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D-0260/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

70AB 902532

3416196/22
 MS, K...
 A 7-20 PM

DEED OF GIFT

[Signature]
 THIS DEED OF GIFT made this 27th day of December, 2022
 29/12/22

BETWEEN

certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

[Signature]
 Dist. District Sub-Registrar
 Kankar, South 24 Parganas

17 JAN 2023

03 SEP 2022

SL. No. 19239 DATE
NAME
ADD
AMT. 12

Certi
Regi
Volu
bein

Asa Kumar Bhattacharya



5057

27/12/2022

Asa Kumar Bhattacharya



5059

27/12/2022

Pita Bhattacharya



5060

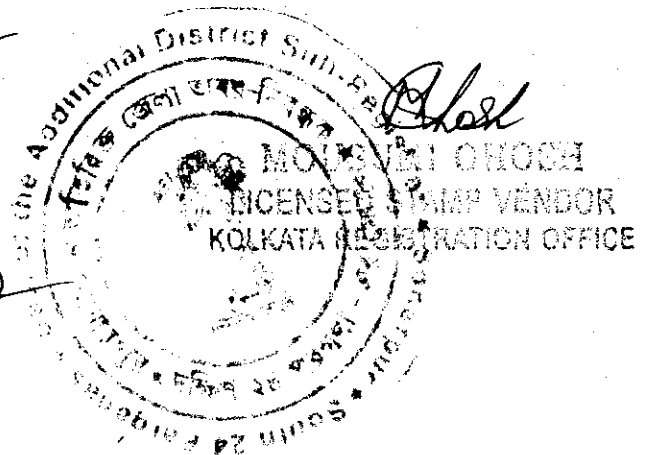
27/12/2022

Nipa Bhattacharya



5061

27/12/2022



Handwritten signature

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Additional District Superintendent of Police
Kolkata

27 DEC 2022

Identified by me:-
Ranjana Chatterjee
8/0 Kala Koush Kumar Chatterjee
112/4, Bangur Avenue,
Block - E, V.Kal-55.

(1) **SMT. RITA BHATTACHARYA** (PAN NO. CZWPB0979A & AADHAAR NO. 4565 9942 4068), wife of Late Biren Bhattacharya, by Faith – Hindu, by Nationality – Indian, by Occupation - Homemaker, Residing at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Sonarpur, Kolkata – 700154, District – South 24 Parganas, W.B. and (2) **SMT. NIPA BHATTACHARYA** (PAN - FZPPB0952K & AADHAAR NO. 9985 0786 6812), daughter of Late Ganesh Chandra Bhattacharya, by Faith – Hindu, by Nationality – Indian, by Occupation – Unemployed, Residing at 47, Dr. B. C. Roy Road, P.O. – Dakshin Jagadaal, P.S. – Sonarpur, Kolkata – 700151, hereinafter jointly called and referred to as the “**DONORS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) of the **ONE PART**

AND

SRI ASOK KUMAR BHATTACHARYA (PAN - AUMPB2943H & AADHAAR NO. 7289 6959 7068), son of Late Ganesh Chandra Bhattacharya, by Faith – Hindu, by Nationality – Indian, by Occupation – Retired from Service, Residing at 47, Dr. B. C. Roy Road, P.O. – Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700 151, District – South 24 Parganas, W.B., hereinafter called and referred to as the “**DONEE**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, legal representatives, successors and/or assigns) of the **OTHER PART**

WHEREAS one Abinash Chandra Chakraborty, being the sole and absolute Owner thereof, was fully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as more fully and particularly described in details in the ‘**FIRST SCHEDULE**’ hereunder written and hereinafter referred to as the ‘**SAID PROPERTY**’.



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Advt. Dist. Sub Registrar
Sonarpur
South 24 Parganas
27 DEC 2022

AND WHEREAS said Abinash Chandra Chakraborty started the Nitya Seva Puja of his private family Deity 'SREE SREE RAJ BALLAV SHIB THAKUR' linking a part of the aforesaid property and carried on the daily Seba Puja of the Deity at his own costs and expenses without creating and/or executing any formal Deed of Trust or Debutter in the name of the said deity for performance of the daily Seba Puja.

AND WHEREAS during his life time, said Abinash Chandra Chakraborty was a Hindu governed by Dayabhaga School of Hindu Law, and after his intestate demise, his two daughters, namely, Smt. Radha Rani Bhattacharjee and Smt. Provati Chakraborty, being his only surviving legal heirs and successors, inherited ALL THAT aforesaid piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as per the Hindu Law of Succession (Abinash Chandra Chakraborty's wife, namely, Smt. Nirmal Nalini Chakraborty, being predeceased him).

AND WHEREAS after the expiry of said Abinash Chandra Chakraborty as per the customary rules and rituals of the family Ganesh Chandra Bhattacharya and Sunil Kumar Bhattacharjee (both sons and male legal heirs of Smt. Radha Rani Bhattacharjee) and Amar Chakraborty (son and male legal heir of Smt. Provati Chakraborty) succeeded the office of the Shebait of the Deity SREE SREE RAJ BALLAV SHIB THAKUR as the male legal heirs or representatives of the deceased Shebait, and thus said Ganesh Chandra Bhattacharya, Sunil Kumar Bhattacharjee and Amar Chakraborty became the joint holders of ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon.

AND WHEREAS for their personal reasons said Sunil Kumar Bhattacharya and said Amar Chakraborty, however, did not perform any Seba Puja of the Deity and they voluntarily relinquished their respective right, title, interests and holdings over ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, unto and in favour of said Ganesh Chandra Bhattacharya by force of two separate Bengali Deeds of Relinquishment, dated 14th July, 1953 and 12th October, 1955, both registered in the office of the Sub-Registrar at Baruipur, being recorded as Deed No. I-5592 for the year 1953 and Deed No. I-6894 for the year 1955, respectively.

AND WHEREAS said Ganesh Chandra Bhattacharya, thereafter, out of his own will and volition continued to act as the sole Sebait of the Deity SREE SREE RAJ BALLAV SHIB THAKUR until the time mentioned hereafter by lawfully holding the aforesaid property, without any interference, claim, demand and/or adverse right, whatsoever, from any corner or side.

AND WHEREAS after retirement from service it became difficult on the part of said Ganesh Chandra Bhattacharya to continue to carry on the daily Seba Puja of the said Deity, and being confronted with such circumstances, he had no other option but to file an Application under Sections 34 and 36 of the Indian Trust Act, seeking necessary permission from the Court of the Ld. District Judge at Alipore so as to sell and transfer the aforesaid property or any part thereof recorded in the name of the said Deity for the welfare and benefit of the daily Seba Puja of the Deity on such terms as to the Ld. Court would deem fit and proper and the said Application was registered as Misc. Case No. 267 of 1988.

AND WHEREAS by an Order dated 19th November, 1988 Sri G. R. Bhattacharjee, District Judge at Alipore disposed of the aforesaid matter (being Misc. Case No. 267 of 1988), observing that the so called Debutter being a private Debutter no such permission from the Court actually required under the Law, and accordingly by Ganesh Chandra Bhattacharya with his successors was granted leave to deal with the said property in any way at his absolute discretion for the welfare and benefit of Nitya Seva Puja of the said Deity.

AND WHEREAS during his life time, said Ganesh Chandra Bhattacharya was a Hindu governed by Dayabhaga School of Hindu Law, and after his intestate demise, his widow, Smt. Nandarani Bhattacharya, only son, Sri Asok Kumar Bhattacharya, three daughters, namely, Smt. Rekha Chakraborty, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya jointly inherited ALL THAT aforesaid piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, each having their equal undivided 1/6th share within the same, along with Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty (sons of Ganesh Chandra Bhattacharya's predeceased daughter, named, Smt. Reba Chakraborty), who have jointly and equally inherited the undivided 1/6th share of their deceased mother in the aforesaid property), as the only surviving legal heirs and successors of said Ganesh Chandra Bhattacharya (since deceased) in accordance with the relevant provisions of the Hindu Law of Succession.

AND WHEREAS later on, Nandarani Bhattacharya (who during his life time was a Hindu governed by Dayabhaga School of Hindu Law) also died intestate, leaving behind her surviving her only son, Sri Asok Kumar Bhattacharya, three daughters, namely, Smt. Rekha Chakraborty, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya, along with sons of her predeceased daughter Reba Chakraborty, namely, Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty, who thereby jointly inherited her undivided 1/6th share in ALL THAT aforesaid piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as per the relevant provisions of the Hindu Law of Succession.

AND WHEREAS as such, Sri Asok Kumar Bhattacharya, Smt. Rekha Chakraborty, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya each have become lawful owner of undivided 1/5th share in ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, and said Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty (being the sons and legal heirs of deceased Reba Chakraborty) have become the joint owners of remaining undivided 1/5th share in ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, each having their undivided 1/15th share therein.

AND WHEREAS during the life-time of Nandarani Bhattacharya (since deceased), Smt. Rekha Chakraborty, Smt. Rita Bhattacharya, Smt. Nipa Bhattacharya, Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty out of their free will and volition mutually agreed to gift their respective shares in aforesaid property unto and in favour of Sri Asok Kumar Bhattacharya with their common intention that Sri Asok Kumar Bhattacharya would ultimately dispose of the said property or any part thereof against such terms and consideration as he may deem fit and proper as per his sole discretion, and with that common intention, they affirmed several Affidavits before the Ld. Chief Metropolitan Magistrate at Kolkata to record their such intention towards relinquishing their share and interest in the aforesaid property absolutely and forever in favour of Sri Asok Kumar Bhattacharya.

AND WHEREAS now, in pursuance of the said Affidavits and with the same accord, as stated above, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya (that

is, the Donors herein) out of their free will and volition have decided to make absolute and unconditional gift of their undivided 2/5th share in the aforesaid property unto and in favour of Sri Asok Kumar Bhattacharya (that is, the Donee herein) in consideration of the natural love and affection which the Donors had and still have for the Donee, the latter being their own full-blooded brother, and the Donee has also agreed to accept such gift.

NOW THIS DEED OF GIFT WITNESSES THAT in consideration of the natural love and affection which the DONORS had and still have for the DONEE, the latter being their own full-blooded brother, the DONORS do hereby grant, convey, transfer, give and assure unto and to the use of the DONEE, freely and voluntarily, without any consideration ALL THAT undivided 2/5th share in the piece and parcel of Land, comprising a share of area measuring about 15.36 Satak out of total area of 38.4 Satak, be the same little more or less, out of which a share of 5.6 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and a share of 9.76 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as more fully and particularly described in details in the 'SECOND SCHEDULE' hereunder written and hereinafter referred to as the 'PROPERTY HEREBY GIFTED', and delivers absolute possession of the same unto and in favour of the DONEE, TO HAVE AND TO HOLD the said property absolutely, unconditionally and forever, free from all sorts of encumbrances, including all easement rights, interests, possession, liberties, privileges, appendages, appurtenances, whatsoever, belonging to or in any way appertaining to the same or to any part thereof, and all estate, right, title, interest, claim and demand, whatsoever, both at law and in equity, of the DONORS upon the said property, absolutely and forever, and the DONORS do hereby covenant with the DONEE that notwithstanding any acts, deeds or things done by the DONORS or executed or committed or suffered to the contrary, the DONORS have good right, full power and absolute authority to grant, gift, transfer, convey, assign and assure the said property and the appertaining rights hereby gifted and transferred, and every part thereof, free from all encumbrances, attachments, liens, etc. and the DONEE shall at all times hereafter peaceably and quietly hold, enjoy and possess the said property in khas without any claim or demands whatsoever from the DONORS or any person claiming through or under them, together with the DONEE'S full right to dispose of the same in any manner whatsoever.

AND FURTHER that the DONORS covenant with the DONEE to save him harmless from, and keep him indemnified against, all encumbrances, charges and claims whatsoever.

AND the DONORS further covenant that she shall, at the request and cost of the DONEE, do and execute or cause to be done or executed all such lawful deeds and things as may be necessary for further and more perfect conveyance of the said property and every part thereof, according to the true intent and meaning of this Deed.

AND IT IS FURTHER COVENANTED AND DECLARED by the parties as follows:

1. The DONEE shall hereafter be solely liable to pay all the Taxes and other outgoings payable in respect of the said property.
2. The DONEE shall also be entitled to sell, transfer, develop, mortgage, lease out or otherwise alienate the said property in whole or in part to any third party without the consent of the DONORS or any other person claiming under the DONORS.
3. The DONORS do hereby declare that they have not done and have not been party to any act whereby the property hereby gifted might have been subjected to any encumbrance, charge, lien, lis pendens, mortgage, attachment or claim of any nature whatsoever or whereby the DONORS could be prevented from conveying the said property by theses presents.

AND THAT the DONEE accepts the gift of the said property, as testified by him being a party hereto and executing these presents.

AND for the purpose of valuation the property is Rs.68,53,096/- (Rupees Sixty Eight Lakhs Fifty Three Thousand and Ninety Sixt) only.

'FIRST SCHEDULE' ABOVE REFERRED TO
(Description of the entire property)

ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, the said property being butted and bounded in the manner below:

- ON THE NORTH : By House of Ashish Chakraborty
 ON THE SOUTH : By Part of R.S. Dag No. 3106
 ON THE EAST : By the Plot of Starlite Infracon Pvt. Ltd.
 ON THE WEST : By 12' common passage

'SECOND SCHEDULE' ABOVE REFERRED TO
(Description of the property hereby gifted)

ALL THAT undivided 2/5th share in the piece and parcel of Land, comprising a share of area measuring about 15.36 Satak out of total area of 38.4 Satak, be the same little more or less, out of which a share of 5.6 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and a share of 9.76 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, the gifted share being more fully described hereunder:

R.S. Dag	L.R. Dag	L.R. Khatian	Nature of Land	Total Area	Gifted Area
3105	3142	1315/1	Doba	14 Satak	5.6 Satak
3106	3143	411	Bastu	24.4 Satak	9.76 Satak

Total Area Gifted: 15.36 Satak

IN WITNESS WHEREOF the DONORS have executed these presents and the DONEE has accepted the gift on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE PARTIES HERETO AT KOLKATA
IN PRESENCE OF THE WITNESSES:

1. An Bhattacharya
 47 Dr. B.C. Roy Road,
 P.O. Dakshin Jangal,
 Dist. 24 Baranagar (S),
 Cal - 700 151.

2. Ranjan Chatterjee
 8/0, Late Nares. Kumar Chatterjee
 17/4, Bangur Avenue,
 Block CC Kol - 55.

Nipa Bhattacharya.
 Rita Bhattacharya

DONORS

Asok Kumar Bhattacharya

DONEE

Drafted by:



BISWADEEP CHATTERJEE
 Advocate, High Court, Calcutta
 Enrolment No. WB/1537/2006

SPECIMEN FORM FOR TEN FINGERPRINTS



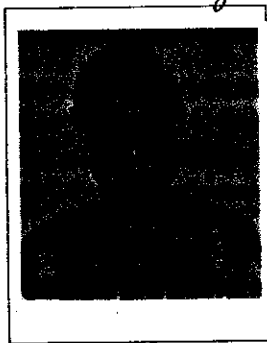
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Nilā Bhattacharya



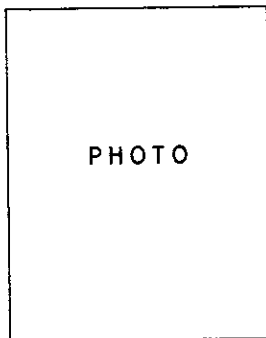
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Nipa Bhattacharya



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

7502 Kumar Bhattacharya



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					







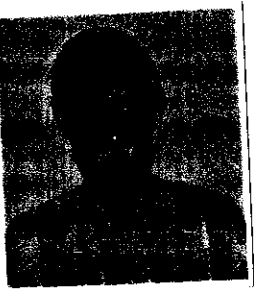

Government of West Bengal



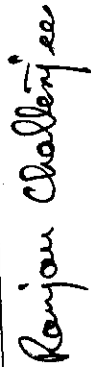
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082003416196/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Rita Bhattacharya Boral Bhattacharjee Para, City:- , P.O:- Boral, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154	Donor		 5059	<i>Rita Bhattacharya</i>
2	Smt Nipa Bhattacharya 47 Dr B C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Donor		 5060	<i>Nipa Bhattacharya</i>
3	Shri Asok Kumar Bhattacharya 47, Dr B C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Donee		 5054	<i>Asok Kumar Bhattacharya</i>

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block-C,, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Smt Rita Bhattacharya, Smt Nipa Bhattacharya, Shri Asok Kumar Bhattacharya		5061 	

(Arindam Chakraborty)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SONARPUR
 South 24-Parganas, West
 Bengal



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



192022230252743308

GRN Details

GRN: 192022230252743308 Payment Mode: SBI Epay
GRN Date: 13/01/2023 15:25:48 Bank/Gateway: SBlePay Payment Gateway
BRN: 3352063881638 BRN Date: 13/01/2023 15:26:11
Gateway Ref ID: 230138298347 Method: HDFC Retail Bank NB
GRIPS Payment ID: 130120232025274329 Payment Init. Date: 13/01/2023 15:25:48
Payment Status: Successful Payment Ref. No: 2003416196/11/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PANCHMUKHI PROMOTERS PVT LTD
Address: NEW TOWN SQUARE SUITE NO 6C2 CHINAR PARK KOL-136
Mobile: 9123847174
Period From (dd/mm/yyyy): 13/01/2023
Period To (dd/mm/yyyy): 13/01/2023
Payment Ref ID: 2003416196/11/2022
Dept Ref ID/DRN: 2003416196/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003416196/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	3437
2	2003416196/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	6873
Total				10310

IN WORDS: TEN THOUSAND THREE HUNDRED TEN ONLY.



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



192022230228964048

GRN Details

GRN: 192022230228964048 Payment Mode: SBI Epay
GRN Date: 26/12/2022 17:14:14 Bank/Gateway: SBlePay Payment Gateway
BRN : 3626924814423 BRN Date: 26/12/2022 17:15:00
Gateway Ref ID: 223603964596 Method: HDFC Retail Bank NB
GRIPS Payment ID: 261220222022896403 Payment Init. Date: 26/12/2022 17:14:14
Payment Status: Successful Payment Ref. No: 2003416196/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PANCHMUKHI PROMOTERS PVT.LTD.
Address: NEW TOWN SQUARE SUITE NO 6C2 CHINAR PARK KOL-136
Mobile: 9123847174
Period From (dd/mm/yyyy): 26/12/2022
Period To (dd/mm/yyyy): 26/12/2022
Payment Ref ID: 2003416196/2/2022
Dept Ref ID/DRN: 2003416196/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003416196/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	34285
2	2003416196/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	68545
			Total	102830

IN WORDS: ONE LAKH TWO THOUSAND EIGHT HUNDRED THIRTY ONLY.

Major Information of the Deed

Deed No :	I-1608-00260/2023	Date of Registration	17/01/2023
Query No / Year	1608-2003416196/2022	Office where deed is registered	
Query Date	03/12/2022 12:47:41 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status :Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 75,40,370/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 37,732/- (Article:33(i))	Rs. 75,418/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Premises No: 23, , Ward No: 025 JI No: 71, Pin Code : 700151

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-3142 (RS :-)	LR-1315/1	Bastu	Doba	5.6 Dec	1,00,000/-	27,49,093/-	Width of Approach Road: 12 Ft.,
L2	LR-3143 (RS :-)	LR-411	Bastu	Bastu	9.76 Dec	1,00,000/-	47,91,277/-	Width of Approach Road: 12 Ft.,
		TOTAL :			15.36Dec	2,00,000 /-	75,40,370 /-	
	Grand Total :				15.36Dec	2,00,000 /-	75,40,370 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Rita Bhattacharya Wife of Late Biren Bhattacharya Boral Bhattacharjee Para, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: czxxxxxx9a, Aadhaar No: 45xxxxxxxx4068, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence

2

Smt Nipa Bhattacharya

Daughter of Late Ganesh Chandra Bhattacharya 47 Dr B C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: fzxxxxx2k, Aadhaar No: 99xxxxxxxx6812, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022
 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2022
 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Asok Kumar Bhattacharya (Presentant) Son of Late Ganesh Chandra Bhattacharya 47, Dr B C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: auxxxxx3h, Aadhaar No: 72xxxxxxxx7068, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block-C,, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
Identifier Of Smt Rita Bhattacharya, Smt Nipa Bhattacharya, Shri Asok Kumar Bhattacharya			

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	Smt Rita Bhattacharya	Shri Asok Kumar Bhattacharya	Y	2.8 Dec	13,74,547/-
L1	Smt Nipa Bhattacharya	Shri Asok Kumar Bhattacharya	Y	2.8 Dec	13,74,547/-
L2	Smt Rita Bhattacharya	Shri Asok Kumar Bhattacharya	Y	4.88 Dec	23,95,639/-
L2	Smt Nipa Bhattacharya	Shri Asok Kumar Bhattacharya	Y	4.88 Dec	23,95,639/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Premises No: 23, , Ward No: 025 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3142, LR Khatian No:- 1315/1		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3143, LR Khatian No:- 411	Owner:গনেশ চন্দ্র ভট্টাচার্য্য, Gurdian:ভারকা নাথ, Address:নিজ , Classification:বাস্ত, Area:0.65000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160800260 / 2023

On 27-12-2022

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

Presented for registration at 19:20 hrs on 27-12-2022, at the Private residence by Shri Asok Kumar Bhattacharya, Claimant.

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 75,40,370/- Family Members amount Rs 75,40,370/-

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

Execution is admitted on 27/12/2022 by 1. Smt Rita Bhattacharya, Wife of Late Biren Bhattacharya, Boral Bhattacharjee Para, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 2. Smt Nipa Bhattacharya, Daughter of Late Ganesh Chandra Bhattacharya, 47 Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Others, 3. Shri Asok Kumar Bhattacharya, Son of Late Ganesh Chandra Bhattacharya, 47, Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Retired Person

Indetified by Mr Ranjan Chatterjee, , Son of Late Manas Kumar Chatterjee, 113/4, Bangur Avenue, Block-C,, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service



Arindam Chakraborty

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

South 24-Parganas, West Bengal

On 17-01-2023

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 Fees

Certified that required Registration Fees payable for this document is Rs 75,418.00/- (A(1) = Rs 75,404.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 75,418/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2022 5:15PM with Govt. Ref. No: 192022230228964048 on 26-12-2022, Amount Rs: 68,545/-, Bank: SBI EPay (SBlePay), Ref. No. 3626924814423 on 26-12-2022, Head of Account 0030-03-104-001-16
Online on 13/01/2023 3:26PM with Govt. Ref. No: 192022230252743308 on 13-01-2023, Amount Rs: 6,873/-, Bank: SBI EPay (SBlePay), Ref. No. 3352063881638 on 13-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,722/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 37,722/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 192396, Amount: Rs.10.00/-, Date of Purchase: 03/09/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/12/2022 5:15PM with Govt. Ref. No: 192022230228964048 on 26-12-2022, Amount Rs: 34,285/-, Bank:

SBI EPay (SBlePay), Ref. No. 3626924814423 on 26-12-2022, Head of Account 0030-02-103-003-02

Online on 13/01/2023 3:26PM with Govt. Ref. No: 192022230252743308 on 13-01-2023, Amount Rs: 3,437/-, Bank:

SBI EPay (SBlePay), Ref. No. 3352063881638 on 13-01-2023, Head of Account 0030-02-103-003-02



Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 9139 to 9160

being No 160800260 for the year 2023.



AR

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.01.18 15:50:58 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/01/18 03:50:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)