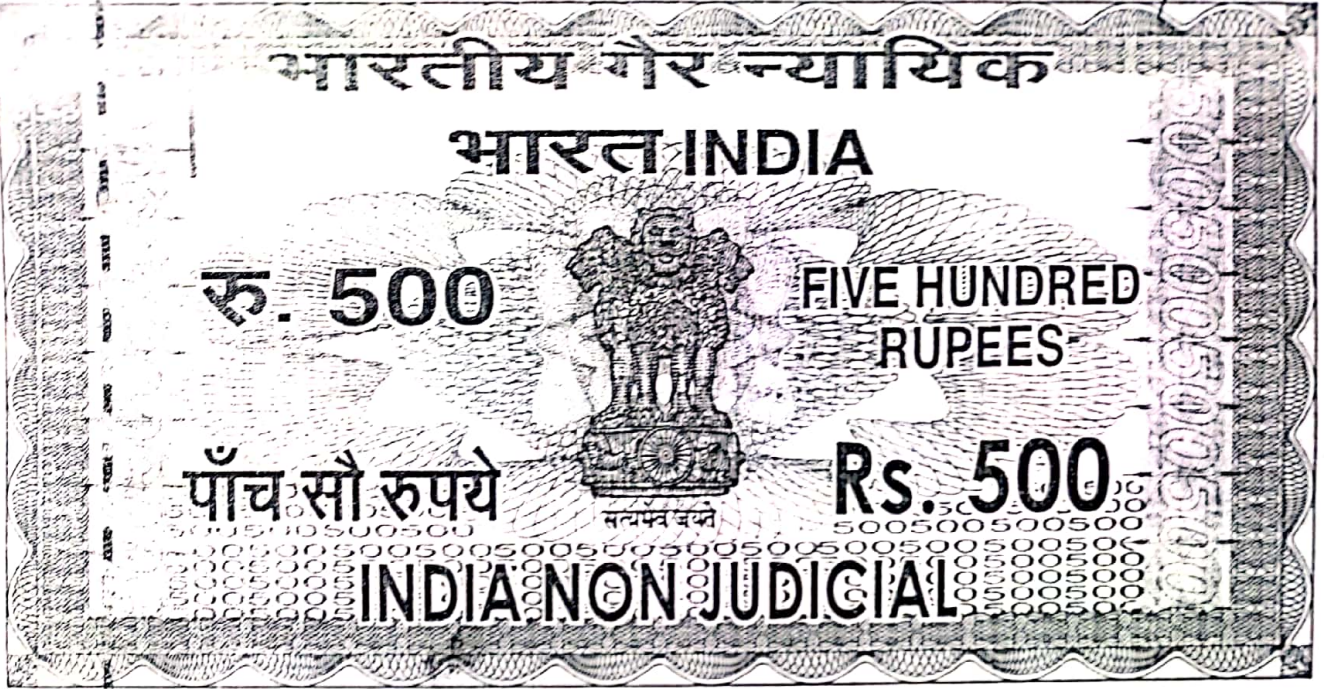


0810

I- 865/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 630125

15.02.21  
15.2

Certified that the Document is Admitted to Registration the signature sheet and the Endorsements consistent with the Documents are the Part of this Document.

A. D. K. Durgam  
Sardar

05 FEB 2021

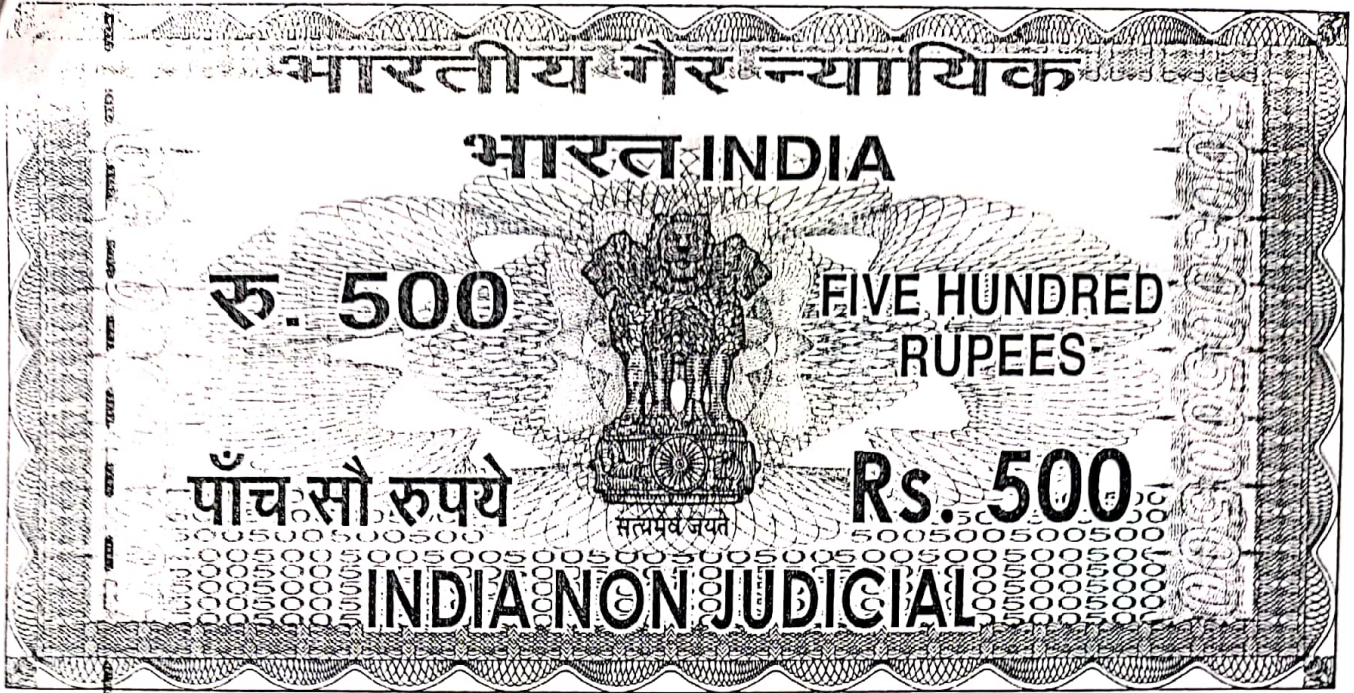
QUERY NO.2000165889/2021  
GRN No.192020210220373748

**DEED OF GIFT**

Under Molandighi Gram Panchayat Area  
P.S.- Kanksa, Mouza- Arrah, J.L. No-91,  
Gifted area 5 Decimal,  
R.S. Plot No.1566, LR Plot No. 1657  
Estimate Value - Rs. 50,000/-  
Market Value - Rs. 8,50,000/-

पश्चिम बंगाल

Handwritten signature



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 630126

THIS DEED OF GIFT IS made on this the 05<sup>TH</sup> day of February, 2021



**DONOR** :- **SRI ADHIR GOP**, Son of Late Praphulla Gop, by Faith-Hindu, by Occupation-Cultivation, resident of Arrah, P.O.- Arrah, P.S.- Kanksa, Pin- 713212, Dist- Paschim Bardhaman, W.B. hereinafter referred to as '**THE DONOR**' of the One Part which expression shall unless the context otherwise required include his heirs, successors and representatives.

In favour of :

**DONEE** :- (1) **MR. AJAY GOPE**, Son Sri Adhir Gope @ Adhir Gop and  
(2) **MR. BIMAL GOPE**, Son Sri Adhir Gope @ Adhir Gop,

**BOTH ARE** by Faith-Hindu, by Occupation-Business, resident of Arrah, P.O- Arrah, P.S- Kanksa, Pin- 713212, Dist- Paschim Bardhaman, W.B., hereinafter referred to as '**THE DONEES**', of the Other Part which expression shall unless the context otherwise required include their heirs, successors and representatives.

WHEREAS schedule mentioned gifted property originally belongs to the father of the present Donor namely Praphulla Gop (now Deceased), Son of Late Dukhiram Gop and his name had been duly written and recorded in L.R records of right being L.R khatian No. 323 under Mouza- Arrah, J.L No. 91, P.S.- Kanksa, R.S Plot No. 1566 corresponding to L.R Plot No. 1657 recorded area 32 Decimal.

AND WHEREAS said Deceased father Praphulla Gop, Son of Late Dukhiram Gop during his peaceful possession of the said Baid Land died leaving his three sons, namely 1. Adhir Gop 2. Mantu Gop and 3. Jagat Gop as their only legal heirs and successors.

AND WHEREAS the present Donor and other two sons of Late Praphulla Gop after received of the said land mutated their names in separate L.R.R.O.R., being L.R. Khatian Nos. 4962 (recorded area 10 Decimal), 4963 (recorded area 11 Decimal) and 4964 (recorded area 11 Decimal) respectively.

AND WHEREAS the present Donor now the owner of 10 Decimal of land from the ejmal property of his deceased father of Late Praphulla Gop and now willing to transfer 5 Decimal of land out of his 10 Decimal in favour of his two sons, namely Ajay Gope and Bimal Gope i.e., present Donees in equal ratio after natural love and affection.

Now due to Donor's sick and old age and out of natural love and affection willing to Gift the Schedule mentioned land in favour of Donees as his natural sons and the Donees are hereby agreed to accept the said Gift, Donor transfer the same in his free consent.

AND WHEREAS the DONEES has agreed to accept the gift as it's evidenced by putting their signatures in these presents.

AND WHEREAS the market value of the said property is estimated to be Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand) only ~~and Estimate value of Rs. 50,000/-~~

NOW THIS DEED WITNESSETH that the Donor without any monetary consideration and in consideration of natural love and affection, which the Donor bears to the DONEES, doth hereby grant and transfer by way of gift of Schedule Land measuring an area 5 Decimal as more fully and particularly described in the Schedule Land hereunder written and all the things permanently attached thereto or standing thereon and all the liberties, privileges easements and advantages appurtenant thereto And all the estate, right, title, interest use, Inheritance, possession, benefit, claims and demand whatsoever of the Donor To Have And To Hold the same unto and to the use of the DONEES absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or other Local Authority(S).

**AND the Donor doth hereby covenants with the DONEES :**

(a) That the Donor now has in himself, good right, full power and absolute authority to grant the said portion of Land hereby granted as gift in the manner aforesaid in favour of the Donees.

(b) The DONEES may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said Land and receive the rents, issues, and profits and rents thereof and every part thereof to and for her own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the Donor.

(c) That the said Land is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by from, under or in trust for the Donor.



(d) AND FURTHER that the Donor and all persons having or lawfully claiming any estate or Interest whatsoever to the said Land or any part thereof from under or in trust for the Donor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the DONEES do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said Land and premises and every part thereof unto and to the use of the DONEES in the manner aforesaid as by the DONEES, their heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

AND WHEREAS the DONEES shall be factually, legally entitled to get their names recorded in the records of B.L. & L.R.O. Kanksa during settlement and to mutate their names into the Rent Roll of Govt., of West Bengal, Electricity and Water supply authority and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the DONOR(S).

The DONEES shall regularly pay holding taxes, land taxes in respect of their scheduled Land to their free choice.

AND WHEREAS DONOR does hereby execute this Deed of gift after paying the Stamp Duty with registration fee over the market value.

AND WHEREAS this Deed of gift shall not be treated as revoked under any circumstances unless the DONEES or their legal heirs and successors so intends.

#### **SCHEDULE OF GIFTED PROPERTY**

In the District of Paschim Bardhaman, all that piece and parcel of land (without any structure) measuring more or less 5 Decimal out of 10 Decimal under Mouza- Arrah, J.L.No-91, L.R Khatian No.4962, R.S Plot No.1566 corresponding to L.R Plot No. 1657, Classification as Baid and proposed use for Bastu, under Molandighi Gram Panchayat Area, Sub division & Sub registry office Durgapur.

Butted and bounded by :-

On the North- Building of Pranab Das & R. Show

On the South - Building of Amal Maity

On the East - Vacant Land of Jagat Gop & Mantu Gop R.S Plot No.1566(P)

*AA*  
*AA*

On the West - 16 Feet Wide Kancha Road

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both the hands of Donor / Donees are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of page and this will be treated as a part this deed

IN WITNESSES WHEREOF THE DONOR PUT HIS SIGNATURE IN THIS Deed of Gift on this 05<sup>th</sup> Day of February, 2021 at Durgapur Addl. Dist. Sub Registry office, Durgapur-16, Dist.- Paschim Bardhaman, West Bengal.

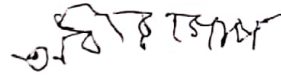
WITNESSES:

Nayan Mukherjee  
S/O Shibaram Mukherjee  
VCP- 023 Bengal Ambuja  
City Centre P.P- 713216  
Shant. G.P  
Arrah 0-9.P.12

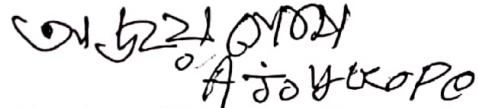
Pijush Ch. Sastar  
Profulla Kanya Sastar  
Paragash Reil Par

Drafted, prepared, Read over  
and explained by me as per  
their instruction.

Swapan Kumar Dutta  
Advocate, Durgapur Court  
Enrollment No. WB/999/2009



Signature of the Donor



Signature of the Donee No.1

Bimal Gope  
Signature of the Donee No.2



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

GRN Details

GRN: 192020210220373748      Payment Mode: Online Payment (SBI Epay)  
GRN Date: 04/02/2021 21:25:57      Bank/Gateway: SBIPay Payment Gateway  
BRN : 0222255669236      BRN Date: 04/02/2021 21:02:27  
Gateway Ref ID: IGAKKVJDK2      Method: State Bank of India NB  
Payment Status: Successful      Payment Ref. No: 2000165889/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Adhir Gop  
Address: Arrah  
Mobile: 9735168110  
Depositor Status: Others  
Query No: 2000165889  
On Behalf Of: Mr Swapan Kumar Dutta  
Identification No: 2000165889/5/2021  
Remarks: Gift, Gift in Favour of family members/Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000165889/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	3258
2	2000165889/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	8500
Total				11750

IN WORDS: ELEVEN THOUSAND SEVEN HUNDRED FIFTY ONLY.



1(A)

ডান হাত Right Hand						 উজ্জ্বল
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

উজ্জ্বল

ডান হাত Right Hand						 A Joy George
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

A Joy George

ডান হাত Right Hand						 Bimal Gope
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Bimal Gope

ডান হাত Right Hand						
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me



### Major Information of the Deed



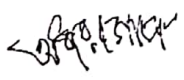
Deed No :	I-2306-00865/2021	Date of Registration	05/02/2021
Query No / Year	2306-2000165889/2021	Office where deed is registered	
Query Date	24/01/2021 5:51:11 PM	2306-2000165889/2021	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713363, Mobile No. : 9635371031, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
Rs 50,000/-	Rs. 8,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 4,250/- (Article:33(i))	Rs. 8,500/- (Article:A(1))		
Remarks			

#### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212













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-1657 (RS :-1566 )	LR-4962	Bastu	Baid	5 Dec	50,000/-	8,50,000/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>					5Dec	50,000 /-	8,50,000 /-	

#### Donor Details :



Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Adhir Gop (Presentant )</b> Son of Late Praphulla Gop Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			
		05/02/2021	LTI 05/02/2021	05/02/2021

Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ajay Gope</b>                      Son of Mr Adhir Gope                      Executed by: Self, Date of Execution: 05/02/2021                      , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office                 </td> <td></td> <td></td> <td>Ajay Gope</td> </tr> <tr> <td>05/02/2021</td> <td></td> <td>LTI 05/02/2021</td> <td>05/02/2021</td> </tr> </tbody> </table> <p>Son of Mr Adhir Gope Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 93xxxxxxx7369, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Ajay Gope</b> Son of Mr Adhir Gope Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			Ajay Gope	05/02/2021		LTI 05/02/2021	05/02/2021
Name	Photo	Finger Print	Signature										
<b>Mr Ajay Gope</b> Son of Mr Adhir Gope Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			Ajay Gope										
05/02/2021		LTI 05/02/2021	05/02/2021										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bimal Gope</b>                      Son of Mr Adhir Gope                      Executed by: Self, Date of Execution: 05/02/2021                      , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office                 </td> <td></td> <td></td> <td>Bimal Gope</td> </tr> <tr> <td>05/02/2021</td> <td></td> <td>LTI 05/02/2021</td> <td>05/02/2021</td> </tr> </tbody> </table> <p>Son of Mr Adhir Gope Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No: 92xxxxxxx4445, Status :Individual, Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Bimal Gope</b> Son of Mr Adhir Gope Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			Bimal Gope	05/02/2021		LTI 05/02/2021	05/02/2021
Name	Photo	Finger Print	Signature										
<b>Mr Bimal Gope</b> Son of Mr Adhir Gope Executed by: Self, Date of Execution: 05/02/2021 , Admitted by: Self, Date of Admission: 05/02/2021 ,Place : Office			Bimal Gope										
05/02/2021		LTI 05/02/2021	05/02/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Nayan Mukherjee</b> Son of Mr Shibaram Mukherjee Bankati, Puruliya, P.O:- Puruliya, P.S:- Pancha, Purulia, District:-Purulia, West Bengal India, PIN - 723131			Nayan Mukherjee
05/02/2021		05/02/2021	05/02/2021

Identifier Of Mr Adhir Gop, Mr Ajay Gope, Mr Bimal Gope

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 Adhir Gop	Mr Ajay Gope	Y	2.5 Dec	4,25,000/-
L1	Mr Adhir Gop	Mr Bimal Gope	Y	2.5 Dec	4,25,000/-



## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1657, LR Khatian No:- 4962	Owner: অধীর গোপ, Gurdian: প্রদীপ . Address: নিজ . Classification: বাইদ, Area: 0.10000000 Acre,	Mr Adhir Gop

Endorsement For Deed Number : I - 230600865 / 2021

On 25-01-2021

**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 8,50,000/- . Family Members amount Rs 8,50,000/-



**Partha Balraggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

On 05-02-2021

**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.

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

Presented for registration at 13:21 hrs on 05-02-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Adhir Gop ,Executant.

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

Execution is admitted on 05/02/2021 by 1. Mr Adhir Gop, Son of Late Praphulla Gop, Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Cultivation, 2. Mr Ajay Gope, Son of Mr Adhir Gope, Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 3. Mr Bimal Gope, Son of Mr Adhir Gope, Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others  
Indetified by Mr Nayan Mukherjee, , Son of Mr Shibaram Mukherjee, Bankati, Puruliya, P.O: Puruliya, Thana: Pancha, City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723131, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,500/- ( A(1) = Rs 8,500/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,500/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/02/2021 9:28PM with Govt. Ref. No: 192020210220373748 on 04-02-2021, Amount Rs: 8,500/-, Bank: SBI EPay ( SBlePay), Ref. No. 0222255669236 on 04-02-2021, Head of Account 0030-03-104-001-16

10/02/2021 Query No:-23062000165889 / 2021 Deed No :I - 230600865 / 2021, Document is digitally signed.



### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,250/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 3,250/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 6588, Amount: Rs.500/-, Date of Purchase: 04/02/2021, Vendor name: Ram Prasad Banerjee
2. Stamp: Type: Impressed, Serial no 6599, Amount: Rs.500/-, Date of Purchase: 04/02/2021, Vendor name: Ram Prasad Banerjee
3. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/02/2021 9:28PM with Govt. Ref. No: 192020210220373748 on 04-02-2021, Amount Rs: 3,250/-, Bank: SBI EPay ( SBIPay), Ref. No. 0222255669236 on 04-02-2021, Head of Account 0030-02-103-003-02



**Partha Bairaggya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 39621 to 39640

being No 230600865 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.02.10 11:29:15 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/02/10 11:29:15 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)