

2059/22

D-02013/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 572844

certified that the documents submitted for registration. The signature sheet and endorsement sheets attached with the documents are the part of this document.
Add: District Sub Registrar
Barrackpore 24 P.O. (N)
22.03.22

DEED OF GIFT

THIS DEED OF GIFT executed on this 22nd day of March

2022 (Two Thousand Twenty Two) A.D.

BETWEEN

2/843121/22

2658.

21/3/2022

নং 1000 তারিখ

নাম :- Shibu Chakraborty

সং :- 125

বলা :- 125

ডেতার সোমা ভৌমিক বাকর

এ.ডি.এস. আর ব্যারাকপুর

বি সীল

ডেতার সোমা ভৌমিক

টি.ডি.নং -

স্ট্যাম্প নং -

মোট এতো টাকায় স্ট্যাম্প



26/3/2022

100000/-



Addl Dist Sub-Registrar
Barrackpore North 24 Pgs

22 MAR 2022

BETWEEN

SRI ARUN CHAKRABORTY, PAN NO. ACQPC9046E, AADHAR NO. 979839265124, son of Late Gopal Chakraborty, by faith: - Hindu, by occupation: - Business, Citizen of India, residing at Kalyani Highway, D.A.V. Public School, Mohanpur Paschimpara, P.O.: - Sewli Telinipara, P.S.: - Titagarh, District: - North 24 Parganas, Kolkata: - 700121, West Bengal, hereinafter referred to as **DONOR** (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assignees) of the **FIRST PART**.

AND

SMT SHILU CHAKRABORTY, PAN NO. ACSPC1196P, AADHAR NO. 995096154681, wife of Sri Arun Chakraborty, by faith Hindu, By occupation: - Housewife, by Nationality: - Indian, residing at Kalyani Highway, D.A.V. Public School, Mohanpur Paschimpara, P.O.: - Sewli Telinipara, P.S.: - Titagarh, District: - North 24 Parganas, Kolkata: - 700121, West Bengal, hereinafter called and referred to as the **"DONEE"** (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, legal representatives and assignees) of the **SECOND PART**.

WHEREAS by virtue of a Bengali Deed of Conveyance the said Sri Dhruba Jyoti Ghosh as a Vendor/Owner sold, transferred, assigned and assured a piece and parcel of land containing measuring an area 8 decimal equivalent to 4 Cottahs 7 Chittacks 10 sq. ft. more or less out of 16 ½ decimal equivalent to 10 Cottahs area of land be the same a little more or less being comprised in Mouza- Mohanpur J.L.No.8, Re.Sa 63, Touzi No.147, under R.S. Dag No. 230 under Khatian No.15/1, R.S. Khatian No.15/2 under Mohanpur Gram Panchayet, District- North 24 Parganas, in favour of Sri Arun Chakraborty. The said Deed was duly registered in the office of D.S.R. Barasat and the deed being No. 01682 for the year 1998.

Continued..... page

AND WHEREAS the said Sri Arun Chakraborty became the absolute owner of the aforesaid land and enjoyed the same without any disturbance from any corner by paying taxes and land revenue year to the concerned Panchayet and Land Reforms authority.

AND WHEREAS the **DONER** is the husband of the **DONEE** and the **DONEE** look after the **DONER** with good care and other of the **DONOR** settled themselves and well established.

AND WHEREAS the **DONER** out of natural love and affection want to gift their aforesaid Property described in the schedule below to the **DONEE** herein and the **DONEE** agreed to accept the said property from the **DONER** herein which is more fully and particularly referred and explained in the **SCHEDULE hereunder** written.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:-

That the **DONER** doeth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the property to the **DONEE** and the said property the **DONER** as beneficial owner doeth by these presents indefeasibly grant sell convey and transfer, assign and assure unto the **DONEE**, free from all encumbrances, attachment and other defects in title **ALL THAT** the said land and property more fully and particularly described in Schedule or **HOWSOEVER** otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER** with the land or ground whereupon or on part whereof the same is erected and built together further with all erection and benefit and advantages and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any thing appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right title inheritance use trust property claim and demand whatsoever both at law and in equity of the **DONER** into and upon the said

Continued..... page

property or every part thereof and which now are or hereafter shall or may be in the custody, power or possession of the **DONER**, or any persons from whom he can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members, and appurtenances unto and to the use of the **DONEE**, forever freed and discharged from or otherwise by the **DONER** well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the **DONER** from to these presents **AND THE DONER** doeth hereby covenant with the **DONEE**, **THAT** notwithstanding any act, deed, or thing whatsoever, by the **DONER** done or executed or knowingly suffered to the contrary the **DONER** has all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant sell convey transfer assign and assure the said property hereby granted sold conveyed and transferred or expressed or intended so to be, unto and to the use of the **DONEE**, in the manner aforesaid **AND THE PROPERTY** is not effected by any suit, acquisition, requisition, income tax – wealth tax attachment **AND THAT THE DONEE** shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy, sold, mortgage, transfer the said property and every part thereof and receive the rents, issues and profits thereof, if any, without any interruption, disturbance, claim or demand whatsoever from or by any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of his ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **DONER** well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **DONER** or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **DONER** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the **DONER** or from or under any of their predecessors in title shall and will from time to time and at all times hereafter

Continued..... page

at the request and costs of the **DONEE** do and execute or use to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the **DONEE**, according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the **DONER** at all times hereafter indemnify and keep indemnified the **DONEE**, against loss damages, costs, charges and expenses if any suffered by reason of any defect in the title of the **DONER** or any breach of the covenants herein under contained.

In future if any one claims the schedule mentioned property except the **DONEE**, then the same shall be declared as null and void in each and every court of law and before other competent authority.

The present value of the gifted property is Rs. 2,00,000.00 (Rupees Two Lakhs only).

The land revenue of the said land is to be paid to the Government of West Bengal through the Block Land and Land Reforms Officer, Barrackpore - II Block, North 24 Parganas.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece of parcel of Bastu land measuring 4 decimal a little more or less out of land measuring an area 8 decimal equivalent to 4 Cottahs 7 Chittacks 10 sq. ft. more or less be the same a little more or less being comprised in Mouza- Mohanpur J.L.No.8, Re.Sa 63, Touzi No.147, under R.S. Dag No. 230 under Khatian No.15/1, Corresponding to L.R. Dag No. 793 under L.R. Khatian No. 64/1 within the local limits of Mohanpur Gram Panchayet, demarcated with RED BORDER in the site plan annexed herewith along with all easement right attach with the land, Additional District Sub

Continued..... page

Registrar Office at Barrackpore in the District of North 24 Parganas. The plan be treated as a part and parcel of this deed.

The entire land along with building is butted and bounded as follows:-

On the North : By Plot No.231 & 236;
 On the South : By Plot No. 228 & 229;
 On the East : By Plot No. 230;
 On the West : By Plot No. 230.

IN WITNESSES WHEREOF THE DONOR and DONEE have hereunto set and subscribed their respective hand and seals the day, month and year first above written.

THE DEED IS EXPLAINED TO US AND
 UNDERSTANDING ALL THE MEANING
 OF THE EXPRESSION USED IN THE GIFT
 DEED AND KNOWING FULLY WELL
 THE EFFECT OF THE SAME, WITHOUT
 ANY INSTRUCTION AND FEAR OF
 ANYONE SIGNED, SEALED &
 DELIVERED

In the presence of WITNESSESS:

1) Jayashis Sarkar.
 S/o. Sanjay Sarkar
 Jaddarpur panchanantale,
 J.R.R. road, Dist- 24 Pgs (N).
 P.S - Titagarh. P.O - Nona Chandupukur.
 PIN- 700122.

Sri Arun Chakraborty

(SRI ARUN CHAKRABORTY)
 SIGNATURE OF THE DONOR

The Donee has accepted the
 gift and took possession of the
 Property in presence of the witness

Continued..... page

2) *Ram Shaw*

D/o. *Rajendra Shaw.*

H. no-21, BL No. 6,

Kakinara, Bhatpara (m).

Dist - 24 Pgs (M), Kakinara -

Pin - 743126.

Shilu Chakraborty

.....
(SMT SHILU CHAKRABORTY)
SIGNATURE OF THE DONEE

Drafted by me:

Rafiqul Islam

Rafiqul Islam

Advocate, High Court, Calcutta

Enrolment no. F/646/466/2017

Typed by:

Jayashis Sarkar

Jayashis Sarkar

Barrackpore, North 24 Parganas

SITE PLAN OF ALL THAT PIECE OF PARCEL OF BASTU LAND MEASURING 4 DECIMAL A LITTLE MORE OR LESS OUT OF LAND MEASURING AN AREA 8 DECIMAL EQUIVALENT TO 4 COTTAHS 7 CHITTACKS 10 SQ. FT. MORE OR LESS BE THE SAME A LITTLE MORE OR LESS BEING COMPRISED IN MOUZA- MOHANPUR J.L.NO.8, RE.SA 63, TOUZI NO.147, UNDER R.S. DAG NO. 230 UNDER KHATIAN NO.15/1, CORRESPONDING TO L.R. DAG NO. 793 UNDER L.R. KHATIAN NO. 64/1 WITHIN THE LOCAL LIMITS OF MOHANPUR GRAM PANCHAYET, UNDER JURISDICTION OF OFFICE OF THE ADDL. DIST. SUB-REGISTRAR AT BARRACKPORE, UNDER POLICE STATION:- TITAGARH, DISTRICT NORTH 24 PARGANAS.

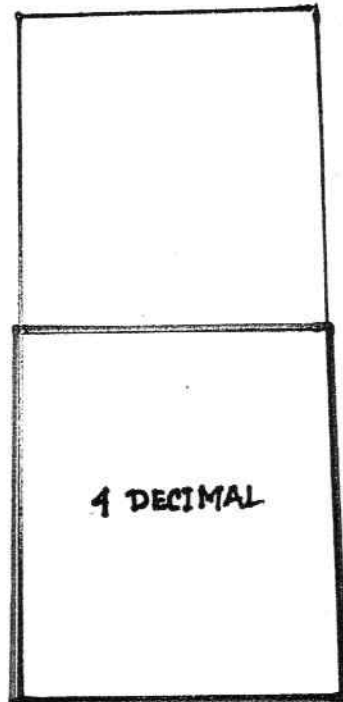
Not to Scale

DEED AREA SHOWN IN:- RED



Plot No.231 & 236

Plot No. 230



Plot No. 230

Plot No. 228 & 229

Amr Chakraborty

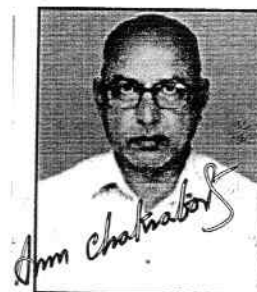
SIGNATURE OF THE DONOR

Shibu Chakraborty

SIGNATURE OF THE DONEE

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE ADDITIONAL DISTRICT SUB REGISTRAR AT

Name: **ARUN CHAKRABORTY**
 Status: **DONOR**



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HANDS FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person

Arun Chakraborty

Signature of the

Name: **SHILU CHAKRABORTY**
 Status: **DONEE**



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HANDS FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person

Shilu Chakraborty

Signature of the



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

GRN Details

GRN:	192021220209757698	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	22/03/2022 11:33:24	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0646059051820	BRN Date:	22/03/2022 11:03:56
Gateway Ref ID:	CHI9858273	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2000843121/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	ARUN CHAKRABORTY
Address:	KALYANI HIGHWAY
Mobile:	6291468846
Depositor Status:	Seller/Executants
Query No:	2000843121
Applicant's Name:	Miss RANI SHAW
Identification No:	2000843121/3/2022
Remarks:	Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000843121/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	5860
2	2000843121/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	13694
Total				19554

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FIFTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1505-02013/2022	Date of Registration	22/03/2022
Query No / Year	1505-2000843121/2022	Office where deed is registered	
Query Date	15/03/2022 12:57:13 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	RANI SHAW BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 6291468846, 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. 2,00,000/-	Rs. 13,68,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,860/- (Article:33(i))	Rs. 13,694/- (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-64/1	Bastu	Shali	4 Dec	2,00,000/-	13,68,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					4Dec	2,00,000 /-	13,68,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ARUN CHAKRABORTY (Presentant) Son of Late GOPAL CHAKRABORTY Executed by: Self, Date of Execution: 22/03/2022 , Admitted by: Self, Date of Admission: 22/03/2022 ,Place : Office			
	22/03/2022	22/03/2022	LTI	22/03/2022

KALYANI HIGHWAY, D A V PUBLIC SCHOOL, City:- , P.O:- NONA CHANDANPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx6E, Aadhaar No: 97xxxxxxxx5124, Status :Individual, Executed by: Self, Date of Execution: 22/03/2022 , Admitted by: Self, Date of Admission: 22/03/2022 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SHILU CHAKRABORTY Wife of Shri ARUN CHAKRABORTY Executed by: Self, Date of Execution: 22/03/2022 , Admitted by: Self, Date of Admission: 22/03/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	22/03/2022	22/03/2022	22/03/2022	
Wife of Shri ARUN CHAKRABORTY KALYANI HIGHWAY, D.A.V PUBLIC SCHOOL, City:- , P.O:- NONA CHANDANPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx6P, Aadhaar No: 99xxxxxxxx4681, Status :Individual, Executed by: Self, Date of Execution: 22/03/2022 , Admitted by: Self, Date of Admission: 22/03/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss RANI SHAW Son of Mr RAJENDRA SHAW BARRACKPORE COURT, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	22/03/2022	22/03/2022	22/03/2022
Identifier Of Shri ARUN CHAKRABORTY, Smt SHILU CHAKRABORTY			

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:- 64/1	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:লিজ , Classification:শালি, Area:0.08000000 Acre,	Shri ARUN CHAKRABORTY

On 22-03-2022

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 12:58 hrs on 22-03-2022, at the Office of the A.D.S.R. BARRACKPORE by Shri 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 13,68,000/-. Family Members amount Rs 13,68,000/-

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

Execution is admitted on 22/03/2022 by 1. Shri ARUN CHAKRABORTY, Son of Late GOPAL CHAKRABORTY, KALYANI HIGHWAY, D A V PUBLIC SCHOOL, P.O: NONA CHANDANPUKUR, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession Business, 2. Smt SHILU CHAKRABORTY, Wife of Shri ARUN CHAKRABORTY, KALYANI HIGHWAY, D.A.V PUBLIC SCHOOL, P.O: NONA CHANDANPUKUR, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife

Indetified by Miss RANI SHAW, , , Son of Mr RAJENDRA SHAW, BARRACKPORE COURT, P.O: BARRACKPORE, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,694/- (A(1) = Rs 13,680/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,694/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2022 11:34AM with Govt. Ref. No: 192021220209757698 on 22-03-2022, Amount Rs: 13,694/-, Bank: SBI EPay (SBlePay), Ref. No. 0646059051820 on 22-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,860/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 5,860/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2658, Amount: Rs.1,000/-, Date of Purchase: 21/03/2022, Vendor name: Soma Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2022 11:34AM with Govt. Ref. No: 192021220209757698 on 22-03-2022, Amount Rs: 5,860/-, Bank: SBI EPay (SBlePay), Ref. No. 0646059051820 on 22-03-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta

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 1505-2022, Page from 67993 to 68010

being No 150502013 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.03.22 13:36:45 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/03/22 01:36:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)