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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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

A.D.S.R., Howrah

DEED OF GIFT.

28 AUG 2019

P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah.

THIS DEED OF GIFT made this 14th day of August, 2019 (Two Thousand Nineteen) in BETWEEN MR. RATUL CHARAN GHOSH, (Pan. ADRPG8776B) Son of Late Debasish Ghosh, by faith - Hindu, by Nationality Indian, by Occupation - Service, residing at 49/2, College Road, (Now DR. A.P. J Abdul Kalam Sarani) P.O. B. Garden, P.S. A.J.C Bose B. Garden Old Shibpur, District - Howrah, Pin- 711103, hereinafter called and referred to as the "DONOR" (which terms and expression shall unless excluded by repugnant to the subject or context herein be deemed to include his heirs, executors, legal representatives, successors-in-interest, administrators, executors, nominees or assigns) of the FIRST PART.

AND MRS. MADHABI GHOSH, (Pan. AMEPG0099H) Wife of Sri Ratul Charan Ghosh, by faith - Hindu, by Nationality Indian, by Occupation-Housewife, residing at 49/2, College Road (Now DR. A.P.J Abdul Kalam Sarani), P.O.B.Garden, P.S.A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, herein after called the "**DONEE**" (which terms and expression shall unless excluded by repugnant to the subject or context herein be deemed to include her heirs, executors, legal representatives, successors-in-interest, administrators, executors, nominees or assigns) of the **SECOND PART**.

AND WHEREAS, the party of the First Part is the Owner and occupier, now seized and possessed and/or otherwise well and sufficiently entitled to all that the piece and parcel of recorded Bastu land measuring about 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O. B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O. B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, within the jurisdiction of the Office of the District Sub Registrar, Howrah and Additional District Sub Registrar, Howrah hereinafter referred to as the said entire property, which are morefully and particularly mentioned in the First Schedule hereunder.

AND WHEREAS the "A" Schedule mentioned property originally belong to Nayanranjan

Ghosh @ Nayan Ranjan Ghose @ Narayan Ranjan Ghose and he got all that Bastu land measuring about 14 Cottahs 5 Chittaks 43 Sq.ft while in khas possession of the aforesaid property he mutated his name in the record of Assessment Register of the Howrah Municipal Corporation, therein mentioned his name as 'Narayan Ranjan Ghose' and the said property became known and numbered as Holding No.49, College Road, P.O.B.Garden, P.S.Shibpur, District - Howrah, Pin- 711103 and he had been absolutely possessing, occupying and enjoying the same peacefully by erecting dwelling structures thereon.

AND WHEREAS said Nayanranjan ghosh @ Nayan ranjan Ghose @ Narayan Ranjan Ghose died intestate leaving behind surviving his three sons and one daughter namely (1) Late Debasish Ghosh (2) Sri Thakurdas Ghosh (3) Late Shibdas Ghosh(4) Smt. Saswati Sinha as his only legal heirs, successors and legal representatives, who by virtue of inheritance became the joint owners of ALL THAT piece and parcel of bastu land 14 Cottahs 5 Chittaks 43 Sq.ft along with R.T. Shed Structure standing thereon being known and numbered as Holding No.49, College Road, P.O.B.Garden, P.S.Shibpur, District - Howrah, Pin- 711103, HMC Ward No.39, each having undivided 1/4th share thereto. It is pertinent to mention here that Smt. Taritprova Ghosh died prior to the death of her husband Nayanranjan ghosh @ Nayan ranjan Ghose @ Narayan Ranjan Ghose.

AND WHEREAS thereafter said Debasish Ghosh died on 31.08.1989 intestate leaving behind surviving his wife Late Bandana Ghosh, only son Sri Ratu Charan Ghosh and only daughter Smt. Dipanwita Ahmed(nee Ghosh) as his only legal heirs, successors and legal representatives and thereby his undivided 1/4th share in the aforesaid property has fully been devolved upon his aforesaid legal heirs and successors.

AND WHEREAS while thus the aforesaid Bandana Ghosh her only son Sri Ratul Charan Ghosh and only daughter Smt. Dipanwita Ahmed(nee Ghosh) jointly seized and possessed of and otherwise well and/or sufficiently entitled to the said undivided 1/4th share of the aforesaid entire property, the aforesaid Bandana Ghosh granted gifted and transferred her undivided 1/12th share in the said entire joint property unto and in favour of her only son Sri Ratul Charan Ghosh by virtue of a Registered Deed of Gift, duly executed on 18th September, 2006 and registered on 31st August, 2009 in the Office of the District Sub-Registrar of Howrah and recorded in Book No. 1, CD Volume No. 27, Pages from 7040 to 7063, being No.08627, for the year 2009.

AND WHEREAS by virtue of inheritance and by way of said Deed of Gift, said Ratul Charan Ghosh became the owner in respect of undivided 1/6th share in the said joint property and as per mutual understanding and partition the aforesaid Dipanwita Ghosh (Ahmed) was earlier separately allotted and delivered her demarcated portion of undivided 1/12th share i.e. land measuring 01(one) Cottah 02(Two) Chittaks 06 (Six) Sq.ft bastu land and she had been enjoying her demarcated allotted portion and remaining area of land measuring more or less 12 Cottahs 10 Chittaks 19 Sq.ft excluding common passage measuring 9 Chittaks 18 Sq.ft along with residential structures standing thereon is under joint use occupation and enjoyment of the aforesaid legal heirs.

AND WHEREAS in course of joint possession, occupation and enjoyment of the aforesaid property the aforesaid Son of Late Nayanranjan Ghosh @ Nayan ranjan Ghose @ Narayan Ranjan Ghose namely Late Shibdas Ghosh died on 23.11.1990 intestate leaving behind surviving his wife Smt.Manju Ghosh and only son Sri Soumen Ghosh as his only legal heirs, successors and legal representatives and there by his undivided 1/4th share in the aforesaid

property has fully been devolved upon his aforesaid legal heirs and successors.

AND WHEREAS in the manner aforesaid, the above named (1) Sri Thakurdas Ghosh,(2) Smt. Saswati Sinha,(3) Sri Ratul Charan Ghosh,(4) Smt. Dipanwita Ahmed(nee Ghosh) (5) Smt Manju Ghosh and (6) Sri Soumen Ghosh are became the joint owners and occupiers seized and possessed of and otherwise well and/or sufficiently entitled to the aforesaid ALL THAT piece and parcel of land measuring more or less 13 Cottahs 3 Chittaks 37 Sq.ft including common passage measuring 9 Chittaks 18 Sq.ft together with dwelling structures standing thereon, being known and numbered as Holding No. 49, College Road, P.O.B.Garden, P.S.Shibpur, District - Howrah, Pin- 711103,HMC Ward No.39,and they have been enjoying the same jointly without any hindrance of obstruction from any corner and the same is free from all encumbrances.

AND WHEREAS all the legal heirs for their better convenience, use and enjoyment of the aforesaid undivided joint property with separate demarcation and allotment, the aforesaid interested parties have now mutually partitioned their property by Deed of Partition on 30.11.2013 in the office of the Additional Registrar of Assurance-I, Kolkata and recorded in Book No.1,Vol No.21, Page 956 to 982, Being No. 10927 for the year 2013 and therefore (1) Sri Thakurdas Ghosh got distinctively 3 Cottahs 9 Chittaks 11 Sq.ft together with Eastern side 1/4 Share of residential structure on the Eastern side having 900 Sq.ft covered structural area in Schedule -B, demarcated as Lot -"B" and more specifically delineated and depicted by GREEN border lines in the Partition Sketch map or plan in Holding No.49, College Road, P.O.B.Garden, P.S.A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103,HMC Ward No.39, and (2) Smt. Saswati Sinha got distinctively 3 Cottahs 6 Chittaks

21 Sq.ft together with one storied building R.T Shed Brick Built wall residential Structure area in Schedule -C, demarcated as Lot -"D" and more specifically delineated and depicted by BROWN border lines in the Partition Sketch map or plan in Holding No.49, College Road, P.O.B.Garden, P.S.A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103,HMC Ward No.39, and (3) Sri Ratul Charan Ghosh got distinctively 2 Cottahs 14 Chittaks 13 Sq.ft together with one storied building RT Shed Brick Built wall residential Structure area in Schedule -D, demarcated as Lot -"A" and more specifically delineated and depicted by RED border lines in the Partition Sketch map or plan in Holding No.49, College Road, P.O. B.Garden, P.S.A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103,HMC Ward No.39, and (4) Smt. Manju Ghosh and Sri Soumen Ghosh got distinctively 3 Cottahs 6 Chittaks 19 Sq.ft together with one storied building R.T Shed Brick Built wall residential Structure area in Schedule - E, demarcated as Lot -"C" and more specifically delineated and depicted by BLUE border lines in the Partition Sketch map or plan in Holding No.49, College Road, P.O.B.Garden, P.S.A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103,HMC Ward No.39.

AND WHEREAS while thus the aforesaid Dipanwita Ahmed(nee Ghosh) while seized and possessed her 01(one) Cottah 02(Two) Chittaks 06 (Six) Sq.ft bastu land she granted sold and transferred her property unto and in favour of her only brother Sri Ratul Charan Ghosh by virtue of a Registered Deed of Sale, duly executed and registered on 31st December, 2014 in the Office of the Additional Registrar of Assurance-I, Kolkata and recorded in Book No.1, CD Volume No. 29, Pages from 8038 to 8056, being No.11823, for the year 2014.

AND WHEREAS the present Donor and his other CO-shearers namely Smt.Manju

Ghosh, Sri Soumen Ghosh are jointly executed a Deed of Gift in favour of Sri Thakur Das Ghosh on 09th July, 2019 which was duly registered in the office of the Additional District Sub Registrar at Howrah and recorded in Book No.1, Volume No. 0502-2019, Pages from 166436 to 166459, Deed No.050205032, for the year 2019.

AND WHEREAS the present Donor and his other CO-shearers namely, Smt. Manju Ghosh, Sri Soumen Ghosh, Sri Thakur Das Ghosh, Smt. Saswati Sinha are jointly executed a Deed of revocation of Common Passage which was duly registered in the office of the Additional District Sub Registrar at Howrah and recorded in Book No.1, Volume No.0502-2019, Pages from 166418 to 166435, Deed No.050205033, for the year 2019 in favour of Sri Thakur Das Ghosh on 09th July 2019 and now the Common passage measuring about 128 Sq.ft are the bastu land of Sri Ratul Charan Ghosh and Smt. Manju Ghosh, Sri Soumen Ghosh and the said Sri Ratul Charan Ghosh and Smt Manju Ghosh, Sri Soumen Ghosh are enjoying jointly the Bastu land measuring about 128 Sq.ft.

AND WHEREAS Mr. Ratul Charan Ghosh are the Owner and Occupier of 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A. P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure

standing thereon within the limit of Howrah Municipal Corporation Ward No.39, which is morefully described in the Schedule 'A' hereunder written and hereinafter called the "said Property" free from all encumbrances.

AND WHEREAS the DONOR is the Husband of the DONEE. In consideration of the natural love and affection which the DONOR had still have for the DONEE. The DONOR do hereby and hereafter renounce his, right, title and interest of 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, which are morefully and particularly mentioned in the Schedule herein below of the said land free from all encumbrances, with intent to vest the same in favour of the DONEE and grant convey, transfer, give and assure unto and to the use of the DONEE freely and voluntarily for her sole use and benefit absolutely and unconditionally forever.

AND WHEREAS the DONEE accept the Gift hereunder made as testified by her being a party hereto and executing these present that by virtue of this Deed of Gift the Donee became the owner in respect of 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam

Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, The estimated value of the said giftable property is Rs.10,00,000 (Ten Lakhs) Only.

AND WHEREAS possession of the 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15(Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, has been given by the DONOR in favour of the DONEE today.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. The DONOR do hereby indefeasibly grant, transfer, sell, convey and assign and assure to and unto and in favour of the DONEE free from all encumbrances ALL THAT 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at

present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15(Fifteen) Chittaks 25 (Twenty Five) Sq.ft vastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, which are morefully and particularly described in the Schedule hereunder written free from all encumbrances, charges, claims, demands, liabilities, attachments whatsoever TOGETHER WITH hereditaments and premises belonging to or otherwise appertaining thereto or usually held or enjoyed therewith or reputed to belong to or appurtenant thereto AND the Reversion or Reversions, Remainder or Remainders and their rents, issues and profits thereof and all the estate, right title, and interest of the Donor and all other persons having any beneficial interest in or upon the said premises and every part thereof and all documents and writings and other evidence of title which exclusively relate to the said premises or any part thereof and Xerox copies of the title deeds, relating to the property are described in Schedule below is to be supplied to the Donee TO HAVE AND TO HOLD the said 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14(Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No. 4-9/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S.

A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15(Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, unto and to the use of the Donee absolute and forever as and for an indefeasible title or inheritance fee simple in possession free from all encumbrances, charges, claims, demands, lispendens and attachments whatsoever but nevertheless subject to the terms, covenants, stipulations and restrictions.

2) The Donor doth hereby covenant with the DONEE as follows :-

i) That the DONOR has good rightful power and absolute authority and indefeasible title to grant/sell, gift, convey, transfer, assign and assure the 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five)Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon hereby granted, transferred, assigned and assured or expressed whatsoever in the manner aforesaid according to the true intent and meaning of these presents.

ii) And That the DONEE shall and will and may from time to time and at all times hereafter peaceably and quietly hold, possess and enjoy 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five)Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon hereby granted and conveyed and to receive and take the rents issues and profits thereof without any lawful acts, suit, hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the DONOR or any other person or persons lawfully or equitably claiming from under or in trust for him.

iii) And That the DONOR shall make and keep the 02 (Two) Cottahs 15 (Fifteen) Chittaks

25 (Twenty Five) Sq. ft bastu land along with 200 Sq. ft of R.T Shed Structure standing thereon free and clear and freely and clearly and absolutely, acquitted, exonerated, discharged or released at their costs and expenses and also well and sufficiently saved, defended, kept harmless and indemnified from and against all former and other estates, mortgages, liens, lispendens, claims, demands, attachments, debts, liabilities and encumbrances, whatsoever and also give their consent and approval whenever necessary in connection with getting electricity connection, telephone connection and all other amenities and facilities. The title of the DONOR is absolutely good.

iv) And further the DONOR having or lawfully or equitably claiming any estate, right, title, interest, property, claim or demand whatsoever into or upon the said 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq. ft bastu land along with 200 Sq. ft of R.T Shed Structure standing thereon hereby granted, conveyed, transferred, assigned and assured or expressed or intended to be so or any part thereof from, through or under or in trust for them will from time to time and at all times hereafter at the request and cost of the DONEE do and execute or cause to be done and executed all such acts, deeds, matters and things for further better and more perfectly and satisfactorily granting, transferring and assuring the said 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq. ft bastu land along with 200 Sq. ft of R.T Shed Structure standing thereon and every part thereof unto and to the use of the DONEE in the manner aforesaid as shall or may reasonably be required.

v) That the DONOR of these presents have executed this Deed of Gift in respect of their property described in the Schedule hereunder in favour of the DONEE.

viii) That the DONEE shall have the right to possess as described in the Schedule hereunder and will possess the same peacefully, uninterruptedly without any objection/hindrance from any corner and the DONEE shall have the right to transfer or possess the same at his own whim and to that effect, no objection from any corner shall be tenable. The estimated value of the said giftable property is Rs. 1,00,000.00/- (Ten Lakhs) Only.

GIFTED SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of recorded as bastu land measuring about 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14 (Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon within the limit of Howrah Municipal Corporation Ward No.39, within the jurisdiction of the District Registration Office and Addl. Dist. Sub Registration Office at Howrah, A Deed plan or map of the property is annexed herewith and shown there in "RED" border line, The property is butted and bounded a following manner :-

ON THE NORTH : Property of Holding No.50/3, College Road,

ON THE SOUTH : Property of Holding No.49/1, College Road,

ON THE EAST : Property of Holding No.49/3, College Road,

ON THE WEST : College Road.

IN WITNESS WHEREOF the Donor and the Donee hereto have sets and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of

WITNESSES:

1) Ritwik Banerjee.
406, Sagar Chatterjee Rd.
Howrah - 711003

2) Basanta Nandy.
Howrah Court.

Katulchaganchoi
SIGNATURE OF THE DONOR

Drafted and prepared by me
Anik Nandy
Anik Nandy.

I do hereby accept the Gift cordially .

ADVOCATE, HOWRAH COURT.

Enrolment No. F/1746/1637 of 2018.

Madhabi Ghosh.
SIGNATURE OF THE DONEE

Type by me

Basanta Nandy
Howrah.

GIFT DEED PLAN
OF HOLDING NO- 49, & 49/2 COLLEGE ROAD NOW AT PRESENT
A.P.J. ABDUL KALAM SARANI .

P.S.- A.J.C. BOSE, DIST-HOWRAH. H.M.C. WARD NO- 39

SCALE 1"= 8'

AREA GIFTED 2K-15CH-25SFT. SHOWN WITHIN RED BORDER

DONOUR :- SRI RATUL CHARAN GHOSH.

DONEE :- SMT. MADHABI GHOSH.



Ratul Charan Ghosh
- Madhabi Ghosh.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.

Signature of the Executants/ Presentants



Patidharan Ghosh

Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand	Little



Pradhabini Ghosh

Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand	Little

Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
Thumb	Fore	Ring (Right Hand)		Little

P. Nandy
13/08/19
11:55 AM



Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Com. No. / Case No / Year	0502001619/2019	Date of Application	13/08/2019
Query No.	05020001309982/2019		
Transaction	[0201] Gift, Gift in Favour of family members		
Applicant Name of Query No.	Mr. Anik Nandy		
Stamp Duty	Rs.37,473/-		
Registration Fee	Rs.74,920/-		
Applicant Name of Visit Com.	Mr P Nandi		
Applicant Address	Howrah		
Place of Transaction	28/7 college road shibpur howrah		
Expected Date of Completion of Com.	14/08/2019 5:33 PM		
Fee Details	J1: 250/-, J2: 350/-, PTA: (2) 0/-, Total Fees Paid: 600/-		
Remarks			








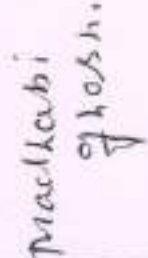


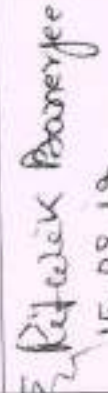
Government of West Bengal

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

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05020001309982/2019

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Ratul Charan Ghosh 49/2, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103	Donor			
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mrs Madhabi Ghosh 49/2, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103	Donee			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ritwik Banerjee Son of Mr Amiya Banerjee 2/2, Motilal Majumder Lane, P.O:- B Grden, P.S:- Shibpur, Howrah, District:- Howrah, West Bengal, India, PIN - 711103	Mr Ratul Charan Ghosh, Mrs Madhabi Ghosh			 15.08.19.

(Kaustava De y)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

06669/18

19-201920-006003402-1

Payment Mode Online Payment

BRN Date: 17/08/2019 18:21:47

Bank : United Bank

BRN : 15576181

BRN Date: 17/08/2019 18:20:19

DEPOSITOR'S DETAILS

Id No. : 05020001309982/4/2019

[Query No./Query Year]

Name : Mrs Madhabi Ghosh

Contact No. :

Mobile No. : +91 9143291814

E-mail :

Address : 49by2 College Road B Garden Shibur Howrah

Applicant Name : Mr Anik Nandy

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	05020001309982/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	32473
2	05020001309982/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	74920

Total

107393

In Words : Rupees One Lakh Seven Thousand Three Hundred Ninety Three only

Major Information of the Deed

Deed No :	I-0502-06669/2019	Date of Registration	21/08/2019
Query No / Year	0502-0001309982/2019	Office where deed is registered	
Query Date	12/08/2019 11:10:48 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Anik Nandy Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9143291814, 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. 10,00,000/-	Rs. 74,90,558/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 37,473/- (Article:33(i))	Rs. 74,920/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: College Road, ,
Premises No: 49, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Chatak 19 Sq Ft	50,000/-	2,22,222/-	Property is on Road

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: College Road, ,
Premises No: 49/2, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	2 Katha 14 Chatak 6 Sq Ft	9,00,000/-	72,08,336/-	Property is on Road
Grand Total :				4.9042Dec	9,50,000 /-	74,30,558 /-	

Structure Details :

S	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

Details :

Name,Address,Photo,Finger print and Signature	
1	Mr Ratul Charan Ghosh (Presentant) Son of Late Debasish Ghosh 49/2, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ADRPG8776B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 15/08/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 15/08/2019 ,Place : Pvt. Residence

Donee Details :

Si No Name,Address,Photo,Finger print and Signature	
1	Mrs Madhabi Ghosh Wife of Mr Ratul Charan Ghosh 49/2, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AMEPG0099H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2019 , Admitted by: Self, Date of Admission: 15/08/2019 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ritwik Banerjee Son of Mr Amiya Banerjee 2/2, Motilal Majumder Lane, P.O:- B Grden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103			
Identifier Of Mr Ratul Charan Ghosh, Mrs Madhabi Ghosh			

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 Ratul Charan Ghosh	Mrs Madhabi Ghosh	Y	0.146667 Dec	2,22,222/-
L2	Mr Ratul Charan Ghosh	Mrs Madhabi Ghosh	Y	4.7575 Dec	72,08,336/-

Transfer of Structure 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.)
S1	Mr Ratul Charan Ghosh	Mrs Madhabi Ghosh	Y	200 Sq Ft	60,000/-

Endorsement For Deed Number : I - 050206669 / 2019

On 13-08-2019

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 74,90,558/- Family Members amount Rs 74,90,558/-

Kaustava Dey

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

On 15-08-2019

Presentation(Under Section 52 & Rule 22A(3) 48(1) W.B. Registration Rules,1962)

Presented for registration at 11:55 hrs on 15-08-2019, at the Private residence by Mr Ratul Charan Ghosh, Executant.

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

Execution is admitted on 15/08/2019 by 1. Mr Ratul Charan Ghosh, Son of Late Debasish Ghosh, 49/2, College Road, P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession Service, 2. Mrs Madhabi Ghosh, Wife of Mr Ratul Charan Ghosh, 49/2, College Road, P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession House wife

Identified by Mr Ritwik Banerjee, . . Son of Mr Amiya Banerjee, 2/2, Motilal Majumder Lane, P.O: B Grden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by profession Business

Kaustava Dey

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

On 19-08-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,920/- (A(1) = Rs 74,906/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 74,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2019 6:20PM with Govt. Ref. No: 192019200060034021 on 17-08-2019, Amount Rs: 74,920/-, Bank: United Bank (UTBI00CH175), Ref. No. 15576181 on 17-08-2019, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 37,473/- and Stamp Duty paid by online = Rs

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Date: 17/08/2019 6:20PM with Govt. Ref No: 192019200060034021 on 17-08-2019, Amount Rs: 32,473/-, Bank:
State Bank of India (UTBI00CH175), Ref. No. 15576181 on 17-08-2019, 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

On 21-08-2019

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 37,473/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2267, Amount: Rs.5,000/-, Date of Purchase: 13/08/2019, Vendor name: Arun Sarkar

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 0502-2019, Page from 224951 to 224977
being No 050206669 for the year 2019.



Digitally signed by KAUSTAVA DEY
Date: 2019.08.22 11:16:10 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 22-08-2019 11:14:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)