



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 299123

467234/2020

Certified that the document is subjected to registration. The original and copies and the original and copies attached to this document are the part of the document.

Registrar U/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

18 2 MAR 2020

**DEED OF GIFT**

THIS DEED OF GIFT made on this 12<sup>th</sup> day of March, 2020  
(Two Thousand and Twenty) 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 a peace and parcel of land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less under Mouja- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 126, R.S. Dag No. 236 which is fully and particularly mentioned in scheduled bellow was belong to (a) Shri Kartik Chandra Ghosh, (b) Shri Ratikanta Ghosh and (c) Shri Amal Chandra Ghosh all are S/O Lt Jyotish Chndra Ghosh by way of Deed of sale which was registered at SR Barasat being deed no 3792/1967 from Shri Anukul Chandra Ghosh and Others.



AND WHEREAS one Shri Rabindra Nath Mitra son of Late Ratish Chandra Mitra also purchased the aforesaid land by way of Deed of sale which was registered at SR Barasat recorded in Book No. 1, Volume No 74, Pages from 250 to 252 being deed no 5790 in the year 1975. After purchase the present land owner cum donor had mutated the aforesaid land in his name at the BL & LRO at Barasat -II in the LR Khatian No 223, LR Dag No 236 and also mutated his land at the Madhyamgram Municipality vide Holding No. - 07 Old Jessore Road presently Ganganagar Road, ward No 26, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS -Airport, Dist. North 24 Parganas, Kolkata-700132 and the 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. Ramyani 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 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236 Holding No. - 07 Old Jessore Road presently Ganganagar Road, ward No 26, under

Madhyamgram Municipality, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS -Airport, Dist. North 24 Parganas, Kolkata-700132 which is fully described in the Land Schedule hereunder written, to the Donee as gifted land without imposing any condition.

AND WHEREAS, the Donee has agreed and also has 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:-**

1. 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 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236, Holding No. - 07 Old Jessore Road presently Ganganagar Road, ward No 26, under Madhyamgram Municipality, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS -Airport, Dist. North 24 Parganas, Kolkata-700132, 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 reminders 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, possesses 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, lispensens 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 o 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, maters, 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 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236, Holding No. - 07 Old Jessore Road presently Ganganagar Road, ward No 26, under Madhyamgram Municipality, A.D.S.R.O. - Bidhannagar, which is at present under PO- Ganganagar, PS - Airport, Dist. North 24 Parganas, Kolkata-700132 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 or 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. 1,36,16,660/- only.

### LAND SCHEDULE

ALL THAT the piece and parcel of gifted Shali land measuring 21.5 decimal or 13 Cottah 00 Chhataks more or less, lying and situated at Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 126, R.S. Dag No. 236 LR Khatian No 223, L.R. Dag No. 236 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 Delta Pvt. Ltd
On the South	:-	L/O Ramyani Mitra & R N Mitra
On the East	:-	L/O Organon Pvt. Ltd
On the West	:-	L/O Bapi Das



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. *W. Md. Zahed Uddin*  
*Baka, Duttapukur.*

*Rajindranath Mitra*

SIGNATURE OF DONOR

2. *Dilip Kumar Saha*  
*Atampur, Barasat*

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 Mandal*

Advocate

Judges' Court Barasat

North 24 Parganas.

Enrolment no WB/108/2001.

*Ramyani Mitra*










Signature of Donee





**DER RULE 44A OF THE I.R. ACT 1908**

Name: RABINDRA NATH MITRA

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	বাম হাত ডান হাত
					

Rabindra Nath Mitra  
 Signature of the Presentant

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

(2) Name: RAMYANI MITRA

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	বাম হাত ডান হাত
					

Ramyani Mitra  
 Signature of the Presentant

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

REGISTRATION & STAMP DUTY  
CHHATTISGARH

IN: 192019200211284531

Payment Mode

Online Payment

SRN Date: 12/03/2020 11:46:27

Bank : UCO Bank

BRN : 21152927

BRN Date: 12/03/2020 11:46:54

DEPOSITOR'S DETAILS

Id No. : 15020000467234/4/2020

(Query No./Query Year)

Name : RAMYANI MITRA

Contact No. :

Mobile No. : +91 9831103324

E-mail :

Address :

VIVEKANANDA ROAD GIRISH PARK 006 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 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15020000467234/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	63103
2	15020000467234/4/2020	Property Registration- Registration Fee	0030-03-104-001-16	136213
<b>Total</b>				<b>199316</b>
In Words.:	Rupees One Lakh Ninety Nine Thousand Three Hundred Sixteen only			



### Major Information of the Deed




Deed No :	I-1502-00764/2020	Date of Registration	12/03/2020
Query No / Year	1502-0000467234/2020	Office where deed is registered	
Query Date	11/03/2020 9:51:05 PM	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. 13,00,000/-	Rs. 1,36,16,660/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 68,103/- (Article:33(i))	Rs. 1,36,213/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-236 (RS -)	LR-223	Bastu	Shali	21.5 Dec	13,00,000/-	1,36,16,660/-	Width of Approach Road: 1 Ft.
<b>Grand Total :</b>					<b>21.5Dec</b>	<b>13,00,000 /-</b>	<b>136,16,660 /-</b>	

### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri RABINDRA NATH MITRA (Presentant )</b> Son of Late Ratish Chandra Mitra Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office			
		12/03/2020	LTI 12/03/2020	12/03/2020
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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office				

**nee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt RAMYANI MITRA</b> Daughter of Shri Rabindra Nath Mitra Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office	 12/03/2020	 LTI 12/03/2020	 12/03/2020
Daughter of Shri Rabindra Nath Mitra Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUQPM5226L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md Jahir Uddin</b> Son of Md Amzed Ali Barasat, P.O- Barasat, P.S.- Barasat, Barasat, District- North 24-Parganas, West Bengal, India, PIN- 700124	 12/03/2020	 12/03/2020	 12/03/2020
Identifier Of Shri RABINDRA NATH MITRA, Smt RAMYANI MITRA			

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 236, LR Khatian No:- 223	Owner:রবীন্দ্রনাথ মিত্র, Gurdian:রতীস চন্দর মিত্র, Address:মিজ , Classification:শালি, Area:0.38000000 Acre,	Shri RABINDRA NATH MITRA



Endorsement For Deed Number : I - 150200764 / 2020

12-03-2020

**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 13:45 hrs on 12-03-2020, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri RABINDRA NATH MITRA, 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 1,36,16,660/- Family Members amount Rs 1,36,16,660/-

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

Execution is admitted on 12/03/2020 by 1. Shri RABINDRA NATH MITRA, Son of Late Ratish Chandra Mitra, 77 Vivekananda Road, P.O: Beedon Street, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt RAMYANI MITRA, Daughter of Shri Rabindra Nath Mitra, 77 Vivekananda Road, P.O: Beedon Street, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Barasat, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,36,213/- ( A(1) = Rs 1,36,167/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,36,213/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2020 11:46AM with Govt. Ref. No: 192019200211284531 on 12-03-2020, Amount Rs: 1,36,213/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 21152927 on 12-03-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 68,103/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 63,103/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 1840, Amount: Rs.5,000/-, Date of Purchase: 12/03/2020, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2020 11:46AM with Govt. Ref. No: 192019200211284531 on 12-03-2020, Amount Rs: 63,103/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 21152927 on 12-03-2020, Head of Account 0030-02-103-003-02

Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal