

স্মারক নং 4224 তারিখ 25/06/18
ক্রেতার নাম Jayambhal Chopra
ঠিকানা Kolkata
স্থল COAF

স্বাক্ষর
সেকেন্ড বেডার
স্ট্যাম্প ভেঙার
হাওড়া আদালত



Wside Ghat-
Sta. Row Sankok Ghat
Howrah court
Law Clerk

[Signature]
Additional District
Sub-Registrar, Howrah

27 JUN 2018

4986/18

D. 4576/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 148697

Certified that the document is admitted to registration. The signature Sheet and endorsement Sheet which are attached in this document are the part of this document

27 JUN 2018

A.D.S.R., Howrah

Deed of Gift

P.S. Bally, District- Howrah

THIS DEED OF GIFT made on this 27th day of June Two thousand Eighteen A.D.

BETWEEN

SRI JETHA LAL CHOPRA, PAN-AELPC5672B, S/o Late Mavji Dana Chopra, by caste Hindu, by occupation- Business, residing at 67/22, Strand Road, Nimtala, P.O. Nimtala, P.S. Jorabagan, Kolkata- 700006, hereinafter called the **DONOR** (which expression

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22/6
 22/6
 993900
 19-20189-025286399-1

স্মারক নং 4224 তারিখ 25/06/18
ক্রেতার নাম Jayambhal Chopra
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স্বাক্ষর
সেকেন্ড বেডার
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হাওড়া আদালত



Wside gate -
Sta. Row Sankok Gate
Howrah court
Law clerk

[Signature]
Additional District
Sub-Registrar, Howrah

27 JUN 2018

(2)

shall unless excluded by or repugnant to the contest be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**:

- AND -

SRI JAYANTI LAL CHOPRA, PAN-AELPC5671C, S/o Late Mavji Dana Chopra, by caste Hindu, by occupation- Business, residing at 67/22, Strand Road, Nimtala, P.O. Nimtala, P.S. Jorabagan, Kolkata- 700006, hereinafter called the **DONEE** (which expression shall unless excluded by or repugnant to the contest be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS by an indenture of Mortgage dated 27th July 1945 executed and made between one Smt. Sumati Devi Chowdhurani Smt. Sucharu Devi Chowdhurani and Smt. Nilima Devi Chowdhurani hereinafter called the Mortgagors of the First Part and one Atul Chandra Bhaduri, Amulya Chandra Bhaduri and

(3)

Sudhir Chandra Bhaduri therein collectively called as Guarantors of the Second Part and Calcutta National Bank Ltd. therein called the Mortgagee of the Third Part and registered in Book No. 1, Volume No.98 pages 175 to 195 Being No. 2667 for the year 1945 in the office of Registrar of Assurances, at Calcutta the said Mortgagors in consideration of a sum of Rs. 2,30,000/- (Rupees two lakhs thirty thousand) only lent and advance to them as aforesaid by the said Bank for the purpose of securing the due repayment thereof with interest charges and cost as therein provided created mortgage in favour of the said Bank in respect of the some landed properties at Mouza Bally, P.S. Bally, District Howrah, at Khatian No. 9619, to 9624 including the properties mentioned in the Schedule hereunder.

AND WHEREAS on or about Sept. 1958 said Calcutta National Bank Ltd. (in Liquidation) represented by its official liquidator instituted a suit No. 1585 of 1958 in the High Court at Calcutta against the said Mortgagors for the enforcement of the said mortgage and guarantee dated 27th July 1945.

Contd.....

(4)

AND WHEREAS by an order dated 27th November 1974 made in the said suit the Court liquidator as the Receiver was directed to put up the said mortgage property for sale by Public Auction to the best purchaser or purchasers that can be got the same.

AND WHEREAS the Court liquidator as Receiver also cause advertisement to be issued in the New Papers inviting offers from the intending purchasers for the purchase of the said land under sealed covers inclusive bank draft and pay order for an amount of the equal 10% of the offer as earnest money and stating further that sale shall be subject to the confirmation by the Court.

AND WHEREAS by an order dated 21.9.77 and 29.9.77 made by the Honble Justice Mr. A.K.Basu in the said suit and the offer given to Sri Panjhalal Patel and ors and was duly confirmed by the Court and liberty shall be given to the Court Liquidator as receiver and Vendor to Sell 37 Bighas 15 Cottahs of land at Mouza Bally, P.S. Bally, District- Howrah.

Contd.....

(5)

AND WHEREAS said Sri Panjalal Patel and others had nominated several persons as the aforesaid plots and as requested to the Court Liquidator to transfer the said plot in such demarcated portion in favour of several persons.

AND WHEREAS in pursuance of the said order and at the request of said Panjalal Patel and Ors. Mr. Prasanta Kumar Basu as Court Liquidator by a Registered Deed of Conveyance registered at the Registry Office at Howrah recorded in Book No. 1, Volume No. 8 pages 183 to 195, Being No, 170 for the year 1978 sold and transferred 2 Bighas 15 Cottahs 12 Chittak of land be the same a little more or less being Plot No. 29, at Mouza Bally, P.S. Bally, at C.S. Dag No. 2902 Khatian No., 9621 and 9622 in favour of the Sri Himmat Lal Chopra he sole proprietor of Sree Durga Saw Mills, the Donor herein.

AND WHEREAS the said Himmat Lal Chopra is seized and possessed and sufficiently entitled to all that piece and parcel of land measuring an area of 2 Bighas 15 Cottahs 12 Chittaks be the same a little more or less at Mouza Bally, P.S. Bally, Dist.

Contd.....

(6)

Howrah at C.S. Dag No. 2902, 2901, Khatian No. 9621 and 9622.

AND WHEREAS said Himmat Lal Chopra gifted the land measuring more or less 18 Cottahs 6 Chittaks 22¹/₂ Sq.ft. Sali land to the Donor vide Deed No .10494, which was registered before the office of the Additional Register of Assurance-I, Kolkata on 03/09/2003.

AND WHEREAS I the donor is absolute owner and occupier in respect of the property described in the Schedule hereunder written below.

AND WHEREAS the Donee is the blood related younger brother and the Donor has love and affection for the Donee.

AND WHEREAS the Donor out of Natural love and affection for the Donee wishes to make gift 09 Cottah 0 Chittak 0 Sq.ft. out of 13 Cottahs 6 Chittaks 22¹/₂ Sq.ft. of land at Mouza Bally, P.S. Bally, at C.S. Dag No. 2902, Khatian No. 9621 under Durgapur Abhoynagar Gram Panchayet morefully and particularly described in the Schedule hereunder written and hereinafter called the said property.

NOW THIS DEED OF GIFT WITNESSETH that in

(7)

consideration of love and affection for the Donee, the Donor do hereby make gift and transfer unto the Donee 09 Cottah 0 Chittak 0 Sq.ft. out of 13 Chittaks 6 Chittaks 22¹/₂ Sq.ft. at Mouza Bally, P.S. Bally, District Howrah at R.S. Dag No. 2902, Khatian No. 9621, under Durgapur Abhoynagar Gram Panchayet more fully and particularly described in the Schedule hereunder written and hereinafter called the said property together with all benefits of rights lights easements liberties privileges and appurtenances whatsoever thereunto belonging to or any way appurtenant thereto and all that the said right claims and demand whatsoever of the Donor and the all rents issues and profits thereof together with all rights hereby gifted away granted conveyed and assure unto the Donee **TO HAVE ANT TO HOLD** the said property hereby gifted away encumbrances liens and lispendencies whatsoever that **NOTWITHSTANDING** any act deed matter or thing by the Donor or executed the Donor are now lawfully seized possessed and sufficiently entitled to that said property with all benefits and rights hereby gifted away granted and transferred unto the Donee in that

Contd.....

(8)

manner aforesaid and the Donee shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said property with a rights unto hereby gifted away transferred unto the Donee in the manner aforesaid without any lawful eviction interruption claim disturbance demand whatsoever from or by the Donor or any person or persons equitably claiming from and under in trust for the Donor and the Donee shall and will from time to time and at all times hereafter at the request of the Donee do executed all such further acts deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Donee in the manner aforesaid shall or may be reasonably required. And the Donee mutated his name in the local Durgapur Abhoynagar Gram Panchayet and paid taxes accordingly and the donee have every right to sell gift mortgage and let out property in anyway he like other property.

The Donor accepts this gift being a party hereto and

Contd.....

(9)

executing these presents the estimated value of the property is Rs. 71,28,000/- (Rupees Seventy one lac twenty eight thousand) only.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring 09 Cottahs out of 13 Cottah 6 Chittaks $22\frac{1}{2}$ Sq.ft. be the same a little more or less at Mouza Bally, P.S. Bally, District- Howrah at R.S. Dag No. 2902 Khatian No. 9621, J.L.No. 14, Sub- Registration office at Howrah within the local jurisdiction of Durgapur Abhoynagar Gram Panchayet. The land is shown by border "**RED**" colour in the annexed plan which is part of this Deed and it is butted and bounded as following:-

On the North : Land of Dag No. 2902(P).
On the South : Land of Dag No. 2902(P).
On the East : 25' Wide Road.
On the West : Land of P.W.D.

Contd.....

(10)

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

SIGNED, SEALED AND DELIVERED

in the presence of

WITNESSES :

- 1) Astuck Gukten
Howrah Court
- 2) Vikram Chopra
67/22, Strand Rd,
Kolkata - 700 006.

Vikram Chopra

Signature of the Donor

I accepted the property of this
Deed of Gift in free mind.

Jayant Lal Chopra

Signature of the Donee

Drafted & prepared by me

Aradi Sinha

Advocate

Judges' Court, Howrah

F/1460/2004

Typed by :

Subrata Kulkarni
Howrah Court

GIFT DEED PLAN


IN PART OF DAG NO - 2902 (R.S), KH.NO - 9621

MOUZA :- BALLY, JL.NO :- 14,

P.S :- NISCHINDA (NEW), BALLY (OLD)

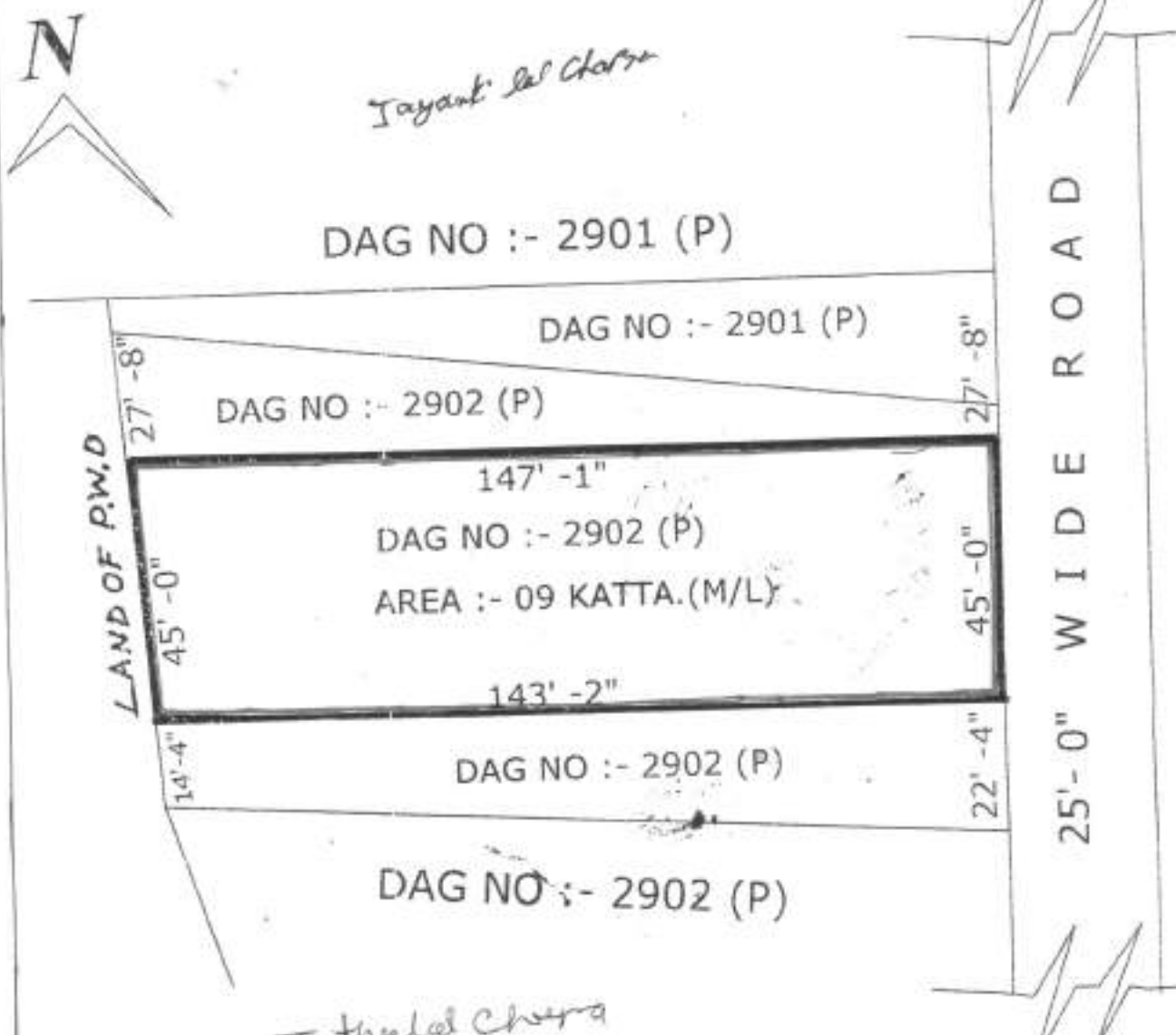
DIST :- HOWRAH

AREA OF LAND :- 09 K. - 00 CH. - 00 SFT.(M/L)




SHOWN AS RED BORDER 

DONEE :- JAYANTI LAL CHOPRA,


DONOR :- JETHA LAL CHOPRA,





FORM FOR TEN FINGER IMPRESSION

| | | | | | | |
|--|--|--------|--------|--------|--------|-------|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |  | | | | | |
| Right Hand | Thumb | Fore | Middle | Ring | Little | |
|  | | | | | | |

Signature Jethalal Chavan

| | | | | | | |
|---|--|--------|--------|--------|--------|-------|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |  | | | | | |
| Right Hand | Thumb | Fore | Middle | Ring | Little | |
|  | | | | | | |

Signature Jayanti Lal Chavsa

| | | | | | | |
|--|--|--------|--------|--------|--------|-------|
| Photo | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |  | | | | | |
| Right Hand | Thumb | Fore | Middle | Ring | Little | |
|  | | | | | | |

Signature _____

BIDS MUL 55


 ভারতের নির্বাচন কমিশন
 পত্রিত্ব পর
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 WB/21/142/186015



নির্বাচকের নাম : জয়ন্তীলাল চৌপড়া
 Elector's Name : Jayantlal Chopra
 পিতার নাম : মজুমদার মনো
 Father's Name : Manoj Dana Chopra
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ
 Date of Birth : 18/04/1960

Jayantlal Chopra

WB/21/142/186015
 Group:
 67/22, Strand Road, Kolkata
 700006

Address:
 67/22, STRAND ROAD, KOLKATA
 MUNICIPAL
 CORPORATION, JORABAGAN, KOLKATA
 -700006

Date: 26/03/2013
 Facsimile Signature of the Electoral
 Registration Officer for
 188-Shyambukur Constituency

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 list at the changed address and in attach the card
 with same number.

Govt. of West Bengal *P. 1576/2018*
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-025286399-1 Payment Mode Online Payment
GRN Date: 26/06/2018 11:38:31 Bank : State Bank of India
BRN : IK00QNXFE4 BRN Date: 26/06/2018 11:38:59

DEPOSITOR'S DETAILS

Name : Jayanti Lal Chopra Id No. : 05020000993900/3/2018
Contact No. : Mobile No. : +91 7980139199
E-mail :
Address : Strand Road Nimtala Jorabagan Kolkata
Applicant Name : Mr Jetha Lal Chopra
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Gift, Gift in Favour of family members

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 05020000993900/3/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 35560 |
| 2 | 05020000993900/3/2018 | Property Registration- Registration Fees | 0030-03-104-001-18 | 71294 |

In Words : Rupees One Lakh Six Thousand Eight Hundred Fifty Four only **Total** 106854



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Major Information of the Deed



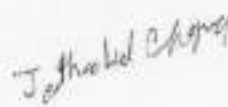
| | | | |
|---|---|-----------------------------------|------------|
| Deed No : | I-0502-04576/2018 | Date of Registration | 27/06/2018 |
| Query No / Year | 0502-0000993900/2018 | Office where deed is registered | |
| Query Date | 25/06/2018 4:42:58 PM | A.D.S.R. HOWRAH, District: Howrah | |
| Applicant Name, Address & Other Details | Jetha Lal Chopra 87/22, Strand Road, Nimtala, Thana : Jorabagan, District : Kolkata, WEST BENGAL, PIN - 700006, Mobile No. : 7980139199, Status : Seller/Executant | | |
| 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. 2,00,000/- | Rs. 71,28,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 35,660/- (Article:33(i)) | Rs. 71,294/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :

District: Howrah, P.S.- Bally, Gram Panchayat: BALI, Mouza: Bali(Part)

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|--------------|-----------------|-------------------------|-----------------------|---|
| L1 | RS-2902 | RS-9621 | Bastu | Sali | 9 Katha | 2,00,000/- | 71,28,000/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 14.85Dec | 2,00,000 /- | 71,28,000 /- | |

Donor Details :

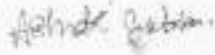
| Sl. No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Fingerprint | Signature |
| | Mr Jetha Lal Chopra (Presentant) Son of Late Mavji Dana Chopra Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office |  |  |  |
| | | 27/06/2018 | LTI 27/06/2018 | 27/06/2018 |
| 67/22, Strand Road, Nimtala, P.O:- Nimtala, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AELPC5672B, Status :Individual, Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office | | | | |

Major Information of the Deed :- I-0502-04576/2018-27/06/2018

Donee Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Jayanti Lal Chopra Son of Late Mavji Dana Chopra Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office |  |  |  |
| | | 27/06/2018 | LTI: 27/06/2018 | 27/06/2018 |
| Son of Late Mavji Dana Chopra Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AELPC5671C, Status :Individual, Executed by: Self, Date of Execution: 27/06/2018 , Admitted by: Self, Date of Admission: 27/06/2018 ,Place : Office | | | | |

Identifier Details :

| Name & address | |
|---|------------|
| Mr Ashok Gupta Son of Mr Ram Sebak Gupta Howrah Court, P.O.- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Jetha Lal Chopra, Mr Jayanti Lal Chopra | 27/06/2018 |
|  | |

Endorsement For Deed Number : I - 050204576 / 2018

On 27-06-2018

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 11:57 hrs on 27-06-2018, at the Office of the A.D.S.R. HOWRAH by Mr Jetha Lal Chopra, Executant.

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 71,28,000/- . Family Members amount Rs 71,28,000/-

Major Information of the Deed :- I-0502-04576/2018-27/06/2018

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

Execution is admitted on 27/06/2018 by 1. Mr Jetha Lal Chopra, Son of Late Mavji Dana Chopra, 67/22, Strand Road, Nimtala, P.O. Nimtala, Thana: Jorabagan, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Mr Jayanti Lal Chopra, Son of Late Mavji Dana Chopra, 67/22, Strand Road, Nimtala, P.O. Nimtala, Thana: Jorabagan, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr Ashok Gupta, , Son of Mr Ram Sebak Gupta, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71,294/- (A(1) = Rs 71,280/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71,294/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2018 11:38AM with Govt. Ref. No: 192018190252863991 on 26-06-2018, Amount Rs: 71,294/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QNXFE4 on 26-06-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 35,660/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 35,660/-

Description of Stamp

1. Stamp; Type: Impressed, Serial no 4224, Amount: Rs. 100/-, Date of Purchase: 25/06/2018, Vendor name: Saikat Meur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/06/2018 11:38AM with Govt. Ref. No: 192018190252863991 on 26-06-2018, Amount Rs: 35,660/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QNXFE4 on 26-06-2018, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2018, Page from 150876 to 150897

being No 050204576 for the year 2018.



Digitally signed by Kaustava Dey
Date: 2018.06.27 16:20:29 -07:00
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 6/27/2018 4:19:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)