nath Ghosh |
| İ | Son of Late Hira Lal Ghosh 4, Basudevpur New Colony, P.O:- Belgharia, P.S:- Belgharia, District:-North 24- |
| - | Parganas, West Bengal, India, PIN - 700156 Sext Male, By Caster Hindu, Occupation: Rusiness, Citizan of India |
| | PAN No.:: AHLPG952/R, Status :Individual, Executed by: Self, Date of Execution: 05/10/2018 |
| L | , Admitted by: Self, Date of Admission: 05/10/2018 ,Place : Pvt. Residence |

Identifier Details:

| | Name & addre | SS 1978 - Francisco de Carlos | |
|---|---|---|---------------------------------|
| Mr Tapas Panda | | | 10 m |
| Son of Mr. H Panda | | | |
| Sonarpur, P.O:- Sonarpur, P.S:- Sonarpu Caste: Hindu, Occupation: Business, Citi | ur, District:-South 24-Parga izen of: India, , Identifier Of | nas, West Bengal, India, PIN - 700° Mrs Prava Ghosh, Mr Harendra Na | 150, Sex: Male, By ath Ghosh |
| | | · | |
| | | | |
| | · · · · · · · · · · · · · · · · · · · | | |

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 | Mrs Prava Ghosh | Mr Harendra Nath Ghosh | Y | 5 Dec | 18,18,180/- |
| L.2 | Mrs Prava Ghosh | Mr Harendra Nath Ghosh | Y | 7 Dec | 25,45,452/- |

| Owner and | Land or Building Details as rec | eived from KMC : | | |
|-----------|-----------------------------------|-------------------------|---------------------------|-----------------------------|
| Sch. No. | Property Identification by KMC | Registered Deed Details | Owner Details of Property | Land or Building Details |

Endorsement For Deed Number: I - 160805484 / 2018

On 05-10-2018

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

Presented for registration at 19:25 hrs on 05-10-2018, at the Private residence by Mrs Prava Ghosh Alias Mrs Prabha Rani Ghosh, Executant.

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 43,63,632/-. Family Members amount Rs 43,63,632/-

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

Execution is admitted on 05/10/2018 by 1. Mrs Prava Ghosh, Alias Mrs Prabha Rani Ghosh, Daughter of Late Hira Lal Ghosh, 4, Basudevpur New Colony, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 2. Mr Harendra Nath Ghosh, Son of Late Hira Lal Ghosh, 4, Basudevpur New Colony, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Mr Tapas Panda, , , Son of Mr H Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Met Jours

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 11-10-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,650/- (A(1) = Rs 43,636/-, E = Rs 14/-) and Registration Fees paid by by online = Rs 43,650/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2018 5:25PM with Govt. Ref. No: 192018190295653291 on 05-10-2018, Amount Rs: 43,650/-, Bank: AXIS Bank (UTIB00000005), Ref. No. 9037759 on 05-10-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,838/- and Stamp Duty paid by online = Rs 21,738/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2018 5:25PM with Govt. Ref. No: 192018190295653291 on 05-10-2018, Amount Rs: 21,738/-, Bank: AXIS Bank (UTIB00000005), Ref. No. 9037759 on 05-10-2018, Head of Account 0030-02-103-003-02

May Jours

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 12-10-2018

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 21,838/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

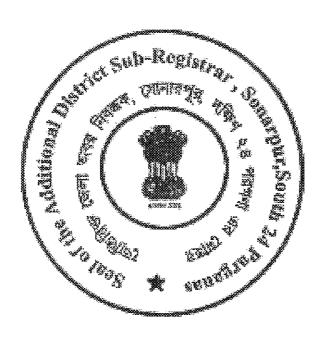
1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 221, Amount: Rs.100/-, Date of Purchase: 04/10/2018, Vendor name: Sankar Kumar Sarkar

My James

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1608-2018, Page from 121999 to 122019 being No 160805484 for the year 2018.



My Jours

Digitally signed by BARUN KUMAR

Date: 2018.10.12 16:59:20 +05:30 Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 12-10-2018 16:58:28 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SONARPUR West Bengal.

(This document is digitally signed.)