

03578/2023

793

T-03496/2023



पश्चिम बंगाल WEST BENGAL

K 708404

Certified that the document is admitted to registration. The Signature Sheets and the endorsement sheets attached with this document are the part of this document

Addl. District Sub-Registrar
Barrackpore, North 24 Parganas.

30 JUN 2023

DEED OF GIFT

THIS DEED OF GIFT is made on this 30th day of
June' 2023 (Two Thousand Twenty Three)

contd ... 2

4274 5000 28/6/2023

নং.....মূল্য.....তারিখ.....
নাম.....
সং.....

থানা.....
ডেপুটি সোয়া ভৌমিক স্বাক্ষর.....

এ. ডি. এস. আর ব্যারাকপুর

বি. সীল

ডেপুটি সোয়া ভৌমিক

টি ভি নং.....

স্ট্যাম্প তারিখ — 26 JUN 2023

মোট এতো টাকার স্ট্যাম্প

₹ 0 2 0 0 0 0 0



Additional District Sub-Registrar
Barrackpore, North 24 Parganas

30 JUN 2023

(2)

BETWEEN

SRI ARUN CHAKRABORTY (PAN-ACQPC9046E),
AADHAAR NO. 979839265124, son of Late Gopal Chakraborty,
by religion: Hindu, by Nationality: Indian, by occupation: Business,
residing at : Kalyani Highway, Mohanpur Paschimpara, P.O. Sewli
Telinipara, P.S. Titagarh now Mohanpur, District- North 24 Parganas,
Kolkata-700121, hereinafter called and referred to the **DONOR**
(which expression shall unless excluded by or repugnant to the context
be deemed to include his legal heirs, executors, representatives,
administrators and / or assigns etc.) of the ***ONE PART***

AND

(1) SRI ARJUN CHAKRABORTY (PAN-BBUPC6400N),
AADHAAR NO. 324484197031, son of Sri Arun Chakraborty, by
religion: Hindu, by Nationality: Indian, by occupation: Business,
(2) SMT SHILU CHAKRABORTY (PAN-ACSPC1196P),
AADHAAR NO. 995096154681, wife of Sri Arun Chakraborty,
daughter of Lalit Mohan Kundu, by religion: Hindu, by Nationality:
Indian, by occupation: Housewife, both residing at : Kalyani Highway,
Mohanpur Paschimpara, P.O. Sewli Telinipara, P.S. Titagarh now
Mohanpur, District- North 24 Parganas, Kolkata-700121, hereinafter
called and referred to the **DONEES** (which expression shall unless
excluded by or repugnant to the context be deemed to include their
executors, representatives, administrators and / or assigns etc.) of
the ***OTHER PART***

contd ... 3

(3)

AND WHEREAS the Donor herein namely Arun Chakraborty purchased a plot of land measuring 4.7 Cottah more or less out of total land measuring 10 (ten) Cottahs situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230, under R.S. Khatian No. 15/2, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Dhrubajyoti Ghosh by virtue of a registered Deed of Sale Being it's No. 4683, recorded in Book No. I, Volume No. 85, written in pages 295 to 300 and the same was registered at D.S.R. -I, Barasat on 03/08/1995.

AND WHEREAS the Donor herein namely Arun Chakraborty alongwith Shoba Chakraborty purchased a plot of land measuring 5.3 Cottah more or less out of total land measuring 10 (ten) Cottahs situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230, under R.S. Khatian No. 15/2, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Dhrubajyoti Ghosh by virtue of a registered Deed of Sale Being it's No. 4855, recorded in Book No. I, Volume No. 88, written in pages 338 to 342 and the same was registered at D.S.R. -I, Barasat on 14/08/1995.

(4)

AND WHEREAS while thus seized and possessed the same said Shoba Chakraborty transferred her undivided half share of the abovesaid property situated in R.S. Dag No. 230 at Mouza : Mohanpur, to Sri Arun Chakraborty and Arjun Chakraborty by virtue of a registered Deed of Gift Being it's No. 2105, recorded in Book No. I, Volume No. 79, written in pages 112 to 122 and the said Deed was registered at D.S.R - I, at Barasat dated 16/01/2004.

AND WHEREAS while thus seized and possessed the same the Donor herein namely Arun Chakraborty transferred a plot of land measuring 4 (four) decimal in R.S. Dag No. 230 at Mouza : Mohanpur, to Shilu Chakraborty by virtue of a registered Deed of Gift Being it's No. 150502013, recorded in Book No. I, Volume No. 1505-2022, written in pages 67993 to 68010 and the said Deed was registered at A.D.S.R.O. Barrackpore dated 22/03/2022.

AND WHEREAS by the aforesaid manner the Donor herein became the owner of remaining plot of land measuring 10.1 decimal and he has been seizing, possessing and enjoying the same with his other co-sharers.

It is mentioned herewith that the abovesaid total property is recorded in L.R. Settlement in L.R. Dag No. 793 by the under mentioned L.R. Khatian Nos.

contd ... 5

(5)

Name of the Rayat	L.R. Khatian Nos.
SRI ARJUN CHAKRABORTY	4043,
SRI ARUN CHAKRABORTY	65/1,64/1, 4046
Shilu Chakraborty	4338

AND WHEREAS the Donor herein is the father of Donee No. 1 and husband of Donee No. 2. So, in consideration of the natural love and affection which the donors had and still have for the donees, the Donor doth hereby and hereunder renounce all his estate, right, title and interest in respect of the under Scheduled property with intent to vest the same in manner aforesaid and hereby and hereunder grant, convey, transfer, give, assign and assure unto and to the use of the said Donees, freely and voluntarily (which is referred to as the said Property) unto and in favour of the said Donees on the day of execution of this present and **TO HAVE AND TO HOLD** the same for their use and benefit absolutely and unconditionally for ever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said wish and desire of the Donor and out of his own free will, without fraud coercion or undue influence from any body whomsoever the Donor doth hereby and hereunder freely and voluntarily grant, convey, transfer, give, assign unto and to the use of the Donees and their successor **ALL THAT** property as specifically mentioned

contd ... 6

(6)

in the Schedule written hereinafter and the said property **TO HAVE AND TO HOLD** the same for their use and benefit absolutely and unconditionally forever.

AND WHEREAS this indenture further witnesseth that it is expressly agreed and understood by and between the parties that this gift of the property as mentioned in the schedule below is gifted by the Donor to the **DONEES** and the Donees accepts this gifted property as mentioned in the Schedule below.

AND WHEREAS this indenture witnesseth that the **DONEES** will be at liberty to transfer (Sale/Gift etc.) this gifted property to any other person, if they desire.

AND WHEREAS the said '**DONEES**' from this day will become the absolute owner of the under scheduled property and the **DONOR** cease to have any interest therein from this day. And the **DONEES** accepts the Gift of the said property hereunder made as testified by them as being a party hereto and executing these presents. The estimated value of the property is Rs. 5,00,000 (Rupees Five Lakh) only approximately.

(7)

THE SCHEDULE ABOVE REFERRED TO

(Description of the gifted property)

ALL THAT piece and parcel of undivided 'Shali' land measuring 10.1 decimal Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230 corresponding to L.R. Dag No. 793 under R.S. Khatian No. 15/2, corresponding to L.R. Khatian No. 65/1,64/1, 4046, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh now Mohanpur, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore is hereby gifted. The total land is marked by RED border line in the annexed site plan and the said plan shall be treated as part of this Deed of Gift. The total property is butted and bounded as under ::

ON THE NORTH:- R.S Dag No. 228.

ON THE SOUTH :- R.S Dag No. 236 & 231.

ON THE EAST :- R.S. Dag No. 230.

ON THE WEST :- R.S. Dag No. 230.

(8)

IN WITNESSETH WHEREOF the Donors hereunto set and subscribed their hand and seals on this Deed, on this the day, month and year first above written.

WITNESSES :-

1. Sumit Mondal
Barrackpore
P.S.-Titagarh

2. Suraj Chakraborty
Barrackpore.
P.S. - Titagarh

Arjun Chakraborty

Signature of the Donor

The Donees do hereby accepts the gifted property from the Donors in their sweet will.

Arjun Chakraborty

Shilpa Chakraborty

Signature of the Donees

☒ **Drafted by**

Biswajit Deb
SRI BISWAJIT DEB

Advocate
Barrackpore Court
Enrollment No. F-857/97

COMPUTER TYPED BY

Santanu Gupta

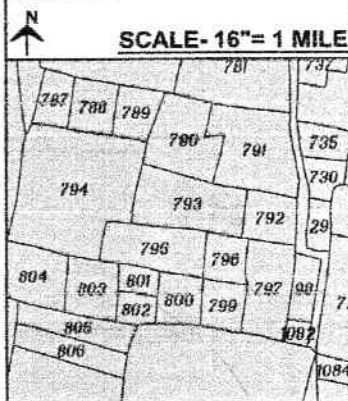
SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

SITE PLAN ON PART OF R.S. DAG NO.-230. L.R. DAG NO.-793. R.S. KHATIAN NO.-15/1, 15/2. L.R. KHATIAN NO.-64/1, 65/1, 4046. AT MOUZA-MOHANPUR, J.L. NO.-08. OLD P.S.- TITAGARH, NEW P.S.- MOHANPUR, DISTRICT- NORTH 24 PGS. UNDER- MOHANPUR GRAM PANCHAYET.

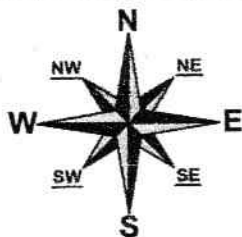
~: AREA STATEMENT :~

DEED NO	R.S. DAG NO	L.R. DAG NO	TOTAL LAND AREA			TOTAL AREA
			KA	CH	SFT	DEC.
2013, 4683, 2105, 4855	230	793	10	00	00	16.5

AN EXTRA CIED PART OF,
R.S. SHEET NO.-02,
AT MOUZA-MOHANPUR.
J.L. NO.-08, P.S.- TITAGARH.
DISTRICT- NORTH 24 PGS.

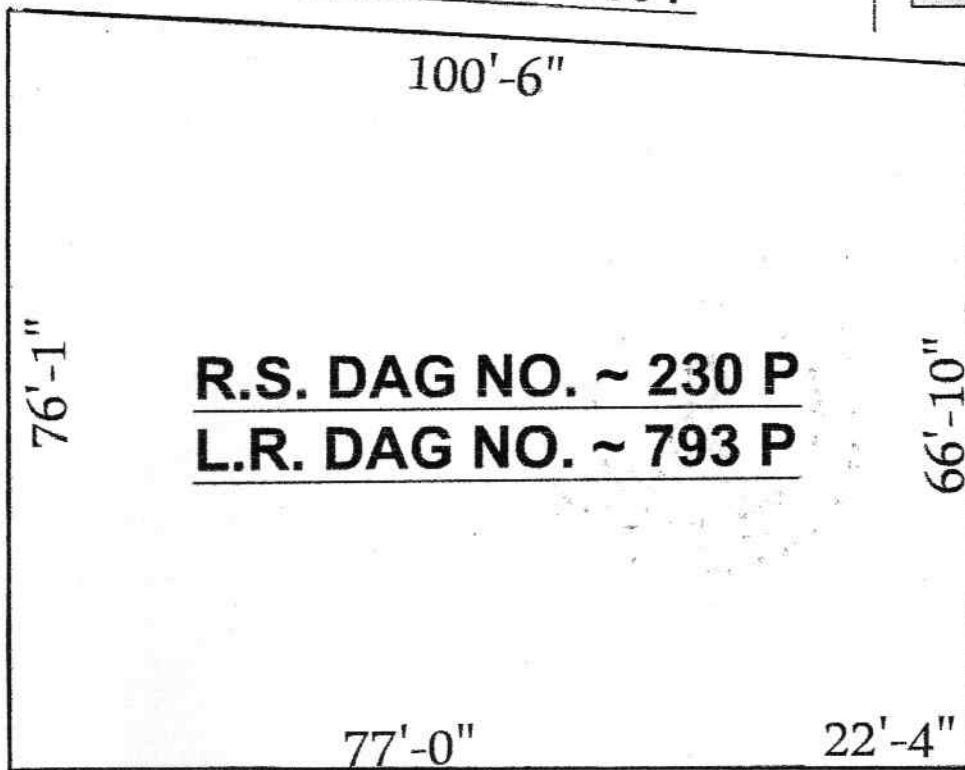


SCALE- 16"= 1 MILE



R.S. DAG NO. - 228 P
L.R. DAG NO. - 790 P

R.S. DAG NO. - 230 P
L.R. DAG NO. - 793 P



R.S. DAG NO. ~ 230 P
L.R. DAG NO. ~ 792 P

R.S. DAG NO. ~ 236 P
L.R. DAG NO. ~ 795 P

R.S. DAG NO. ~ 231 P
L.R. DAG NO. ~ 796 P

COPY BY

GOUTAM SII
SURVEYOR
Regt No
Phakias-10

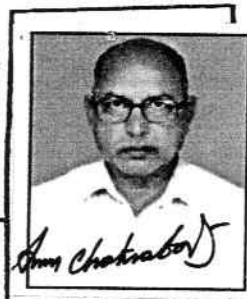
Arjun Chakraborty
Shilpa Chakraborty
DONEE'S SIGNATURE

Arjun Chakraborty
DONER'S SIGNATURE

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & RA-KOLKATA

1. STATUS : PRESENTANT
 LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Anu Chakraborty

2. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Arjun Chakraborty

3. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Shilpa Chakraborty

4. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Specs for Photo

RIGHT HAND FINGER PRINT

SIGNATURE _____



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



192023240114929611

GRN Details

GRN:	192023240114929611	Payment Mode:	Online Payment
GRN Date:	29/06/2023 21:09:24	Bank/Gateway:	State Bank of India
BRN :	IK0CIACJK7	BRN Date:	29/06/2023 21:10:36
GRIPS Payment ID:	290620232011492960	Payment Init. Date:	29/06/2023 21:09:24
Payment Status:	Successful	Payment Ref. No:	2001671822/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Sumit Mondal
Address:	Billpara
Mobile:	8622938992
Depositor Status:	Others
Query No:	2001671822
Applicant's Name:	Mr BISWAJIT DEB
Identification No:	2001671822/2/2023
Remarks:	Gift, Gift in Favour of family members
Period From (dd/mm/yyyy):	29/06/2023
Period To (dd/mm/yyyy):	29/06/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001671822/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	777
2	2001671822/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	11528
Total				12305

IN WORDS: TWLEVE THOUSAND THREE HUNDRED FIVE ONLY.

Major Information of the Deed

Deed No :	I-1505-03496/2023	Date of Registration	30/06/2023
Query No / Year	1505-2001671822/2023	Office where deed is registered	
Query Date	28/06/2023 5:19:15 PM	A.D.S.R. BARRACKPORE, District: North 24- Parganas	
Applicant Name, Address & Other Details	BISWAJIT DEB BARRACKPORE COURT,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8622938992, 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. 5,00,000/-		Rs. 11,51,402/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,777/- (Article:33(i))		Rs. 11,528/- (Article:A(1), E)	
Remarks			

Land Details :

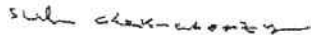
District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, JI No: 8, Pin Code : 700121

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-793 (RS :-)	LR-65/1	Shali	Shali	3.9 Dec	2,00,000/-	4,44,601/-	
L2	LR-793 (RS :-)	LR-64/1	Shali	Shali	4 Dec	2,00,000/-	4,56,001/-	
L3	LR-793 (RS :-)	LR-4046	Shali	Shali	2.2 Dec	1,00,000/-	2,50,800/-	
		TOTAL :			10.1Dec	5,00,000 /-	11,51,402 /-	
	Grand Total :				10.1Dec	5,00,000 /-	11,51,402 /-	

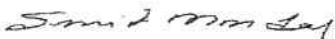
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arun Chakraborty (Presentant) Son of Late Gopal Chakraborty Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office			
	30/06/2023	LTI 30/06/2023	30/06/2023	
Mohanpur, Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Acxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arjun Chakraborty Son of Mr Arun Chakraborty Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office			
	30/06/2023	LTI 30/06/2023	30/06/2023	
Son of Mr Arun Chakraborty Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:- North 24-Parganas, West Bengal, India, PIN:- 700121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Bbxxxxxx0n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Shilu Chakraborty Wife of Mr Arun Chakraborty Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office			
	30/06/2023	LTI 30/06/2023	30/06/2023	
Wife of Mr Arun Chakraborty Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:- North 24-Parganas, West Bengal, India, PIN:- 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Acxxxxxx6p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT MONDAL Son of Mr Subhas Mondal Billpara, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:- North 24-Parganas, West Bengal, India, PIN:- 700122			
	30/06/2023	30/06/2023	30/06/2023
Identifier Of Mr Arun Chakraborty, Mr Arjun Chakraborty, Mrs Shilu Chakraborty			

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 Arun Chakraborty	Mr Arjun Chakraborty	Y	1.95 Dec	2,22,301/-
L1	Mr Arun Chakraborty	Mrs Shilu Chakraborty	Y	1.95 Dec	2,22,301/-
L2	Mr Arun Chakraborty	Mr Arjun Chakraborty	Y	2 Dec	2,28,001/-
L2	Mr Arun Chakraborty	Mrs Shilu Chakraborty	Y	2 Dec	2,28,001/-
L3	Mr Arun Chakraborty	Mr Arjun Chakraborty	Y	1.1 Dec	1,25,400/-
L3	Mr Arun Chakraborty	Mrs Shilu Chakraborty	Y	1.1 Dec	1,25,400/-

Land Details as per Land Record

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, JI No: 8, Pin Code : 700121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 793, LR Khatian No:- 65/1	Owner:অরুন কুমার চক্রবর্তী, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Mr Arun Chakraborty
L2	LR Plot No:- 793, LR Khatian No:- 64/1	Owner:অরুন চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	Mr Arun Chakraborty
L3	LR Plot No:- 793, LR Khatian No:- 4046	Owner:অরুন চক্রবর্তী, Gurdian:গোপাল , Address:নিজ , Classification:শালি, Area:0.02200000 Acre,	Mr Arun Chakraborty

On 30-06-2023

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.

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

Presented for registration at 13:15 hrs on 30-06-2023, at the Office of the A.D.S.R BARRACKPORE by Mr Arun Chakraborty ,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 11,51,402/-. Family Members amount Rs 11,51,402/-

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

Execution is admitted on 30/06/2023 by 1. Mr Arun Chakraborty, Son of Late Gopal Chakraborty, Mohanpur, Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession Business, 2. Mr Arjun Chakraborty, Son of Mr Arun Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession Business, 3. Mrs Shilu Chakraborty, Wife of Mr Arun Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession House wife

Indetified by Mr SUMIT MONDAL, , , Son of Mr Subhas Mondal, Billpara, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,528.00/- (A(1) = Rs 11,514.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 11,528/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2023 9:10PM with Govt. Ref. No: 192023240114929611 on 29-06-2023, Amount Rs: 11,528/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIACJK7 on 29-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,777/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 777/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 4274, Amount: Rs.5,000.00/-, Date of Purchase: 28/06/2023, Vendor name: Soma Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2023 9:10PM with Govt. Ref. No: 192023240114929611 on 29-06-2023, Amount Rs: 777/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CIACJK7 on 29-06-2023, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2023, Page from 87252 to 87279

being No 150503496 for the year 2023.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2023.06.30 16:12:13 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2023/06/30 04:12:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)