

8334

T-8537/2022



22/4/22

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

5/1137678/22

AL 113554

Certified that the document is admitted to registration. The signature sheet sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

B. B. B.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

20 MAY 2022

DEED OF GIFT

THIS DEED OF GIFT is made on this 22ND day of APRIL,

Two Thousand and Twenty Two of the Christian Era,

BETWEEN

MR. GOUTAM JANA [PAN : ANOPJ2678N] [Aadhaar No. 2207 3670 2230] son of Late Nandalal Jana and Late Purnima Jana, by faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at Dasadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata - 700136, in the District of North

51857

* G. Tripathi DATE
 Advocate
 High Court Calcutta
 SOLD TO
 OF
 RS
JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO 351RS2018

31 DEC 2021

31 DEC 2021

Uttam Jana



4389

Uttam Jana



4390

Goutam Jana



4395



Identify by me
 Dipankar Paul
 S/o. Late Anup Kumar Paul
 C-51/5, Bai Sakhi Abason,
 Salt lake, Sec-II, Kol-700091.
 P.O. Sechi Bhowan.
 P.S. East Bidhannagar.

Additional District Sub-Registrar,
 Rajarhat, New Town, North 24-Pgs

22 APR 2022

24 - Parganas, West Bengal, hereinafter called and referred to as the **"DONOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**

A N D

MR. UTTAM JANA [PAN : ANOPJ2679P] [Aadhaar No. 4779 8020 7585] son of Late Nandalal Jana and Late Purnima Jana, by faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at Dasadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata - 700136, in the District of North 24 - Parganas, West Bengal, hereinafter called and referred to as the **"DONEE"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART.**

WHEREAS one Nandalal Jana son of Late Hazari Charan Jana, was the **recorded owner of ALL THAT "Bastu" land measuring about 25 decimals, a little more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in R.S./L.R. Dag No. 217, L.R. Khatian No. 199, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, which he purchased by virtue of a Sale Deed (Bengali Kobala) dated 9th day of November, 1960, registered in the office of the Sub-Registrar, Cossipore, Dum Dum in the District of 24-Parganas, presently North 24-Parganas and recorded in Book No. 1, Volume No. 119, Page from 165 to 169, Being (Deed) No. 8456 for the year 1960 and this is to record that at the time of purchase of the aforesaid land the classification of the land was 'Bagan' thereafter converted to Bastu and area of land was 51 decimals,**



ADDITIONAL DISTRICT SUB-REGISTRAR,
RAJAHMUNDRY, NEW TOWN, NORTH 24 PGS

22 APR 2022

appertaining to Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, C.S. Khatian No. 125, R.S. Khatian No. 205, comprised in C.S. Dag No. 86 and while in lawful possession of the entire land, the said Nandalal Jana transferred some portions there from and the rest land was recorded as sole owner.

AND WHEREAS, while in lawful possession of **ALL THAT "Bastu"** land measuring about 25 decimals, a little more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in R.S./L.R. Dag No. 217, L.R. Khatian No. 199, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, the said Nandalal Jana died intestate on **20-01-2018** and his wife Purnima Jana died intestate on **20-05-2021** leaving behind their two sons namely **(1) MR. GOUTAM JANA**, son of Late Nandalal Jana and **(2) MR. UTTAM JANA**, son of Late Nandalal Jana as their only Class-I legal heirs and successors by operation of Hindu Succession Act, 1956 and by virtue of law of inheritance and devolution of property **(1) MR. GOUTAM JANA** and **(2) MR. UTTAM JANA** have inherited the aforesaid property in equal share i.e. 07 Cottahs 07 Chittacks 18 Sq. Ft., each, free from all encumbrances.

AND WHEREAS, the said **Mr. Goutam Jana**, being the Donor hereto is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT "Bastu"** land undivided and unmarked measuring 07 Cottahs 07 Chittacks 18 Sq. Ft., a little more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in R.S./L.R. Dag No. 217, L.R. Khatian No. 199, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas and possess the lawful right to dispose of the same in accordance with their choice and desire.

AND WHEREAS, the Donor hereto in consideration of his natural love and **volition and affection for his brother, out of his free will and without any force, compulsion, coercion or under influence and only with a keen desire to make the Donee well established in life, by way of an unconditional gift, hereby grant, convey and transfer which the Donor had and still has for the Donee, the latter being his own brother (full blood)** intends to bestow his **ALL THAT Bastu land undivided and unmarked measuring an area of 1 Cottah 8 Chittacks, a little more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in R.S./L.R. Dag No. 217, L.R. Khatian No. 199, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, within Registration Jurisdiction Additional District Sub-Registrar, Rajarhat, within local jurisdiction Bidhnanagar Municipal Corporation, TOGETHER WITH all paths, passages, ways, sewers, common fence, drains, ditches, trees, plants watercourses and all other former and ancient rights, liberties, benefits, privileges, advantages, easements appendages and appurtenances whatsoever to the said land hereditaments messuages belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or reminders and the rents issues and profits thereof and all the estate, rights, title, interest, claim and demand whatsoever both at law and in equity of the DONOR into or upon the said land every part thereof AND all the deeds, pattahs, muniments, writings, evidences or title whatsoever relating to or concerning the said land hereditaments messuages, trees, plants and every part thereof which now are or may hereafter be the custody, power, control or possession of the DONOR or any person or persons from whom the said DONOR may be procured the same without**

any lawful action or suit **TO HAVE AND TO HOLD** the said land hereditaments messuages to be unto the said Donee absolutely and forever free from all encumbrances and the Donor doth hereby covenant with the Donee that notwithstanding any act, thing, deed, matter whatsoever done, executed or knowingly suffered to the contrary the Donor now have good right, full power absolute authority and indefeasible title to grant, transfer convey sell the said land hereby gifted sold or expressed or intended so to be unto and to the use of the custody of the said in manner aforesaid and delivered vacant and peaceful possession thereof simultaneously with the execution of these presents and the shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authority upon getting Donee's name mutated in the Municipality as well as in the other offices concerned in place of the Donor and receive the rents, issues and profits thereof without any lawful eviction interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Donor or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Donor or person or persons lawfully or equitably claiming as aforesaid further the Donor and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Donor shall and will from time to time or at all times hereafter at the costs and requests of the do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land hereditaments messuages to and unto the said as shall or may be reasonably required, the DONOR further declare that the land hereby transferred has not been previously leased, mortgaged, sold or in any way transferred and there is no charge, liens, lispensens or any attachment. The said land is not the

subject matter of any case, suit or proceedings pending before any Court of Law.

The Donor herein having good and marketable title, free from all encumbrances deliver peaceful vacant and khas possession of the said land to the Donee. If any of the attachments, covenants made hereinbefore by the Donor is found to be false or any fraud is detected hereafter the Donor shall be liable for the same together with all compensation and consequences.

If any error or omission to these presents is detected afterwards, the Donor shall be liable to rectify the same at the cost of the Donee.

THE DONOR DOES HEREBY FURTHER COVENANT WITH THE DONEE AS FOLLOWS:

- (1) That notwithstanding any act deed matter or things whatsoever hereto before done committed or knowingly suffered by the Donor to the contrary the Donor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, transferred, conveyed assigned and assured as an absolute and indefeasible estate or an estate free from all encumbrances.
- (2) That the Donor has good right full power and absolute and indefeasible authority to grant, transfer the said property and every part thereof unto and to the use of the Donee in the manner aforesaid and according to the true intent and meaning of these presents.
- (3) That it shall be lawful for the at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption

disturbances claim or demand whatsoever from or by the Donor or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Donor and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Donor well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Donor.

(4) That the Donor and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and costs of the do make acknowledge and execute or cause to be done made acknowledged and executed or caused to be done made acknowledged and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, gifted granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Donee as shall or may be reasonably required.

The DONEE will pay all lawful, reasonable and taxes, charges and levies as the owner of the property as and when the same may become legally payable and will also bear the costs for expenses and other liabilities, charges for repairs, maintenance and replacement etc. and shall be entitled to use and enjoy the same having full right of un-divided share of the property.

AND THAT the Donor ceases to have any interest in the said property from this day.

AND THAT the Donor has delivered possession of the said property unto and in favour of the Donee TO HAVE AND TO HOLD the same for his sole use and benefits absolutely without any interruption claim and demand whatsoever by the Donor or any person claiming through him.

AND THAT the Donor doth hereby make this Gift to the Donee out of his free volition and without being influenced by any one.

AND THAT the DONEE shall be entitled to transfer, give, convey, assure etc. of the Schedule Property to any person or persons in accordance with his wish and desire.

AND THAT the Donee accepts the gift of the said property hereunder made as testified by him being a party hereto and executing these presents. The estimated value of the property is **Rs. 55,34,999/- (Rupees Fifty five lakh thirty four thousand nine hundred ninety nine) only.**

THE FIRST SCHEDULE ABOVE REFERRED TO

[ENTIRE LAND]

ALL THAT "Bastu" vacant land undivided and unmarked measuring 07 Cottahs 07 Chittacks 18 Sq. Ft., a little more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in R.S./L.R. Dag No. 217, L.R.Khatian No. 199, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, TOGETHER WITH facilities and amenities available in the said land and all easementary rights connected therewith and facilities of approach road etc. free from all encumbrances.

The said land is butted and bounded as follows:

BOUNDARIES OF ENTIRE DAG:

On the North : By L.R. Dag No. 216,219,220,223
 On the South : By L.R. Dag No. 216,206,211,214,215
 On the East : By L.R. Dag No. 224
 On the West : By L.R. Dag No. 204,205

THE SECOND SCHEDULE ABOVE REFERRED TO

[Property hereunder Gifted]

ALL THAT Bastu land undivided and unmarked measuring an area of 1 Cottah 8 Chittacks-00Sq.ft., a little more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in R.S./L.R. Dag No. 217, L.R. Khatian No. 199, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 Parganas, within Registration Jurisdiction Additional District Sub-Registrar, Rajarhat, within local jurisdiction of Bidhannagar Municipal Corporation, in the District of North 24-Parganas, free from all encumbrances.

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed and delivered by the said DONOR at Kolkata in the presence of :

Goutam Jana

[Goutam Jana]

DONOR

WITNESSES:

1. *Soomen Deb Nath*
SOOMEN DEBNATH
CHOLANETAJI PALLY,
KOLKATA - 700111

2. *Dipankar Paul*
C-51/5, Bairakhi Abason,
Salt Lake, Sec-B, Kol-700031.

Signed and delivered by the the DONEE in the presence of Witnesses signed hereinabove.

I accept the Gift heartily.

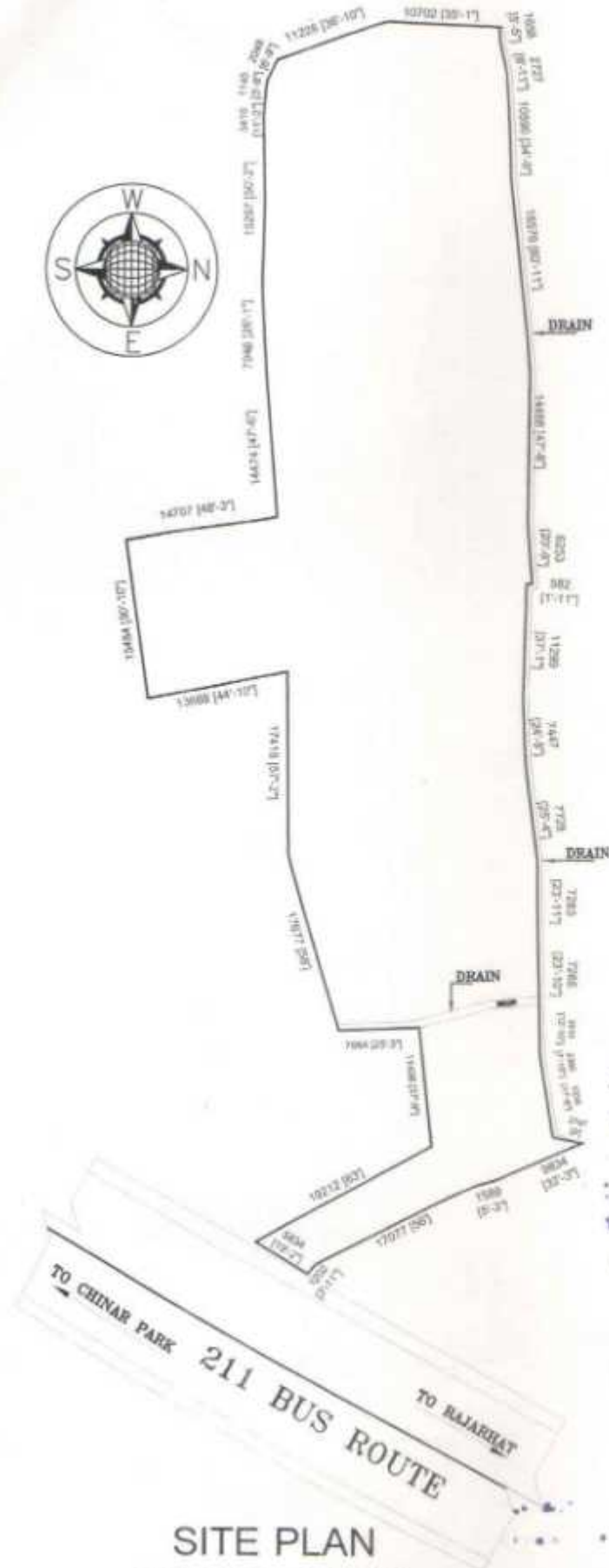
Uttam Jana

[Uttam Jana]

DONEE

Drafted by:

K. G. Tripathi
K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
Regn. No. - WB/224/05
9836041430 / 9007373125



SITE PLAN
SCALE- 1:600

SITE PLAN OF LAND AT
MOUZA - DASADRONE , J.L.
NO.-4 , TOUZI NO. - 2998 ,
R.S. NO.-150, R.S./L.R. DAG
NO. 214,217,218 & 224 . R.S.
KHATIAN NO. 38,76,205, L.R.
KHATIAN NO.199,248,
C.S.DAG NO.- 86, 194,197,
C.S. KHATIAN NO.- 24,125,
WARD NO. -4, P.S.
PREVIOUSLY RAJARHAT,
PRESENTLY BAGUIATI DIST.-
NORTH 24 PARGANAS.

NAME OF DONOR

GOUTAM JANA

NAME OF DONEE

UTTAM JANA

LAND AREA FROM R.S.&L.R. DAG NO.-217

1K. - 8CH. - 00 SFT.

Goutam Jana
SIGNATURE OF DONOR

Uttam Jana
SIGNATURE OF DONEE

UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS

| | | | | | | |
|---|----|---|--|---|---|---|
|  <i>Goutam Jana</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  | |

ATTESTED :- *Goutam Jana*

| | | | | | | |
|---|----|---|---|---|---|---|
|  <i>Uttam Jana</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED :- *Uttam Jana*

| | | | | | | |
|---|----|--|--|--|--|--|
|  <i>Dipankar Paul</i> | LH | | | | | |
| | RH | | | | | |

ATTESTED :- *Identify by me Dipankar Paul*

आयकर विभाग

INCOME TAX DEPARTMENT

GOUTAM JANA

NANDALAL JANA

02/10/1955

Permanent Account Number

ANOPJ2678N

Goutam Jana

Signature



भारत सरकार

GOVT. OF INDIA



Goutam Jana



ভারত সরকার

Government of India
Authentication Authority of India
Government of India

স্বাক্ষরিত আই ডি / Enrollment No.: 1111/78644/00575

To
গৌতম জানা
GOUTAM JANA
DASHADRONE MANIK TALA KHELAR MATH
Rajarhat
Rajarhat Gopalpur
Rajarhat North 24 Parganas
West Bengal 700136



MNG19356210FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2207 3670 2230

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

গৌতম জানা
GOUTAM JANA
পিতা : নন্দলাল জানা
Father : Nandlal Jana
কর্তৃত্বদিন / DOB : 02/10/1955
পুরুষ / Male



2207 3670 2230

- সাধারণ মানুষের অধিকার

Goutam Jana



Government of India



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করেন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ডাব্বিতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future .



জাতীয় ই-রিজিষ্ট্রার প্রাধিকরণ
National e-Authentication Authority of India

ঠিকানা:

দশদ্রোণ মানিক তলা খেলার
মঠ, রাজারহাট, উত্তর ২৪
পার্শ্বনা, রাজারহাট গোপালপুর,
পশ্চিমবঙ্গ, ৭০০১৩৬

Address:

DASHADRONE MANIK TALA
KHELAR MATH, Rajarhat, North
24 Parganas, Rajarhat Gopalpur,
West Bengal, 700136

2207 3670 2230



1820 302 1647



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
UTTAM JANA
NANDALAL JANA

भारत सरकार
GOVT. OF INDIA

01/01/1959
Permanent Account Number
ANOPJ2679P

Uttam Jana
Signature



Uttam Jana



ভারত সরকার
Unique Identification Authority of India
Government of India

আপনার আধার আইডি / Enrollment No. : 1111/78644/00574

To
UTTAM JANA
উত্তম জনা

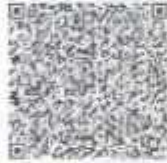
07/03/2014

DASHADRONE MANIK TALA KHELAR MATH
Rajarhat
Rajarhat Gopalpur, North 24 Parganas
West Bengal - 700136



KL815220910FT

81522091



আপনার আধার সংখ্যা / Your Aadhaar No. :
4779 8020 7585

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

উত্তম জনা

UTTAM JANA

পিতা : নন্দলাল জনা

Father : Nandalal Jana

জন্মতারিখ/DOB: 01/01/1958

পুরুষ / Male

4779 8020 7585



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

ঠিকানা: ...
পশ্চিমবঙ্গ সরকারি ভাষা সেবার স্ট্র
ডাঙারবেড়ী, রাজহাট গোপালপুর
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ,

Address: , DASHADRONE
MANIK TALA KHELAR
MATH, Rajarhat, Rajarhat
Gopalpur, North 24
Parganas, West Bengal,
700136

4779 8020 7585



1547
1111 1111 1547



help@uidai.gov.in



www.uidai.gov.in

Uttam Jana



ভারত সরকার

Unique Identification Authority of India
Government of India

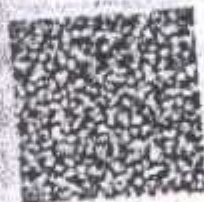
আধার কার্ডের আইডি / Enrollment No. 1111/1971&01002

To
বক্স ৭৭
DIPANKAR PALL
D-404
BANSUCHI ABASAN AG BLOCK SECTOR-2
Bachanpukur (W)
Bach Bhawan
Salt Lake North 24 Puranas
West Bengal 700091

28072015
11025501



MM419255017F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

9057 1366 7614

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India



বক্স ৭৭
DIPANKAR PALL
D-404
BANSUCHI ABASAN AG BLOCK SECTOR-2
Bachanpukur (W)
Bach Bhawan
Salt Lake North 24 Puranas
West Bengal 700091



9057 1366 7614

আধার - সাধারণ মানুষের অধিকার



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

GRN Details

GRN: 192022230009295202 Payment Mode: Counter Payment
GRN Date: 18/04/2022 13:38:53 Bank/Gateway: State Bank of India
BRN : 90006489 BRN Date: 19/04/2022 00:00:00
Payment Status: Successful Payment Ref. No: 3001137678/4/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: Uttam Jana
Address: Dashdrone,maniktala Khelarmath Kolkata 700136
Mobile: 9748521408
Depositor Status: Buyer/Claimants
Query No: 3001137678
Applicant's Name: Mr KRISHNA GOPAL TRIPATHI
Identification No: 3001137678/4/2022
Remarks: Gift, Gift in Favour of family members Payment No 4

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|--------------|
| 1 | 3001137678/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 27595 |
| 2 | 3001137678/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 55364 |
| Total | | | | 82959 |

IN WORDS: EIGHTY TWO THOUSAND NINE HUNDRED FIFTY NINE ONLY.

W



Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1523-08537/2022 | Date of Registration | 20/05/2022 |
| Query No / Year | 1523-3001137678/2022 | Office where deed is registered | |
| Query Date | 12/04/2022 5:08:09 PM | A.D.S.R. RAJARHAT, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | KRISHNA GOPAL TRIPATHI AB 130, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700162, Mobile No. : 8910044219, 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. 55,34,999/- | Rs. 55,34,999/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 27,695/- (Article:33(i)) | Rs. 55,364/- (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:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, JI No: 4, Pin Code : 700136

| 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-217 (RS :-) | LR-199 | Bastu | Bastu | 1 Katha 8 Chatak | 55,34,999/- | 55,34,999/- | Width of Approach Road: 50 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 2.475Dec | 55,34,999 /- | 55,34,999 /- | |

Donor Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr GOUTAM JANA Son of Late NANDALAL JANA DASADRONE MANIK TALA KHELAR MATH, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx8N, Aadhaar No: 22xxxxxxxx2230, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence |

Donee Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr UTTAM JANA (Presentant) Son of Late NANDALAL JANA DASADRONE MANIK TALA KHELAR MATH, City:- Not Specified, P.O:- RAJARHAT, P.S:-Bagulati, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxx9P, Aadhaar No:47xxxxxxx7585, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr DIPANKAR PAUL Son of Late A K PAUL BAISHAKHI ABASAN, City:- Not Specified, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700091 | | | |
| Identifier Of Mr GOUTAM JANA, Mr UTTAM JANA | | | |

Land Details as per Land Record

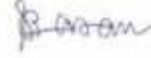
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing – Dosodrone) , Mouza: Dasadrone, JI No: 4, Pin Code : 700136

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|---|--|
| L1 | LR Plot No:- 217, LR Khatian No:- 199 | Owner:নন্দলাল জানা, Gurdian:হাজারী লাল জানা, Address:নিজ , Classification:বালু, Area:0.25000000 Acre, | Seller is not the recorded Owner as per Applicant. |

On 13-04-2022

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 55,34,999/-. Family Members amount Rs 55,34,999/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 22-04-2022

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

Presented for registration at 18:00 hrs on 22-04-2022, at the Private residence by Mr UTTAM JANA ,Claimant.

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

Execution is admitted on 22/04/2022 by 1. Mr GOUTAM JANA, Son of Late NANDALAL JANA, DASADRONE MANIK TALA KHELAR MATH, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Retired Person, 2. Mr UTTAM JANA, Son of Late NANDALAL JANA, DASADRONE MANIK TALA KHELAR MATH, P.O: RAJARHAT, Thana: Baguiati, , North 24-Parganas, WEST BENGAL India, PIN - 700136, by caste Hindu, by Profession Retired Person

Indetified by Mr DIPANKAR PAUL, . . Son of Late A K PAUL, BAISHAKHI ABASAN, P.O: SECH BHAWAN, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 19-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,364/- (A(1) = Rs 55,350/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 55,364/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 12:00AM with Govt. Ref. No: 192022230009295202 on 18-04-2022, Amount Rs: 55,364/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90006489 on 19-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,695/- and Stamp Duty paid by online = Rs 27,595/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2022 12:00AM with Govt. Ref. No: 192022230009295202 on 18-04-2022, Amount Rs: 27,595/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90006489 on 19-04-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 20-05-2022

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,695/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp; Type: Impressed, Serial no 51857, Amount: Rs.100/-, Date of Purchase: 31/12/2021, Vendor name: JAYDEEP CHATTERJEE



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 358759 to 358782
being No 152308537 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.05.27 16:53:42 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/05/27 04:53:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)