

9922

7-9871/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 250452

3/13/7594/21

Certified that the document is admitted to registration. The schedule sheet / sheet's & the endorsement sheet's attached with this document are the part of this document.

[Signature]

Sub-Registrar Sub-Region
Rajshahi, New Town, North 24-Pgs.

31 AUG 2021

DEED OF GIFT

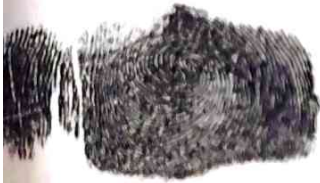
THIS DEED OF GIFT is this the 18
day of Aug, 2021 (Two Thousand
Twenty One).

BETWEEN

GORA CHAND CHATTERJEE
[PAN : AAGPC6640L], [AADHAAR

No.
 Name :
 Address :
 Kolkata-1
 11. Date: 18 JAN 2021
 Amal Kr. Saha
 District Sub-Registrar
 Rajarhat, New Town, North 24 Pgs.

Gora Chand Chatterjee



7068

Gora Chand Chatterjee



7074

Hari Chand Biswas
 Sp. Late Biswas Biswas
 Ram Nagar Bara Bari
 POST R. LOPAL PUR
 P. S - Airport
 WL - Db



Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Pgs.
 1/8 AUG 2021

NO. 226453831185] & [MOBILE NO. 8910264175], son of Late Binoy Kumar Chatterjee, by faith - Hindu, by occupation - Retired Person, by nationality - Indian, residing at 147, Lake Town, Block-B, P.O. Lake Town, P.S. Lake Town, Kolkata - 700089, District North 24 Parganas, West Bengal.. Hereinafter called and referred to as the "DONOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrator, executor, representative and assign) of the ONE PART.

AND

BIDHANNAGAR MUNICIPAL CORPORATION [PAN : AAAGB0191A], having its office at Poura Bhawan, FD-415A, Salt Lake City, Sector-III, P.O. CC Block, P.S. North Bidhannagar, Kolkata - 700106, District North 24 Parganas, West Bengal. Hereinafter called and referred to as the "DONEE" (which terms and expression where the context will so admit shall mean and include its successors, representatives and assigns) of the OTHER PART.

WHEREAS one Santimoyee Chatterjee gifted a plot of land 3 (Three) Cottahs more or less, being Plot No. B, comprised in C.S.-Dag No. 1419, R.S. Dag No. 1459, under C.S. Khatian No. 90, R.S. Khatian No. 205, in Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, in the District North 24 Parganas, to her son, Gora Chand Chatterjee, Landowner herein, by the strength of a Registered Deed of Gift, registered on 22.12.2015, registered in the office of the Additional Registrar of Assurances-IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2015, Pages 109353 to 109372, being Deed No. 190403135 for the year 2015.

AND WHEREAS the said Gora Chand Chatterjee, purchased a plot of land measuring 2 (Two) Cottahs more or less, being Plot No. 'A', lying and situate at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati,

comprised in C.S. Dag No. 1419, R.S. Dag No. 1459, under C.S. Khatian No. 90, R.S. Khatian No. 205, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, from one Sukla Ganguly @ Shampa Ganguly, by the strength of a Registered Deed of Conveyance, registered on 11.10.2017, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2017, Pages 294611 to 294636, being Deed No. 152309889 for the year 2017.

AND WHEREAS thus on the basis of the aforementioned (1) Registered Deed of Gift, bearing Deed No. 190403135 for the year 2015 & (2) Registered Deed of Conveyance, bearing Deed No. 152309889 for the year 2017, the said Gora Chand Chatterjee, Donor herein, became the absolute sole owner of **ALL THAT** piece and parcel of land measuring **5 (Five) Cottahs be the same a little more or less**, being Plot No. 'A & B', lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, R.S. Dag No. 1459, under C.S. Khatian No. 90, R.S. Khatian No. 205, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, morefully described in the Part-I of the Schedule hereunder written.

AND WHEREAS the said Gora Chand Chatterjee, Donor herein, is desirous to submit the building plan in respect of the said plot of land situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, R.S. Dag No. 1459, under C.S. Khatian No. 90, R.S. Khatian No. 205, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently

within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, in the office of the Donee for the purpose of construction of a newly building thereon.

AND WHEREAS the Donor has voluntarily express his desire and agreed to make a free gift of land splayed corner measuring **55.62 (Fifty Five Point Six Two) Sq Meter equivalent to 598.47 (Five Hundred Ninety Eight Point Four Seven) Square Feet more or less**, lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, **R.S. Dag No. 1459**, under C.S. Khatian No. 90, **R.S. Khatian No. 205**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, and morefully described in Part-II of the Schedule hereunder written.

NOW THIS DEED WITNESSETH the Donor at his own free will and accord and in the sound state of body and mind hereby voluntarily grant and convey by way of gift to the Donee i.e **BIDHANNAGAR MUNICIPAL CORPORATION ALL THAT** piece and parcel of the splayed corner **55.62 (Fifty Five Point Six Two) Sq Meter equivalent to 598.47 (Five Hundred Ninety Eight Point Four Seven) Square Feet more or less**, lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, **R.S. Dag No. 1459**, under C.S. Khatian No. 90, **R.S. Khatian No. 205**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, morefully and particularly described in the Part-II of the Schedule hereunder written **TO HAVE AND TO HOLD** the said portion of the land by the said

BIDHANNAGAR MUNICIPAL CORPORATION with all right, title and interest free from all encumbrances for widening of BIDHANNAGAR MUNICIPAL CORPORATION road/ passage as the said land hereby gift and the Donor hereby covenant contrary thereof or knowing fully suffered the Donor has full power and absolute authority to convey, grant and make gift of the aforesaid portion of land hereby gifted and further undertake that the Donor shall at all times hereafter at the costs of the Donor executed and do all such further act, deed and assurance for more respectfully conveying the said portion of the land to the Donee which shall be reasonably required. **The donated land shall be used for public purpose for widening of Municipal Road.**

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

[TOTAL LAND]

[Part - I]

ALL THAT piece and parcel of Danga land measuring **5 (Five) Cottahs** be the same a little **more or less**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, **R.S. Dag No. 1459**, under C.S. Khatian No. 90, **R.S. Khatian No. 205**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, in the State of West Bengal. The amalgamated plot of land is butted and bounded as follows :-

ON THE NORTH	:	Land of Mr. Nanda Dulal Goswami.
ON THE SOUTH	:	House of Mr. Bose.
ON THE EAST	:	12 ft. Wide Road [Jyangra Dakshin Math (Jyangra)].
ON THE WEST	:	12 ft. Wide Road [Jyangra Dakshin Math (Jyangra)].

[GIFTED LAND][Part - II]

ALL THAT piece and parcel of the splayed corner 55.62 (Fifty Five Point Six Two) Sq Meter equivalent to 598.47 (Five Hundred Ninety Eight Point Four Seven) Square Feet more or less, out of the total plot of Danga land measuring 5 (Five) Cottahs be the same a little more or less, lying and situate at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, R.S. Dag No. 1459, under C.S. Khatian No. 90, R.S. Khatian No. 205, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, in the State of West Bengal. A Plan of the gifted property is attached herewith. The gifted plot of land is butted and bounded as follows :-

ON THE NORTH : Land of Mr. Nanda Dulal Goswami.

ON THE SOUTH : House of Mr. Bose.

ON THE EAST : Land of Gorachand Chatterjee.

ON THE WEST : 12 ft. Wide Road [Jyangra Dakshin Math (Jyangra)].

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Harichand Biswas
Sforaka Bimal Biswas
Rum Nagar, Bara Bara
POST R 40 Palpur
WB - 736
2. Prabir Bhattacharya.
Doctor Bagam
Baidyabati, Itanagar
Pin - 712222.

Drafted By:

Pinaki Chattopadhyay
Adv.
F/1305/14/2011
Judge's Court, Barisal

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By:

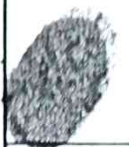
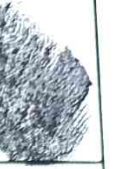
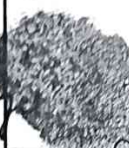
Gopa Dasgupta
Gopa Dasgupta,
Teghoria Main Road,
Kolkata - 700 157.

Gora Chand Chatterjee
Gora Chand Chatterjee

Donor

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL PRINTS

 <i>Gora Chand Chatterjee</i>	L.H.					
	R.H.					
ATTESTED :- <i>Gora Chand Chatterjee</i>						

	L.H.					
	R.H.					
ATTESTED :- <i>Hari Chand Biswas</i>						

	L.H.					
	R.H.					

	L.H.					
	R.H.					

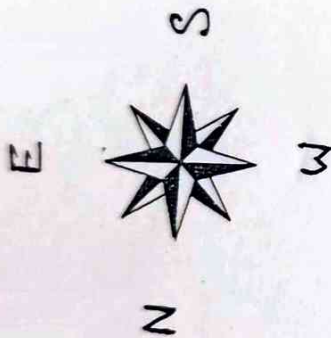
PLAN FOR THE LAND AT MOUZA:- JYANGRA; J.L. NO.:- 16; R.S. NO.:- 114; TOUZI NO.:- 3027; R.S. DAG NO.:- 1459; C.S. DAG NO.:- 1419; R.S. KHAMTIAN NO.:- 205; C.S. KHAMTIAN NO.:- 90; P.S. - FORMERLY RAJARHAT NOW BAGUIATI, WARD NO- 21(OLD) 15 (NEW), DIST:- NORTH 24 PARGANAS, UNDER FORMERLY RAJARHAT GOPALPUR MUNICIPALITY NOW BIDHAN NAGAR MUNICIPAL CORPORATION.

TOTAL AREA OF LAND :- 05 K. - 00 CH. - 00 SFT. = 3600 Sq.ft.
= 334.448 Sq.M.

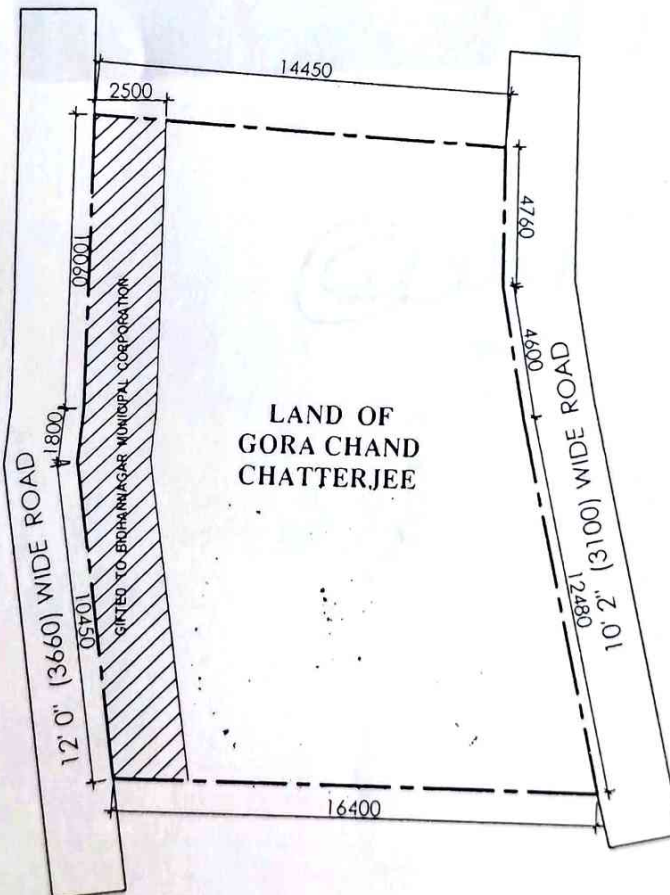
GIFTED AREA OF BIDHAN NAGAR MUNICIPAL CORPORATION :- 598.47 Sq.ft. = 55.62 Sq.M.

NET LAND AREA :- 3001.53 Sq.ft. = 278.848 Sq.M.

NAME OF THE OWNER :- GORA CHAND CHATTERJEE



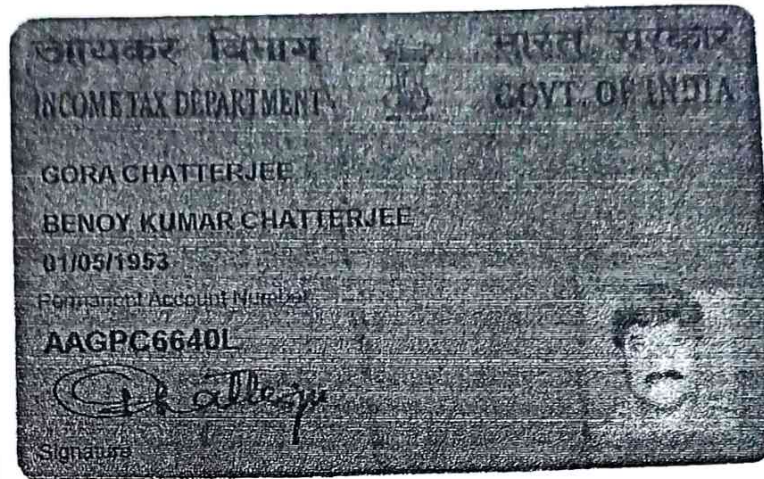
Gora Chand Chatterjee



SITE PLAN

SCALE = 1:300

Gora Chand Chatterjee



G. Chatterjee

2264

आयकर विभाग

आयकर विभाग

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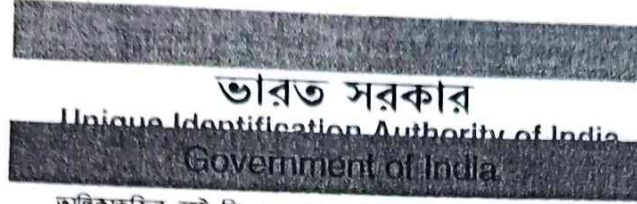
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आयकर विभाग

आयकर विभाग



ভালিকাক্তির আই ডি / Enrolment No.: 1190/00008/00095

To
গোরা চাঁদ চ্যাটার্জী
Gora Chand Chatterjee
S/O Late Benoy Kumar Chatterjee
OPPOSITE LAKE TOWN NURSING HOME 147,
BLOCK-B Lake Town S.O
Kolkata
West Bengal 700089
9432093914

4207482



UG042074826IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2264 5383 1185

আধার - সাধারণ মানুষের অধিকার



গোরা চাঁদ চ্যাটার্জী
Gora Chand Chatterjee
জন্ম সাল / Year of Birth : 1953
পুরুষ / Male

2264 5383 1185



আধার - সাধারণ মানুষের অধিকার

Chatterji


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YMM1037324

নিবাসিকের নাম : হরিচাঁদ বিস্বাস
 Elector's Name : Harichand Biswas
 পিতার নাম : বিমল বিস্বাস
 Father's Name : Bimal Biswas
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ
 Date of Birth : 25/04/1989

Harichand Biswas

YMM1037324

ঠিকানা:
 119, রামনগর বেরাবেরী, রাজারহাট গোপালপুর,
 এয়ারপোর্ট, উত্তর ২৪ পরগণা, 700136

Address:
 119, RAMNAGAR BERABERI,
 RAJARHAT GOPALPUR, AIR PORT,
 NORTH 24 PARGANAS, 700136

Date: 07/12/2010

115-রাজারহাট নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

বিবরণ পরিবর্তন হলে নতুন ঠিকানাতে ভোটার লিষ্টে নাম প্রোগ্রাম ও একটি
 নম্বরের নতুন বাচির পরিচয়পত্র পাওয়ার জন্য লিখিত করে এই
 পরিচয়পত্রের নকলটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 list at the changed address and to obtain the card
 with same number.

Major Information of the Deed

Deed No :	I-1523-09871/2021	Date of Registration	31/08/2021
Query No / Year	1523-3001317594/2021	Office where deed is registered	
Query Date	30/07/2021 3:20:07 PM		1523-3001317594/2021
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL PIN - 700059, Mobile No : 9163923942, Status : Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1/-	Rs. 14,21,368/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:33(ii))	Rs. 0/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jyangra Dakshin Math (Jyangra), Mouza: Jyangra, JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1459	RS-205	Bastu	Danga	598.47 Sq Ft	1/-	14,21,368/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					1.3715Dec	1 /-	14,21,368 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr GORA CHAND CHATTERJEE (Presentant) Son of Late BINOY KUMAR CHATTERJEE 147 LAKE TOWN ,, Block/Sector: B, City:- , P.O:- LAKE TOWN, P Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx0L, Aadhaar No: 22xxxxxxxx1185, Status :Individual, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2021 , Admitted by: Self, Date of Admission: 18/08/2021 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BIDHANNAGAR MUNICIPAL CORPORATION FD 415A, SALT LAKE CITY, SECTOR III,, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 2 Parganas, West Bengal, India, PIN:- 700106 , PAN No.:: AAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Stat :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hari Chand Biswas Son of Late B Biswas Ramnagar Bera Beri, City:- , P.O:- R Gopipur, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700036			

Identifier Of Mr GORA CHAND CHATTERJEE

Endorsement For Deed Number : I - 152309871 / 2021

18-08-2021

Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 20:00 hrs on 18-08-2021, at the Private residence by Mr GORA CHAND CHATTERJEE, Executant.

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

Execution is admitted on 18/08/2021 by Mr GORA CHAND CHATTERJEE, Son of Late BINOY KUMAR CHATTERJEE, 147 LAKE TOWN, Sector: B, P.O: LAKE TOWN, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Retired Person
Indetified by Mr Hari Chand Biswas, , Son of Late B Biswas, Ramnagar Bera Beri, P.O: R Goplpur, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Service

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 31-08-2021

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

Payment of Stamp Duty

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

(Sanjoy Basak) 2021/08/08 05:49:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed)

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2021, Page from 414385 to 414401
Deed No 152309871 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.09.06 17:49:28 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2021/09/06 05:49:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF 2021

DEED OF GIFT

BETWEEN

Gora Chand Chatterjee

Donor

Bidhannagar Municipal Corporation

Donee

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

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