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I 3536/19



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

E 943445

1731914/19

Caution that the document is admitted in
 respect of the...
 The...
 P.T.S. Court...

19 DEC 2019
 North 24 Parganas...

19 DEC 2019

DEED OF GIFT

This deed is made on this the 19th Day of December,
 2019 (Two Thousand and Nineteen) A. D.

BETWEEN

SRI RABINDRA NATH MITRA (PAN - AEAPM5749J), son of Late Ratish Chandra Mitra, by faith - Hindu, by Nationality - Indian, by Occupation - Retired person, residing at 77 Vivekananda Road, P. O. - Beedon Street, P. S. - Girishpark, Kolkata - 700006, hereinafter called and referred to as the DONOR (Which terms or expressions shall unless excluded by or repugnant to mean and include his legal heirs, successors, legal representatives and assigns etc.) of the ONE PART

AND

SMT RAMYANI MITRA (PAN - AUQPM5226L), D/O Rabindra Nath Mitra, residing at 77 Vivekananda Road, P. O. - Beedon Street, P. S. - Girishpark, Kolkata - 700006, by faith - Hindu, by Nationality - Indian, by Occupation - Housewife, hereinafter called and referred to as the DONEE (Which terms or expressions shall unless excluded by or repugnant to mean and include his legal heirs, successors, legal representatives and assigns etc.) of the OTHER PART.

WHEREAS Faim Mulla S/o Lt. Matiulla Mulla became the owner of land measuring 7.5 Decimal under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Ke. Su. No. 01, recorded in R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235 which is fully and particularly mentioned in scheduled bellow. He was enjoying the property without any interruption of others.

AND WHEREAS the said Faim Mullah S/o Lt. Matiulla Mulla sold and transferred the said land measuring 7.5 decimals to the Anil Chandra Ghosh S/o Krishna Chandra Ghosh by a deed of sale which was registered at S.R.O. Barasat

recorded in Book No 1, Volume No 142, Pages from 92 to 94, being sale deed no 12749 of the year 1966.

AND WHEREAS Anil Chandra Ghosh S/o Krishna Chandra Ghosh also sold and transferred the said 7.5 decimals of land to the Md. Jalaluddin Mulla S/o Mostaj Ali Mulla by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 147, Pages from 74 to 76, being sale deed no 12904 of the year 1966.

AND WHEREAS Md. Mostaj Ali Mulla S/o Lt. Matiulla Mulla became the owner of another land measuring 7.5 decimal of land under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No 130, R.S. Dag No. 235 and he was enjoying the said land peacefully and without any interruption of others.

AND WHEREAS Md. Mostaj Ali Mulla S/O Lt. Matiulla Mulla became the owner of land measuring 7.5 Decimal under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 and Md. Jalaluddin Mulla S/O Mostaj Ali Mulla became the owner of land measuring 7.5 Decimal under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235 . So they jointly became the owners of 15 decimals of land and they jointly sold the entire property i.e. 15 decimals of land to the Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 26, Pages from 152 to 154, being sale deed no 1765 of the year 1968.

AND WHEREAS after the death of Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah, his Seven sons namely Md. Akkaj Ali, Md. Abbaj Ali, Md. Asraf Ali, Md. Atabuddin, Md. Matabuddin, Md. Belat Ali, Md Ibrahim Mandal and Four daughters namely Achhiya Khatun, Jobeda Khatun, Rijiya Khatun, Rabiya Khatun and only wife Anjaman Bibi became the legal heirs and successors of the Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah.

AND WHEREAS the said Md. Akkaj Ali and 11 Others jointly sold and transferred the 7.5 decimals out of 15 decimals of land under Mouza- Ganganagar, J.L. No. 49, Touji No 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 to the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra by deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 94, Pages from 44 to 49, being sale deed no 6179 of the year 1974 and remaining 7.5 decimal out of 15 decimal of land also sold and transferred by another sale deed to the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 97, Pages from 17 to 21, being sale deed no 6180 of the year 1974.

AND WHEREAS the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra became the owners of land measuring of 15 decimals where 7.5 Decimals out of 15 decimals of land under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 and he mutated the said 7.5 decimals in the L.R. Khatian No. 223 which is linked with the share of Md. Mostaj Ali and the said land is free from all encumbrances.

AND WHEREAS I, Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra (the Donor herein) am now above 80 years old and my wife has already left this mortal world without any indebtedness to us. My only daughter namely Smt. Ramayania Mitra (the Donee herein) is now living with me and also look after and take care of me. I may be passes away at any time in future. In consideration of natural love and affection the Donor bears and towards the Donee, who is the full blooded only daughter of Present Donor and the Donor being desirous to transfer/gift all that piece and parcel of land measuring 7.5 Decimal out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 223, (recorded in the name of Rabindra Nath Mitra) R.S. & L.R. Dag No. 235 and another 7.5 decimal out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168(Recorded in the name of Faim Mulla), R.S. & L.R. Dag No. 235 which is fully described in the Land Schedule hereunder written, to the Donee as gifted land without imposing any condition.

AND WHEREAS that the Donee has agreed and accepted this Gift with smiling face.

AND WHEREAS the Donee is the full blooded only daughter of the present Donor.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. That in consideration of natural love and affection which the Donor has and bears towards the Donee, the latter being the full blooded only daughter of the present Donor, the Donor doth hereby and hereunder renounces his rights,

titles and interests with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donee, freely and voluntarily gifted all that piece and parcel of land measuring 7.5 Decimal out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 223 (recorded in the name of Rabindra Nath Mitra), R.S. & L.R. Dag No. 235 and another 7.5 decimal out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168(recorded in the name of Faim Mulla), R.S. & L.R. Dag No. 235 , which is fully described in the Land Schedule hereunder written and delivered possession of the same unto and in favour of the Donee together with easements, privileges, advantages appendages and appurtenances thereto to or any part thereof or which with the same of any part thereof or taken as part held used, occupied, enjoyed, reputed, deemed, taken as part or parcel thereof or appertaining thereto and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with furthermore all the estate, right, title, interest, inheritance, use, possession, property, claim and demand whatsoever both at law and in equity of the Donor into and upon or in respect of the gifted land, which has written in Land Schedule and all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the gifted property or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Donor, their respective heirs, executors, administrators or representatives or any person from and they can or may procure the same without action or suit at law or in equity TO HAVE AND HOLD OWN POSSESS AND ENJOY the gifted land and each and every part thereof, hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be

TOGETHER WITH ALL rights, members and appurtenances thereof unto and to the use of the Donee, his heirs, executors, administrators, representatives and assigns absolutely and forever free from all encumbrances and liabilities and the Donor doth hereby for himself, his heirs, executors, administrators, representatives and assigns that notwithstanding any act, deed or thing whatsoever by the Donor or by any other predecessors and ancestors-in-title done or executed or knowingly suffered to the contrary, the Donor has at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign, assure the said property hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Donee, his heirs, executors, administrators, representatives and assigns shall and may from time to time and at all times hereafter peaceably and quietly hold, possess and enjoy the gifted land and all other rights, title and benefits appurtenant hereto and receive and take the rents issues and profits and every part thereof without and hindrances, eviction, interruption, disturbances, claim or demand whatsoever from of or by the Donor or any person or persons whatsoever AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released, discharged or otherwise by and at the costs of and expenses of the Donor well and sufficiently saved, defended, kept harmless and indemnified of from and against all estates, charges, mortgages, liens, lispendens debts, attachments, execution claims, demands, encumbrances and liabilities whatsoever made or suffered by the Donor or his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND THAT all rents, rates and taxes and other outgoings whatsoever payable in respect of the gifted land have been of these presents AND FURTHER THAT the Donor and all persons

having or lawfully or equitably claiming any right, title, interest, property claim or demand whatsoever in or to the gifted land or any part thereof 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 cost of the Donee make do acknowledge and execute or cause to be made acknowledged and executed all such acts, deeds, matters, things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the said gifted land, which was fully described in the Schedule hereunder written, and every part thereof unto and to the use of the Donee as shall or may be reasonably required.

2. That in consideration of natural love and affection which the DONOR had and still have for the DONEE, the latter being FULL BLOODED ONLY DAUGHTER of the present DONOR do hereby and hereunder renounces all that piece and parcel of land measuring 7.5 Decimal out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 223 (recorded in the name of Rabindra Nath Mitra), R.S. & L.R. Dag No. 235 and another 7.5 decimal out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168 (recorded in the name of Faim Mulla), R.S. & L.R. Dag No. 235 , which is fully described in the Land Schedule hereunder written, and right title and interest with intent to vest the same in grant, convey, transfer, give and assure unto and to the use of the DONEE freely and voluntarily, the property mentioned and described in the schedule hereunder and delivered possession of the same unit and in favour of the DONEE. TO HAVE AND TO HOLD the same for his sole use and benefit absolutely and unconditionally forever AND the DONOR do hereby covenant with the DONEE that notwithstanding any act, deed or thing by the DONOR or

their predecessors in title done executed of knowingly suffered to the contrary the said DONOR has good, rightful, power and absolute authority to grant, convey transfer and assure the said gifted property hereby granted, conveyed, transferred, assigned or intended to be the use of the DONEE. AND THAT THE DONEE shall and may at all times hereinafter peaceably and quietly possess and enjoy the said gifted property under schedule and receive the rents, issues and profits thereof any lawful eviction, interruption, claim and/or demand whatsoever from or by the said DONOR lawfully and equitably claiming from under or in trust for them and that free from all encumbrances, attachments, liens and lispendences whatsoever made or suffered by the DONOR having lawfully or equitably claiming and estate or interest in the said gifted property.

3. Government Assessed market value of the gifted land under this deed of gift is Rs. 94,99,996/- only.

LAND SCHEDULE

ALL THAT the piece and parcel of Shali gifted land measuring 15 decimals which is lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, where an area 7.5 Decimals out of 15 Decimals of land under L.R. Khatian No. 223 (recorded in the name of Rabindra Nath Mitra), R.S. & L.R. Dag No. 235 and another 7.5 decimals out of 15 Decimals of land lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168(recorded in the name of Faim Mulla), R.S. & L.R. Dag No. 235 . The total gifted land is 15 decimals which is lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. -26 , Holding No. - 07 Old Jessore Road presently

Ganganagar Road A.D.S.R.O. - Bidhannagar, P.S. - Airport, in the District of North 24 Parganas, Kolkata-700132, which is butted and bounded by :-

On the North :- L/O Rabindra Nath Mitra (Dag No 236)

On the South :- L/O Hrisikesh Jana & Snigdha Jana
(Dag No 234 & 235)

On the East :- L/O Rabindra Nath Mitra(Dag No 235)

On the West :- L/O Rabindra Nath Mitra (Dag No 234)

WITNESS WHERE OF the DONOR as well as the DONEE (by way of acceptance of the said gift) hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

Signed sealed and delivered:

Witnesses :-

1. *and joint wife*
Rabindra Nath Mitra

Rabindra Nath Mitra

SIGNATURE OF DONOR

2. *Dilip Kumar Saha*
Barrister at Law, Alkranjuli
Bidhannagar, Kolkata - 700125

I, SMT RAMYANI MITRA accepted this Gift with smiling face today made by the Donor with sound mind and body.

Drafted and prepared by:

Partha Pratim Mondal

Advocate
Judges' Court Barasat
North 24 Parganas

Enrollment - WB/108/2001

Ramyani Mitra

Signature of Donee

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

RN: 19-201920-012438941-1
GRN Date: 19/12/2019 12:11:40
BRN: 20088154
Payment Mode: Online Payment
Bank: UCO Bank
BRN Date: 19/12/2019 12:12:29

DEPOSITOR'S DETAILS

Id No. 15020001931914/7/2019
(Query No./Query Year)

Name: RAMAYANI MITRA
Contact No: Mobile No.: +91 8697001848
E-mail:
Address: 77 BIBEKANANDA ROAD BEEDON STREET 06 AUQPM5226L
Applicant Name: Mr Partha Pratim Mandal
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Gift, Gift in Favour of family members Payment No.7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
	15020001931914/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	42520
7	15020001931914/7/2019	Property Registration- Registration Fee	0030-03-104-001-16	95046

In Words: Rupees One Lakh Three Seven Thousand Five Hundred Sixty Six only
Total: 137566

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


(1) Name : Rajindranath Loh

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p><u>Rajindranath Loh</u></p>

Rajindranath Loh
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RAMYANI MITRA

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p><u>Ramyani Mitra</u></p>

All the above fingerprints are of the above named person and attested by the said person.

Ramyani Mitra
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

Deed No :	I-1502-03536/2019	Date of Registration	19/12/2019
Query No / Year	1502-0001931914/2019	Office where deed is registered	
Query Date	18/12/2019 9:42:29 AM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Partha Pratim Mandal, Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9831103324. 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. 15,00,000/-	Rs. 94,99,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 47,520/- (Article-33(i))	Rs. 95,046/- (Article A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		



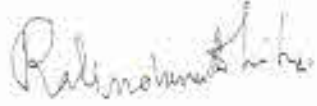
Land Details :

District: North 24-Parganas, P. S - Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, JI No: 49, Pin Code: 700132



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-235	LR-223	Bastu Shall	7.5 Dec	7,50,000/-	47,49,998/-	Width of Approach Road: 1 Ft., Last Reference Deed No :1503-I -06179-1974
L2	LR-235	LR-188	Bastu Shall	7.5 Dec	7,50,000/-	47,49,998/-	Width of Approach Road: 1 Ft., Last Reference Deed No :1503-I -06180-1974
TOTAL :				15Dec	15,00,000 /-	94,99,996 /-	
Grand Total :				15Dec	15,00,000 /-	94,99,996 /-	

r Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr RABINDRA NATH MITRA (Presentant) Son of Late Ratish Chandra Mitra Executed by: Self, Date of Execution: 19/12/2019 Admitted by: Self, Date of Admission: 19/12/2019 ,Place : Office	 19/12/2019	 L1 19/12/2019	 19/12/2019
77 Vivekananda Road, P.O:- Beedon Street, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEAPM5749J, Aadhaar No: 96xxxxxxxx7271, Status :Individual, Executed by: Self, Date of Execution: 19/12/2019 Admitted by: Self, Date of Admission: 19/12/2019 ,Place : Office			

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature		
Name	Photo	Finger Print	Signature
Smt RAMYANI MITRA Daughter of Shri Rabindra Nath Mitra Executed by: Self, Date of Execution: 19/12/2019 Admitted by: Self, Date of Admission: 19/12/2019 ,Place : Office	 19/12/2019	 L1 19/12/2019	 19/12/2019
Daughter of Shri Rabindra Nath Mitra Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUQPM5226L, Aadhaar No: 90xxxxxxxx3115, Status :Individual, Executed by: Self, Date of Execution: 19/12/2019 Admitted by: Self, Date of Admission: 19/12/2019 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Md Jahir Uddin Son of Md Amzed Ali Bara, P.O:- Chhotojagulia, P.S:- Barasat, Barasat, District:-North 24-Parganas West Bengal, India, PIN - 743294	 19/12/2019	 19/12/2019	 19/12/2019
Identifier Of Mr RABINDRA NATH MITRA, Smt RAMYANI MITRA			