



DEED OF GIFT

Addi. Dist. Sub-Registral
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ETIEN COCIA : 25/11/2021

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Janai, Hooghly

25 NOV SET

November 2021 (Two Thousand Twenty one) **BETWEEN** <u>SABITA</u>

<u>GHOSH</u> wife of Late Biplab Ghosh, by faith Hindu, Indian Citizen, by occupation – House Wife, residing at Bamunara Benuban, P.O. Gopalpur, P.S. Kanksa, Burdwan, Pin-713212, in the State of West Bengal hereinafter called the <u>"DONOR"</u> (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include her heirs executors administrators and representatives) of the <u>ONE PART.</u>

AND

RANJAN KUMAR MITRA son of Late Ramendra Kumar Mitra, by faith Hindu, Indian Citizen, by occupation – Service, residing at 114 Dr. Lalmohan Bhattacharjee Road, P.O. & P.S. Entally, Kolkata-700014, in the State of West Bengal hereinafter referred to as the "DONEE" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his heirs executors, administrators, representatives and assigns) DONEE of the OTHER PART.

WHEREAS one Sudharani Chowdhury, wife of Gangendra Nath Chowdhury, has got the said property by way of a registered Deed of Sale there after see mutated her name before the concerned B.L. & L.R.O.

and sufficiently entitled to ALL THAT piece and parcel of land in nature Bastu measuring a total area 05 Decimal in C.S. Dag No. 268, R.S. Dag No. 268/2097, L.R Dag No. 291, Projer Khation no. 414 under L.R. Khation No. 4540 & 4543 lying and situate at Mouza Monoharpur, J.L NO. 98, P.S. Chanditala, District - Hooghly.

AND WHEREAS the said Sudharani Chowdhury during passion of the property died intestate living behind her two sons namely Tushar Kanti Biswas and Amal Kanti Biswas and Three Daughters namely Santi Mitra, Chita Singha Chowdhury and Shila Chandra as her legal heirs.

AND WHEREAS Sri Amal Kanti Biswas after getting the aforesaid property by way of inheritance from his deceased mother, he muted his name before the concerned B.L. & L.R.O. by opening New Khation being no. 4540.

AND WHEREAS during position and of the said land said Amal Kanti Biswas died unmarried.

AND WHEREAS Santi Mitra after getting the aforesaid property by way of inheritance from her deceased mother, she muted her

name before the concerned B.L. & L.R.O. by opening New Khation being no. 4543.

AND WHEREAS the said Santi Mitra during possession of the property died intestate leaving behind her one son namely Ranjan Kumar Mitra and Two Daughters namely Sabita Ghosh & Namita Sarkar as her legal heirs.

as her share by way of inheritance from her deceased mother namely Santi Mitra and has got some property by way of inheritance from her maternal uncle namely Amal Kanti Biswas. And after getting the said property she is possessed the said property peacefully.

which the "DONOR", bears towards the "DONEE" who is the brother of the "DONOR", and the "DONOR" has full confidence that the "DONEE" will continue, to take care of them, the "DONOR" hereby and hereunder freely and voluntarily grant convey, transfer, assign and assure by way of gift unto and to the use of the "DONEE" in respect of the land measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas in C.S. Dag No. 268, R.S. Dag No. 268/2097, L.R Dag No. 291, Projer Khation no. 414 under L.R. Khation No. 4540 & 4543 lying and

situate at Mouza Monoharpur, J.L NO. 98, P.S. Chanditala, District - Hooghly. and also the easementary rights alongwith the right to use and enjoy the path, passage etc. more fully and particularly described in the schedule written hereunder and the "DONEE" in his turn has agreed to accept the said gift.

NOW THIS DEED WITNESSETH that in consideration of natural love and affection which the "DONOR" bears towards the "DONEE", the "DONOR" hereby and hereunder freely and voluntarily grant convey, transfer, assign and assure by way of gift unto and to the use of the "DONEE" in respect of the land measuring more or less measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas also the easementary rights along with the right to use and enjoy the path, passage etc. more fully and particularly described in the Schedule written hereunder hereinafter referred to as the said landed property OR HOWSOEVER OTHERWISE the said measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas of land together with one storied building standing thereon hereditaments and premises now are or is or at any time heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH ALL AND SINGULAR all edifices erections walls fixtures courtyards are as compounds and ground and soil thereof sewers drains ways paths passages water water-courses lights rights benefits

of ancient or other lights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or any part thereof now are or is at any time heretofore were was held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part parcel or number thereof appurtenant thereto with their and every of their appurtenances AND THE REVERSION AND REVERSIONS REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS of and from the said land hereditaments and premises hereby granted gifted transferred, conveyed, assigned assured or intended so to be and every part thereof AND ALL THE ESTATE RIGHT TITLE INTEREST INHERITANCE USE TRUST POSSESSION PROPERTY CLAIM AND DEMAND whatsoever both at law and in equity of the "DONOR" of into and upon the said land measuring measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas and premises granted gifted transferred, conveyed, assigned and assured or intended so to be AND ALSO ALL DEEDS PATTAS MUNIMENTS WRITINGS AND EVIDENCE OR TITLE whatsoever exclusively relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was or may be in the custody possession or power of the "DONOR" or any person or persons from whom the "DONOR" can or may procure the same without any action or suit at law and in equity TO HAVE TO HOLD the aid

measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak and premises hereby granted transferred, conveyed assigned and assured or expressed or intended so to be unto and to the use of the "DONEE" forever without any manner of condition use trust and other thing to alter defeat encumber or make void the same AND the "DONOR" hereby covenants with the "DONEE" that notwithstanding any act or thing whatsoever by the done or executed or knowingly suffered to the "DONOR" contrary she the "DONOR" at all material times heretofore and now has good right full power absolute authority and indefeasible title to grant, convey, transfer assign and assure by way of gift the said measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas and premises hereby gifted granted, conveyed and transferred or expressed or intended so to be unto and to the use of the "DONEE" in the manner aforesaid AND THAT the "DONEE" shall and may at all material times hereafter peaceably and quietly possesses and enjoy the said measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas and premises and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction interruption claim or demand whatsoever from or by ,490GL the "DONOR" or any person or persons lawfully or equitably claiming from under or in trust from her AND FURTHER THAT and all persons having or lawfully or equitably the "DONOR" claiming any estate or interest whatsoever in the said

measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas hereditaments and premises or any part thereof from under or in trust for the "DONOR" and will from time to time and at all times hereafter at the request and costs of the "DONEE" do and execute or cause to done and executed all such acts deeds and things whatsoever for further better and more perfectly and effectually assuring the said measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas and premises and every part thereof and to the use of the "DONEE" according to the true intent and meaning of this deed as shall or may be reasonably required AND that the "DONEE" doth hereby accept the gift of the said measuring 0.417 Sattak out of 1.25 Sattak out of 05 Sattak in 16 Annas and premises and testified by him being the party hereto and executing these presents as also by obtaining possession of the said measuring 0.417 Sattakout of 1.25 Sattak out of 05 Sattak in 16 Annas and premises from the "DONOR" simultaneously with the execution of these presents.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of revenue paying land both recorded and used as 'Bastu' land in the L.R. Record of Rights being an area of 0.417 (Zero Point Four One Seven) Sattak out of

Annas together with 75 sqft. out of 900 sqft. one storied pucca building in C.S. Dag No. 268, R.S. Dag No. 268/2097 (Two Hundred Sixty-Eight by Two Thousand Ninety-Seven), L.R Dag No. 291 (Two Hundred Ninety One), Projer Khation no. 414 (Four Hundred Fourteen), under L.R. Khation No. 4540 (Four Thousand Five Hundred Forty) & 4543 (Four Thousand Five Hundred Forty Three),lying and situate at Mouza Monoharpur, J.L NO. 98, P.S. Chanditala, District - Hooghly including all easement rights etc. (Gifted area under Khatian No. 4540 measuring area 0.083 Sattak and under Khatian No. 4543 measuring area 0.334 Sattak)

Butted and bounded by us follows :-

ON THE NORTH : Other House

ON THE SOUTH : Other House

ON THE EAST : 15'ft wide Municipal Road

ON THE WEST Other's Land

IN WITNESS WHEREOF the "DONOR" hereto has hereunto set and subscribed her hands and seal the day month and year first above written AND the "DONEE" has set and subscribed his hands and seal the day month and year first above written in acknowledgment of the acceptance of the above gift.

SEALED SIGNED, DELIVERED by the "DONOR and SIGNED, SEALED and accepted by the "DONEE"

IN PRESENCE OF:

1. Sx. Sadikur Rehamon.
Bhogalotifur, Chandifala. Salita Chosh
Hooghly.

SIGNATURE OF THE "DONOR"

SIGNATURE OF THE "DONOR"

2. Sx. Latter. Donkuni, Hoogley.

Ranjan Kumas Mika. SIGNATURE OF THE DONEE

Drafted, read over and explained

by me.

SK. Abu Aftaf uddin

Advocate

High Court, Calcutta.

Enrolment No. WB 193/2009

SPECIMEN FORM FOR TEN FINGER PRINTS

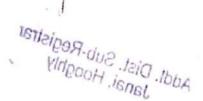
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Government of West Bengal Directorate of Registration & Stamp Revenue FORM-1564

Miscollaneous Receipt

/isit Commission Case No / Year	0608001126/2021	Date of Application	25/11/2021					
Query No / Year	06082002447056/2021	082002447056/2021						
Fransaction	[0201] Gift, Gift in Favour of fa	0201] Gift, Gift in Favour of family members						
Applicant Name of QueryNo	Mr S DAS							
Stampduty Payable	Rs.984/-	Rs.984/-						
Registration Fees Payabl	e Rs.1,942/-							
Applicant Name of the Visit Commission	Mr ABU AFTAB UDDIN							
Applicant Address	ADVOCATE	ADVOCATE						
Place of Commission	114 DR LALMOHAN BHATTAG District:-Kolkata, West Bengal,	114 DR LALMOHAN BHATTACHARJEE, City:- , P.O:- ENTALY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014						
Expected Date and Time of Commission	25/11/2021 6:00 PM							
Fee Details	J1: 250/-, J2: 500/-, PTA-J(2):	100/-, Total Fees Paid: 8	350/-					
Remarks	/#/ was 16/							







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. JANAI, District Name :Hooghly Signature / LTI Sheet of Query No/Year 06082002447056/2021

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

SI No.	Name of the Executant	Category	Photo	Fing	ger Print	Signature with date
1	SABITA GHOSH BAMUNARA BENUBAN, City:-, P.O:- GOPALPUR, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Donor		3:	56	Sell 7 a Chosh. 25/11/2021
SI No.	Name of the Executan	t Category	Photo	Fin	ger Print	Signature with date
2	Mr RANJAN KUMAR MITRA 114 DR LALMOHAN BHATTACHARJEE, City:-, P.O:- ENTALY, P.S:-Entaly, District:- Kolkata, West Bengal, India, PIN:- 700014	Donee Blash		7	562	Kanjan Kuma Mal
SI No.	The second of th	REOlder	ntifier of	Photo	Finger Pr	int Signature with date
1	SK. SADIKUR RAHAMAN Son of Late SK MAHABOOB HOSSAIN BHAGABATIPUR, City:-, P.O:-	ABITA GHOS JMAR MITRA PARAGUE JAPOOH JAPOOH	"		35	SN- Sadikur Rehoonen. 25/11/2021

(KALLOL SENGUPTA)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
JANAI
Hooghly, West Bengal







ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভৃত্তির আই ভি / Enrollment No : 1040/20570/46174

To Ranjan Kumar Mitra যুদ্ধন কুমাৰ সিত্ৰ

29/01/201

DR. LALMOHAN BHATTACHARJEE ROAD
Entally Kelkata

Entally Entally,Kolkata West Bengal - 700014

Ranjan Rumar Dlike.

KL734966176FT

73496617



আপনার আধার সংখ্যা / Your Aadhaar No. :

4542 9083 2328

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

वक्रम वृक्तांच किंद्र

Ranjan Kumar Mitra

from acres growther

Father PAMENDRA KUMAR MITE

क्षणतिका<mark>/DOB 27/12/196</mark>0 नुक्ष / Male

4542 9083 2328







Sabita Ghosh DOB: 13/12/1963 Female / FEMALE



7914 1368 9728 MERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE DENTIFICATION AUTHORITY OF INDIA

Address:

BAMUNARA Bamunara

Barodhaman.

West Bengal - 713212

Jerlister Erlisch

7914 1368 9728

MERA AADHAAR, MERI PEHACHAN

Scubiter Ghosh







Sk. Sadikur Rahaman Sk. Sadikur Rahaman भिजा : ग्रिथ (मध्यूव (दाएमन Fathor : SK MEHBOOB HOSBAIN जाम गांग / Year of Birth : 1979 पूराग / Malla

5936 2332 3026

আধার - সাধারণ মানুষের অধিকার



এভারতীয় বিভিন্তি প্রার্থিকরণ unique in entre carion authority of india

ঠিকানা: ভগবতীপুর, ভগবতীপুর, ভগবতীপুর, হগদী, পশ্চিমবঙ্গ, 712701 Address:
BHAGABATIPUR,
Bhagabatipur, Bhagabatipur,
Hooghly, West Bengal,
712701

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1947

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P.O. Box No. 1947, Bengaluru-860 001

SK. Badikur Lahamon

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Major Information of the Deed

Doed 140 :	I-0608-10102/2021	Date of Registration	22/12/2021	
Query No / Year	0608-2002447056/2021	Office where deed is registered		
Query Date	25/11/2021 1:35:26 PM	0608-2002447056/2021		
Applicant Name, Address & Other Details	S DAS Janal, Thana: Chanditala, District 9163421133, Status: Solicitor firm	t : Hooghly, WEST BENGAL, P	PIN - 712304, Mobile No. :	
Transaction	The state of the s	Additional Transaction		
[0201] Gift, Gift in Favour	of family mombors	[4305] Other than Immor Declaration [No of Decla	vable Property, rration : 2]	
Set Forth value		Market Value		
Rs. 3/-		Rs. 1,92,783/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 1,000/- (Article:33(i))		Rs. 1,942/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) area)	from the applicant for issuing	the assement slip.(Urban	

Land Details:

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Unassessed Road (13 to 20) Feet, Road Zone : (Ward

No 17 -- Ward No 17), Mouza: Manoharpur, Jl No: 98, Pin Code: 712311

No 1	7 Ward No	1/), Mouza	a: Manonar	Jul, or No.	50, 1 111 0000 1	SetForth	Market	Other Details
Sch		Khatlan Number	Land Proposed	Use ROR	Area of Land	Value (In Rs.)	Value (In Rs.)	MANUAL OF Approach
	Number RS- 268/2097	RS-4540	Bastu	Bastu	0,083 Dec	1/-	1000	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	RS- 268/2097	RS-4543	Bastu	Bastu	0.334 Dec	1/-		Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			.417Dec	2 /-	1,42,158 /-	
	Grand		-		.417Dec	2 /-	1,42,158 /-	

	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
No Details S1 On Land L1, L2	75 Sq Ft.	1/-	50,625/-	Structure Type: Structure	

Gr. Floor, Area of floor :75 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

7 doca, Extent or e			, =	
Total:	75 sq ft	1 /-	50,625 /-	

wor Details :

Name, Address, Photo, Finger print and Signature

SABITA GHOSH (Presentant)

Wife of Late BIPLAB GHOSH BAMUNARA BENUBAN, City:-, P.O:- GOPALPUR, P.S:-Kankaa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: Admitted by: Self, Date of Admission: 25/11/2021, Place: Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2021

a consent from two parties of the analysis of the contract of

, Admitted by: Self, Date of Admission: 25/11/2021 ,Place: Pvt. Residence

Donee Details:

SI No	Name, Address, Photo, Finger print and Signature
*	Mr RANJAN KUMAR MITRA Son of Late RAMENDRA KUMAR MITRA 114 DR LALMOHAN BHATTACHARJEE, City:-, P.O:- ENTALY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No: 45xxxxxxxx2328, Status :Individual, Executed by: Self, Date of Execution: 25/11/2021 , Admitted by: Self, Date of Admission: 25/11/2021, Place: Pvt. Residence

Identifier Details:

Name	Photo	Finger Print	Signaturo
Sk. SADIKUR RAHAMAN Son of Late SK MAHABOOB HOSSAIN BHAGABATIPUR, City:-, P.O:- BHAGABATIPUR, P.S:-Chanditala, District:-Hooghly, West Bengal, India, PIN:- 712701			

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	SABITA GHOSH	Mr RANJAN KUMAR MITRA	Y	0.083 Dec	28,295/-
L2	SABITA GHOSH	Mr RANJAN KUMAR MITRA	Υ	0.334 Dec	1,13,863/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donce Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (in Rs.)
S1	SABITA GHOSH	Mr RANJAN KUMAR MITRA	Y	75 Sq Ft	50,625/-

and Details as per Land Record

Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Unassessed Road (13 to 20) Feet, Road Zone: (Ward 17 - Ward No 17), Mouza: Manoharpur, JI No: 98, Pin Code: 712311

ch	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
	RS Plot No:- 268/2097, RS Khatian No:- 4540		3000.00
	RS Plot No:- 268/2097, RS Khatian No:- 4543		

Endorsement For Deed Number: I - 060810102 / 2021

on 25-11-2021

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

presented for registration at 20:25 hrs on 25-11-2021, at the Private residence by SABITA GHOSH ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,92,783/-. Family Members amount Rs 1,92,783/-

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

Execution is admitted on 25/11/2021 by 1. SABITA GHOSH, Wife of Late BIPLAB GHOSH, BAMUNARA BENUBAN, P.O. GOPALPUR, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mr RANJAN KUMAR MITRA, Son of Late RAMENDRA KUMAR MITRA, 114 DR LALMOHAN BHATTACHARJEE, P.O: ENTALY, Thana: Entaly, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Service

Indetified by Sk. SADIKUR RAHAMAN, , , Son of Late SK MAHABOOB HOSSAIN, BHAGABATIPUR, P.O: BHAGABATIPUR, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712701, by caste Muslim, by profession **Business**

KALLOL SENGUPTA ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. JANAI Hooghly, West Bengal

On 22-12-2021

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.

Certified that required Registration Fees payable for this document is Rs 1,942/- (A(1) = Rs 1,928/-, E = Rs 14/-) and **Payment of Fees** Registration Fees paid by Cash Rs 1,942/-

Certified that required Stamp Duty payable for this document is Rs. 984/- and Stamp Duty paid by Stamp Rs 1,000/-1. Stamp: Type: Impressed, Serial no 1455, Amount: Rs.1,000/-, Date of Purchase: 25/11/2021, Vendor name: Abhijit Bhat

KALLOL SENGUPTA ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. JANAI Hooghly, West Bengal

Registered in Book - I Volume number 0608-2022, Page from 7242 to 7264 being No 060810102 for the year 2021.



Digitally signed by Kallol Sengupta Date: 2022.01.18 15:48:34 +05:30 Reason: Digital Signing of Deed.

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(KALLOL SENGUPTA) 2022/01/18 03:48:34 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. JANAI West Bengal.

(This document is digitally signed.)