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3-8538/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 22/4/22

3 / 1138303 / 22

AL 113556

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.

*[Handwritten Signature]*

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

20 MAY 2022

**DEED OF GIFT**

**THIS DEED OF GIFT** is made on this 22<sup>ND</sup> day of APRIL,

**Two Thousand and Twenty Two** of the Christian Era,

**BETWEEN**

**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 North24 - Parganas, West Bengal, hereinafter called and referred

898 55

51855

..... DATE .....  
 SOLD TO .....  
 OF .....  
 RS .....  
**JAYDEEP CHATTERJEE**  
 16, INDIA EXCHANGE PLACE, KOL-1  
 LICENSED STAMP VENDOR  
 NO 351RS2018

K. G. Tripathi  
 High Court Calcutta

31 DEC 2021

31 DEC 2021

Uttam Jana

4389

Uttam Jana

4391

Uttam Jana  
 - Riya Maity

4392

- Rituparna Jana

4395

Identify by me  
 Dipankar Paul  
 3/0, Late Anup Kumar Paul  
 C-51/5, Bai Salehi Abason,  
 Salt Lake, Sec-II, Kol-700031.  
 PS. East Bidhanagar.  
 P.O. Sech Bhowan.

This deed is registered in the office of the Additional District Registrar, Rajarhat, New Town, North 24-Pgs, Kolkata, West Bengal, India.



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

22 APR 2022



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

**MRS. RIYA MAITY [PAN : CVGPM6662P] [Aadhaar No. 4855 7425 4533] daughter of Mr. UttamJana**, by faith - Hindu, by Occupation - House wife, 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 and **MS. RITUPARNA JANA [PAN : BCIPJ0191C] [Aadhaar No. 5024 8032 5920] daughter of Mr. Uttam Jana**, by faith - Hindu, by Occupation - Service, 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 jointly called and referred to as the "**DONEES**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective 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 9<sup>th</sup> day of November, 1960, registered in the office of the Sub-Registrar, Cossipore, DumDum in the District of 24-Parganas, presently North 24 Parganas and recorded in Book No. 1, Volume No. 119, Page**



ADDITIONAL DISTRICT SUB-REGISTRAR,  
Rajarhat, New Town, North 24-Pgs

22 APR 2022

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, 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, the said Nandalal Jana was also the recorded owner of ALL THAT Shali land measuring an area of 2 Satak equivalent to 00 Cottah 13 Chittacks and 41 Sq. Ft. comprised in R.S. /L. R. Dag No. 214, L.R. Khatian No. 199 which he purchased by virtue of a Sale Deed (Bengali Kobala) dated 9<sup>th</sup> 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 'Shali' and area of land was 6 decimals, appertaining to Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, C.S. Khatian No. 24, R.S. Khatian No. 38, comprised in C.S. Dag No. 197 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, one Purnima Jana wife of Late Nandalal Jana was the recorded owner of ALL THAT "Danga" land measuring an area of 4 Cottahs 00 Chittacks and 00 Sq. Ft. comprised in R.S, /L. R. Dag No. 224, L.R. Khatian No. 248 which she purchased



by virtue of a Sale Deed (Bengali Kobala) Being No. 496 for the year 1979, registered in the office of the Additional District Registrar Barasat, in the District of 24-Parganas, presently North 24-Parganas and recorded in Book No. 1, Volume No. 6, Page from 282 to 287, and this is to record that at the time of purchase of the aforesaid land the classification of the land was 'Danga' and area of land was 04Cottah-00chittacks00Sq.ft. appertaining to Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, C S Dag No. 194, R.S Dag No. 224, R.S. Khatian No. 76, and while in lawful possession of the entire land, the said Purnima Jana recorded her name as sole owner.

AND WHEREAS, while in lawful possession of the aforesaid properties, the said **Nandalal Jana died intestate on 20-01-2018** and his wife **Purnima Jana died intestate on 20-05-2021** leaving behind them, 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.

AND WHEREAS, by virtue of law of inheritance and devolution of property, the said Mr. Uttam Jana inherited undivided and unmarked land measuring 07 Cottahs, 07 Chittacks 18 Sq. Ft., of Bastu land particularly from R.S./L.R. Dag No. 217 situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, comprised in L.R. Khatian No. 199, C.S. Khatian No. 125, R.S. Khatian No. 205, comprised in C.S. Dag No. 86, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, from his father free from all encumbrances and while in lawful possession of the said

property the said Mr. Goutam Jana transferred undivided and unmarked 01 Cottah 08 Chittacks of "Bastu" land to his brother Mr. Uttam Jana by executing a Deed of Gift.

AND WHEREAS, by virtue of law of inheritance and devolution of property, the said Mr. Uttam Jana inherited undivided and unmarked 00Cottah 06 chittacks and 43 Sq.ft. of Shali land from his Father, at Mouza - Dasdrone, J.L No. 04, R.S. No. 150, Touzi No. 298, R.S./L.R. Dag No. 214, L.R Khatian No. 199, C.S. Khatian No. 24, R.S. Khatian No.38, Comprised in C.S. Dag No. 197, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, free from all encumbrances.

AND WHEREAS, by virtue of law of inheritance and devolution of property, the said Mr. Uttam Jana inherited undivided and unmarked 02Cottahs 00 Chittacks 00 Sq. Ft., of Danga land from his mother, at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, R.S./L.R. Dag No. 224, L.R. Khatian No. 248, Comprised in C.S. Dag No. 194, R.S. Khatian No. 76, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, free from all encumbrances.

AND WHEREAS, the said Mr. Uttam 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 08 Cottahs 15 Chittack 18 Sq. Ft., a little more or less, (which he inherited 07 cottahs-07 Chittacks-18 sq.ft and got by virtue of Deed of Gift undivided and unmarked measuring 1 Cottah and 8 Chittacks 00 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 ALLTHAT, "Shali" Land undivided and unmarked Measuring 06 chittacks and 43 Sq.ft. a little more or less at Mouza - Dasdrone, J.L No. 04, R.S. No. 150, Touzi No. 298, R.S./L.R. Dag No. 214, L.R Khatian No. 199, C.S. Khatian No. 24, R.S. Khatian No.38, Comprised in C.S. Dag No. 197, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, free from all encumbrances.

AND ALL THAT "Danga" Land undivided and unmarked Measuring 02 cottahs 00 Chittack 00 Sq. Ft. a little more or less at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, R.S./L.R. Dag No. 224, L.R. Khatian No. 248, Comprised in C.S. Dag No. 194, R.S. Khatian No. 76, P.S. Previously Rajarhat, Presently Baguiati, in the District of North 24 - Parganas, free from all encumbrances and possess lawful right to dispose of the same in accordance with his choice and desire.

AND WHEREAS, the Donor hereto in consideration of his natural love and volition and affection for his daughters, out of his free will and without any force, compulsion, coercion or under influence and only with a keen desire to make the Donees well established in life, by way of an unconditional gift, hereby grant, convey and transfer which the Donor had and still has for the Donees which the Donor had and still has for the Donees, the latter being his own daughters (full blood) intends to bestow his



(1) ALL THAT Bastu land undivided and unmarked measuring an area of 01 Cottahs 09 Chittack 00 Square Feet, a little more or less, out of which the Donee No. 1 (Riya Maity) will get 12 Chittack and 23 Square Feet and the Donee No. 2 (Rituparna Jana) will get 12 Chittacks 22 Sq. Ft. 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 within Registration Jurisdiction Additional District Sub-Registrar, Rajarhat in the District of North 24-Parganas.

(2) ALL THAT Shali land undivided and unmarked measuring an area of 06 Chittack and 43 Square Feet, a little more or less, out of which the Donee No. 1 (Riya Maity) will get 03 Chittack and 21 Square Feet and the Donee No. 2 (Rituparna Jana) will get 03 Chittacks And 22 Square Feet, 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. 214, L.R. Khatian No. 199, C.S. Khatian No. 24, R.S. Khatian No. 38, Comprised in C.S. Dag No. 197, P.S. Previously Rajarhat, Presently Baguiati, within Registration Jurisdiction Additional District Sub-Registrar, Rajarhat in the District of North 24-Parganas.

AND WHEREAS ALL THAT "Danga" land undivided and unmarked measuring an area of 02 Cottahs 00 Chittack and 00 Square Feet, a little more or less, out of which the Donee No. 1 (Riya Maity) will get 01 Cottahs 00 Chittack and 00 Square Feet and the Donee No. 2 (Rituparna Jana) will get 01 Cottahs 00 Chittack and 00 Square Feet, more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, R.S./L.R. Dag. No. 224, L.R. Khatian No. 248, Comprised in C.S. Dag No. 194, R.S. Khatian No. 76, P.S.

**Previously Rajarhat, Presently Baguiati** within Registration Jurisdiction **Additional District Sub-Registrar, Rajarhat in the District of North 24-Parganas.**

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, patahs, 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 Donees **absolutely** forever free from all encumbrances and the Donor doth hereby covenant with the Donees 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, gift the said land hereby 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 Donees' 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 Donees. 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 Donees.

THE DONOR DOTH HEREBY FURTHER COVENANT WITH THE DONEES 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 Donees 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 liens and 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 donees 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 Donees as shall or may be reasonably required.

The DONEES 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 Donees TO HAVE AND TO HOLD the same for their 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 Donees out of his free volition and without being influenced by any one.

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

AND THAT the Donees accept the gift of the said property hereunder made as testified by them being a party hereto and executing these presents. The estimated value of the property of is **Rs. 1,47,44,622/- (Rupees One Crore Forty Seven Lakh Forty Four thousand Six Hundred Twenty two only) only.**

**THE SCHEDULE ABOVE REFERRED TO**

**[Land hereunder gifted]**

**(1) ALL THAT "Bastu" vacant land undivided and unmarked measuring an area of 01 Cottahs 09 Chittack and 00 Square Feet, a little more or less, out of which the Donee No. 1 (Riya Maity) will get 00Cottah 12 Chittack and 23 Square Feet and the Donee No. 2 (Rituparna Jana) will get 00Cottah 12 Chittacks and 22 Square Feet, 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 within Registration Jurisdiction Additional District Sub-Registrar, Rajarhat 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

**(2) ALL THAT Shali land undivided and unmarked measuring an area of 00Cottah 06 Chittack and 43 Square Feet, a little more or less, out of which the Donee No. 1 (Riya Maity) will get 00Cottah 03 Chittack and 21 Square Feet and the Donee No. 2 (Rituparna Jana) will get 00Cottah 03 Chittacks and 22 Square Feet, 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. 214, L.R. Khatian No. 199, C.S. Khatian No. 24, R.S. Khatian No.38, Comprised in C.S. Dag No. 197, P.S. Previously Rajarhat, Presently Baguiati, within Registration Jurisdiction **Additional District Sub-Registrar, Rajarhat 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. 217  
 On the South : By L.R. Dag No. 13  
 On the East : By L.R. Dag No.215  
 On the West : By L.R. Dag No. 211

**(3) ALL THAT "Danga" land undivided and unmarked measuring an area of 02 Cottahs 00 Chittack and 00 Square Feet, a little more or less, out of which the Donee No. 1 (Riya Maity) will get 01 Cottahs 00 Chittack and 00 Square Feet and**

the Donee No. 2 (Rituparna Jana) will get 01 Cottahs 00 Chittack and 00 Square Feet, more or less, lying and situated at Mouza - Dasadrone, J.L. No. 4, R. S. No. 150, Touzi No. 2998, R.S./L.R. Dag No. 224, L.R. Khatian No. 248, Comprised in C.S. Dag No. 194, R.S. Khatian No. 76, P.S. Previously Rajarhat, Presently Baguiati within Registration Jurisdiction Additional District Sub-Registrar, Rajarhat 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. 223

On the South: By Rajarhat Main Road (211 Bus Route) 50 Ft. Wide.

On the East: By L.R. Dag No. 225

On the West: By L.R. Dag No. 217

**The above plot of land is adjacent to the Road named : Rajarhat Main Road ( 50 Feet Wide).**



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 :

*Uttam Jana*  
[Uttam Jana]  
DONOR

WITNESSES:

1. *Soumen*  
SOUMEN DEBNATH  
44/2A, NETAJI POLLY  
KOLKATA - 700111
2. Dipankar Paul  
C-51/5, Bai Sakhli Abason,  
Salt Lake, Sec. II, Kol-700091.

We accept the Gift heartily.

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

*Riya Maity*  
(Riya Maity)

Drafted by:

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

*Rituparna Jana*  
(Rituparna Jana)  
DONEES





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

UTTAM JANA

NAME OF DONEE

1. RIYA MAITY
2. RITUPARNA JANA

DAG NO.	NAME OF DONEE	AREA
214	RIYA MAITY	OOK.-3CH.-21SFT.
214	RITUPARNA JANA	OOK.-3CH.-22SFT.
217	RIYA MAITY	OOK.-12CH.-23SFT.
217	RITUPARNA JANA	OOK.-12CH.-22SFT.
224	RIYA MAITY	1K.-00CH.-00SFT.
224	RITUPARNA JANA	1K.-00CH.-00SFT.

*Uttam Jana*  
 SINGNATURE OF DONOR

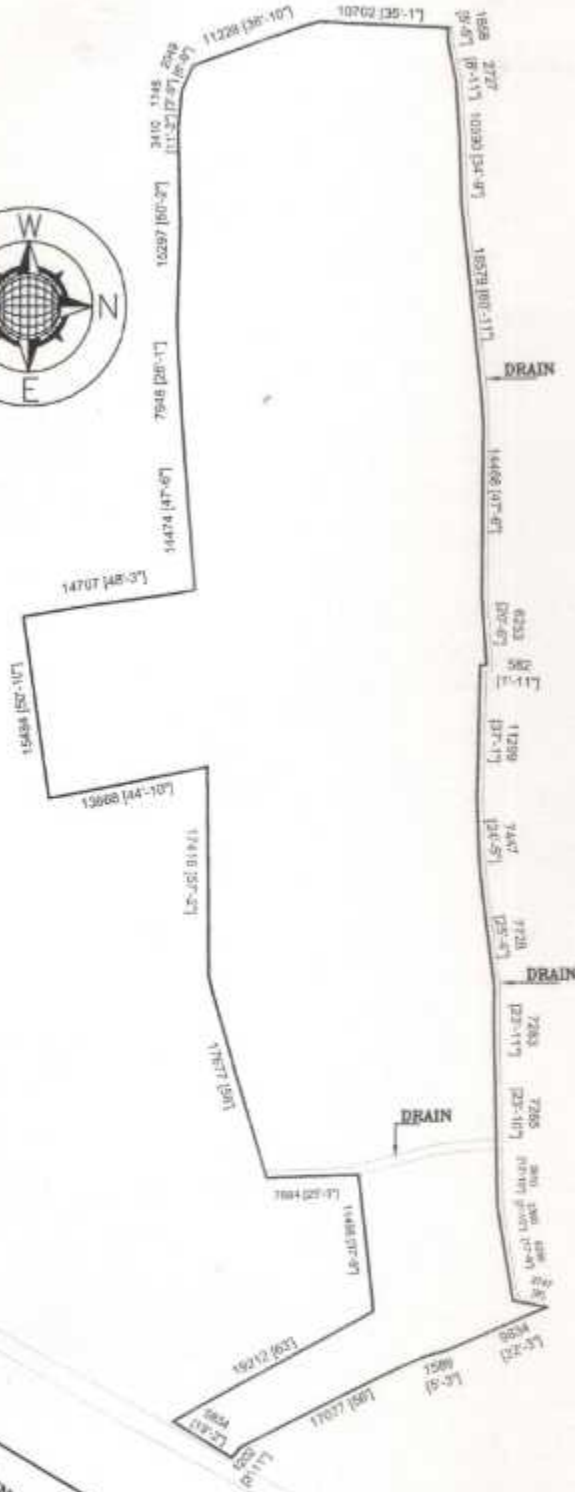
*Riya Maity*

*Rituparna Jana*

SINGNATURE OF DONEES

SITE PLAN  
 SCALE- 1:600

TO CHINAR PARK 211 BUS ROUTE TO RAJARHAT



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

L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS



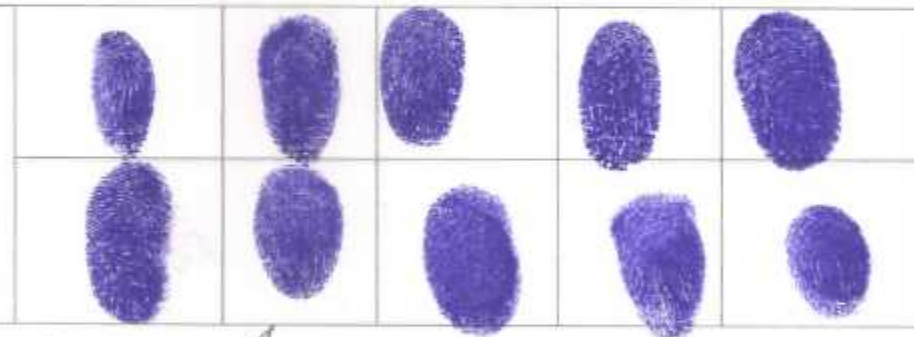
Uttam Jana

ATTESTED: Uttam Jana



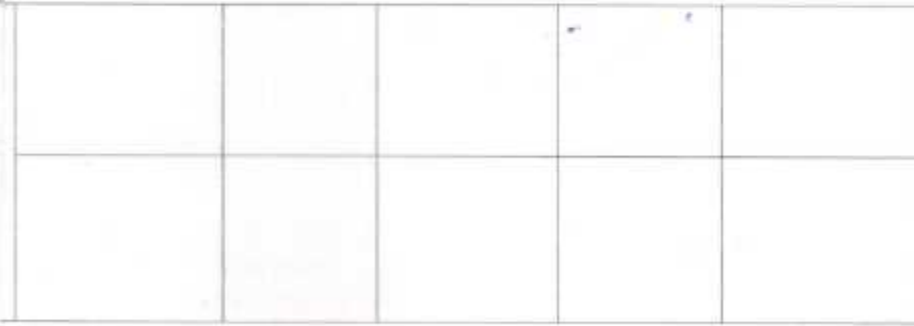
Riya Maity

ATTESTED: Riya Maity



Rituparna Jana

ATTESTED: Rituparna Jana



Dipankar Paul

ATTESTED: Identify by me Dipankar Paul

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

UTTAM JANA  
NANDALAL JANA

01/01/1959  
Permanent Account Number

ANOPJ2679P

*Uttam Jana*  
Signature



*Uttam Jana*





ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনুলিপিবদ্ধ আইডি / Enrollment No.: 1111/78644/00574

To  
UTTAM JANA  
উত্তম জানা

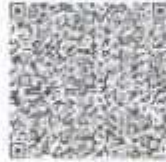
07/03/2014

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



KL815220910FT

81522001



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

আধার - সাধারণ মানুষের অধিকার



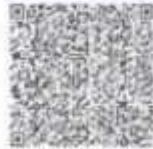
ভারত সরকার  
Government of India



উত্তম জানা  
UTTAM JANA  
পিতা : নন্দলাল জানা  
Father : Nandalal Jana

জন্ম তারিখ/DOB: 01/01/1959  
পুংস / Male

**4779 8020 7585**



আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- 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 তাল খেলার মঠ  
রাজারহাট, রাজারহাট গোপালপুর  
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ

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

**4779 8020 7585**



1947  
1800 111 1947



help@uidai.gov.in



www.uidai.gov.in

Uttam Jana

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RIYA MAITY  
UTTAM JANA

12/02/1991  
Permanent Account Number  
CVGPM6662P

*Riya Maity*  
Signature

*Riya Maity*



ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/78644/00572

To  
Riya Maity  
শ্রীমতী

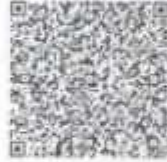
07/03/2014

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



KL815221084FT

81522108



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4855 7425 4533**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্রীমতী

Riya Maity

পতি : দেবশিখ মাইতি

Husband : Debasis Maity

জন্ম তারিখ/DOB: 13/02/1991

স্বামী / Female

**4855 7425 4533**



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

### INFORMATION

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

- আধার সারা দেশে মান্য।
- 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,  
দশদ্রোণ মনিক তলা খেলার মঠ  
রাজারহাট, গোপালপুর  
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,

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

**4855 7425 4533**



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Riya Maity



आयकर विभाग  
INCOME TAX DEPARTMENT  
RITUPARNA JANA  
UTTAM JANA  
27/06/1996  
Permanent Account Number  
BCIPJ0191C  
Signature  
Rituparna Jana

भारत सरकार  
GOVT. OF INDIA



Rituparna Jana



ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাপিকাকৃতিকর আই ডি / Enrollment No.: 1111/78644/00578

To  
মহুপার্না জনা  
RITUPARNA JANA  
DASHADROME MANIK TALA KHELAR MATH  
Rajarhat  
Rajarhat-Gopalpur  
Rajarhat North 24 Parganas  
West Bengal 700136

61933849



MN619338499FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5024 8032 5920**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



মহুপার্না জনা  
RITUPARNA JANA  
পিতা : উতম জনা  
Father : Utam Jana  
জন্মতারিখ / DOB : 27/06/1996  
মহিলা / Female



**5024 8032 5920**

আধার - সাধারণ মানুষের অধিকার

Rituparna Jana



তথ্য

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

INFORMATION

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

- আধার মারা দেশে মান্য।
- 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 .



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
দশদ্রোণ মনিক তলা খেলার  
মঠ, রাজারহাট, উত্তর ২৪  
পার্গানা, রাজারহাট গোপালপুর,  
পশ্চিমবঙ্গ, 700136

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

**5024 8032 5920**



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ভারত সরকার  
Unique Identification Authority of India  
Government of India

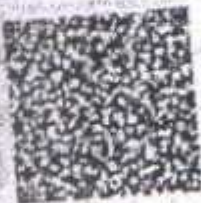
আধার কার্ডের আইডি / Enrollment No: 1111/1971&01002

To  
বনেন শ্রী  
DIPANKAR PALL  
D-404  
BASUKHI ABASAN NO BLOCK SECTOR-2  
Bachmanagar (W)  
Sector Shreevan  
Salt Lake North 24 Parganas  
West Bengal 700091

1925501  
109270012



MN419255017FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9057 1366 7614

আধার - সাধারণ মানুষের অধিকার



বনেন শ্রী  
DIPANKAR PALL  
পিতা : বনেন শ্রী শ্রী  
Father: ANUP KUMAR PALL  
তারিখ / DOB: 23/09/1981  
সঙ্গ / Male



9057 1366 7614

আধার - সাধারণ মানুষের অধিকার









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

GRN Details

GRN: 192022230009300672      Payment Mode: Counter Payment  
GRN Date: 18/04/2022 13:46:05      Bank/Gateway: State Bank of India  
BRN : 90006292      BRN Date: 19/04/2022 00:00:00  
Payment Status: Successful      Payment Ref. No: 3001138303/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Riya Maity And Rituparna Jana  
Address: Dashdrone,maniktala Khelarmath Kolkata 700136  
Mobile: 9748521408  
Depositor Status: Buyer/Claimants  
Query No: 3001138303  
Applicant's Name: Mr KRISHNA GOPAL TRIPATHI  
Identification No: 3001138303/3/2022  
Remarks: Gift, Gift in Favour of family members Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3001138303/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	89371
2	3001138303/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	178916
			<b>Total</b>	<b>268287</b>

IN WORDS: TWO LAKH SIXTY EIGHT THOUSAND TWO HUNDRED EIGHTY SEVEN ONLY.





## Major Information of the Deed

Deed No :	I-1523-08538/2022	Date of Registration	20/05/2022
Query No / Year	1523-3001138303/2022	Office where deed is registered	
Query Date	12/04/2022 6:24:16 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB 130 NEW TOWN, 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. 1,47,44,622/-	Rs. 1,78,90,244/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 89,471/- (Article:33(i))	Rs. 1,78,916/- (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 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 9 Chatak	40,00,000/-	57,65,624/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L2	LR-214 (RS :-)	LR-199	Bastu	Shali	6 Chatak 43 Sq Ft	47,44,622/-	47,44,622/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
L3	LR-224 (RS :-)	LR-248	Bastu	Danga	2 Katha	60,00,000/-	73,79,998/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					6.5954Dec	147,44,622 /-	178,90,244 /-	
<b>Grand Total :</b>					6.5954Dec	147,44,622 /-	178,90,244 /-	





**Donor Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr UTTAM JANA (Presentant )</b> Son of Late NANDALAL JANA DASADRONE MANIK TALA KHELAR MATH, City:- Not Specified, P.O:- R 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.:: 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, 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	<b>Mrs RIYA MAITY</b> Daughter of Mr UTTAM JANA DASADRONE MANIK TALA KHAR MATH, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVxxxxx2P, Aadhaar No:48xxxxxxx4533, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 . Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Pvt. Residence
2	<b>Ms RITUPARNA JANA</b> Daughter of UTTAM JANA DASADRONE MANIK TALA KHALAR MATH, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxx1C, Aadhaar No: 50xxxxxxx5920, 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
<b>Mr DIPANKAR PAUL</b> Son of 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 UTTAM JANA, Mrs RIYA MAITY, Ms RITUPARNA JANA			

**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 UTTAM JANA	Mrs RIYA MAITY	Y	1.28906 Dec	28,82,812/-
L1	Mr UTTAM JANA	Ms RITUPARNA JANA	Y	1.28906 Dec	28,82,812/-
L2	Mr UTTAM JANA	Mrs RIYA MAITY	Y	0.358646 Dec	23,72,311/-
L2	Mr UTTAM JANA	Ms RITUPARNA JANA	Y	0.358646 Dec	23,72,311/-
L3	Mr UTTAM JANA	Mrs RIYA MAITY	Y	1.65 Dec	36,89,999/-

L3	Mr UTTAM JANA	Ms RITUPARNA JANA	Y	1.65 Dec	36,89,999/-
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### 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:বাস্ত, Area:0.25000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 214, LR Khatian No:- 199	Owner:নন্দলাল জানা, Gurdian:হাজারী লাল জানা, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 224, LR Khatian No:- 248	Owner:পূর্ণিমা জানা , Gurdian:নন্দলাল জানা, Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 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 1,78,90,244/- . Family Members amount Rs 1,78,90,244/-

*Sanjoy Basak*

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 17:55 hrs on 22-04-2022, at the Private residence by Mr UTTAM JANA ,Executant.

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

Execution is admitted on 22/04/2022 by 1. Mr UTTAM JANA, Son of Late NANDALAL JANA, DASADRONE MANIK TALA KHELAR MATH, P.O: R GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Retired Person, 2. Mrs RIYA MAITY, Daughter of Mr UTTAM JANA, DASADRONE MANIKTALA KHAR MATH, P.O: R GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 3. Ms RITUPARNA JANA, Daughter of UTTAM JANA, DASADRONE MANIK TALA KHALAR MATH, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Service

Indetified by Mr DIPANKAR PAUL, , Son of 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*

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 1,78,916/- ( A(1) = Rs 1,78,902/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 1,78,916/-

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: 192022230009300672 on 18-04-2022, Amount Rs: 1,78,916/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90006292 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. 89,471/- and Stamp Duty paid by online = Rs 89,371/-

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: 192022230009300672 on 18-04-2022, Amount Rs: 89,371/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90006292 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)**

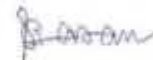
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 89,471/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 51855, 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 358783 to 358814  
being No 152308538 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.05.27 16:53:58 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/05/27 04:53:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)