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P-4465/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 809705

G 809705

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the End-  
orsement with this  
Document are the Part of the  
Document.

A.D.S.R. Darjeeling  
Bardwan

DEED OF GIFT

29 APR 2022

Molandighi Gram Panchayat

Value of Gifted Property

: Rs. 2,000/-

Market Value

: Rs. 25,24,500/-

Contd. Page-02

*Signature*  
A.D.S.R.

THIS

SINo. 2673 Date 27/04/2022

Sold to: Pradip Ghosh

Address: Durgap-19

Value of Stamp: \_\_\_\_\_

Date of Purchase of the stamp: \_\_\_\_\_

Paper from Treasury: \_\_\_\_\_

Name of the Treasury from Durgapur

Chatterjee

Somnath Chatterjee

Stamp Vendor

A.D.S.R. Office, Durgapur-10.

Licence No.-112016-17

06 APR 2022



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

29 APR 2022



**THIS DEED OF GIFT is MADE at ADSR DURGAPUR.**

**BY**

**Mr. Panchu G Bhattacharjee [ Pan No-AJJPB5968Q ] @ Panchanan Bhattacharjee** son of Late Kuroram Bhattacharjee, by occupation: others, by nationality: Indian, by faith: Hindu, resident of Arraha, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal.  
[ Hereinafter called the DONOR Of the FIRST PART ] { Which expression includes his heirs, successors and legal representative }.

**IN FAVOUR OF:**

**Mr. Pradip Ghosh [ Pan No-AJHPG6512F ]** son of Haradhan Ghosh, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at Namo Sagarbhanga, Gopinathpur, P.O-Durgapur-11, P.S-Coke-Oven, Dist-Paschim Bardhaman, West Bengal.  
[ Hereinafter called the DONEE) of the Other Part. ) { Which expression includes his heirs, successors and legal representative )

The above referred landed property originally belongs to Donor and name of Donor duly recorded in LR Records of rights under khatian no-LR-308 and from the date of owing, possessing and seizing the schedule below property without any encumbrances from any person.

AND WHEREAS the DONOR & Donee known each other very well for a long period of time and as such the DONOR is very much desirous to transfer the schedule below land in favour of Donee.

AND WHEREAS the Donee is the landowner of the DONOR and as such the Donee is very much dearest to the DONOR, who is very much respectful and dutiful to the DONOR and for which he is desirous to transfer the schedule below property as a Gift to the DONEE for peaceful enjoyment of the donee with absolute right as real, true & full owner in the eye of law.

**NOW THIS DEED OF GIFT WITNESSES :**

That in pursuance of said intention and in consideration of natural love and affection which the said DONOR for the said DONEE and the said DONOR out of his own free will, without fraud, coercion or undue influence from anybody whomsoever and in full possession of his senses DO HEREBY GIVE, CONVEY TRANSFER AND CONFIRM UNTO the said DONEE all that all the land with building as fully described in schedule together with all privileges, advantages and all other appurtenances including execution of any deeds of transfer or gift whatsoever of schedule below property.

AND TO HAVE TO HOLD the schedule below property along with all easement right hereby gifted unto and to the use of said DONEE forever and absolutely.

AND THAT SAID DONEE shall may from time to time and all times thereafter peacefully and quietly enter upon, have, hold, occupy, possess and enjoy the property hereby gifted and receive and take the rents issues and profits thereof and every part thereof without any let or hindrance whatever from or by the said DONOR or by any person or persons claiming from under or interest of his.

AND WHEREAS the DONEE shall be factually and legally entitled to get his name recorded in the Role of B.L & L.R.O and to mutate his name into the rent roll of Govt. Of West Bengal or Molandighi Gram Panchayat, Electricity and water supply authority and will be able to pay any rent, rates, and charges without any connection or concern whatsoever with the DONOR.

AND WHEREAS the DONEE shall also be able to submit any revised building plan over the schedule below property according to his free choice in his own name.

The said DONEE shall regularly pay all taxes or charges or rent etc. payable as owner of the schedule below property as and when became due and payable.

The DONOR do hereby execute this Deed of gift after paying the Stamp Duty with registration fee over the market value.

And Whereas in the event of any act on the part of the DONOR or his legal heir, successor or any person on his behalf which may frustrate this gift shall be treated as null and void.

And whereas this Deed of Gift shall not be treated as revoked under any circumstances unless the Donee or his legal heirs and successors so intends.

#### SCHEDULE OF GIFTED PROPERTY

ALL THAT a piece and Parcel of Danga Land measuring an area of total **11 decimal** within the Mouja of Arraha, J.L No-LR-91, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal within Molandighi Gram Panchayat comprising in Plot Number and Khatian Number as follows:





Plot no-RS	Plot no-LR	Khatian No-LR	Area
1481	1555	308	8 decimal
1482	1556	308	3 decimal
Total : 11 decimal			

The property is butted and bounded as follows:

North : 25 ft Metal Road Arraha Village Road to Shibtala.

South : Land of Swapan Roy.

West : 15 wide Metal road.

East : Land of Ambika Roy.

Used as Bastu and not acquired by any govt authority .

Which is specifically shown in Red Colour in annexed plan map which is also part and parcel of this deed.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of DONOR/DONEE are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESSES WHEREOF the DONOR and DONEE put his signature in this Deed of Gift on this **28th day of April 2022** at Addl. Dist. Sub-Registry Office, Durgapur, Dist-Paschim Bardhaman, West Bengal.

WITNESSES:

*Ambika Roy*  
S/o Late Santosh Kr. Roy  
Vill. & P.O - Arrah  
Durgapur-713212

*Panchu A. Bhattacharyya*  
alias Panchanan Bhattacharyya

Signature of the DONOR

2. *Buddhewar Gayen*  
S/o, K. P. Gayen  
52B, Park Para  
Reem, Kolkata-37.

*Prady Chakraborty*  
I accepted this beloved gift  
Signature of Donee

Drafted by me and Typed my Chamber  
And I read over and Explained in mother  
Language to the DONOR who admits it  
to be Correct.

*Prasanta Bandyopadhyay*  
Advocate

Regd. No- WB- 733 of 2011

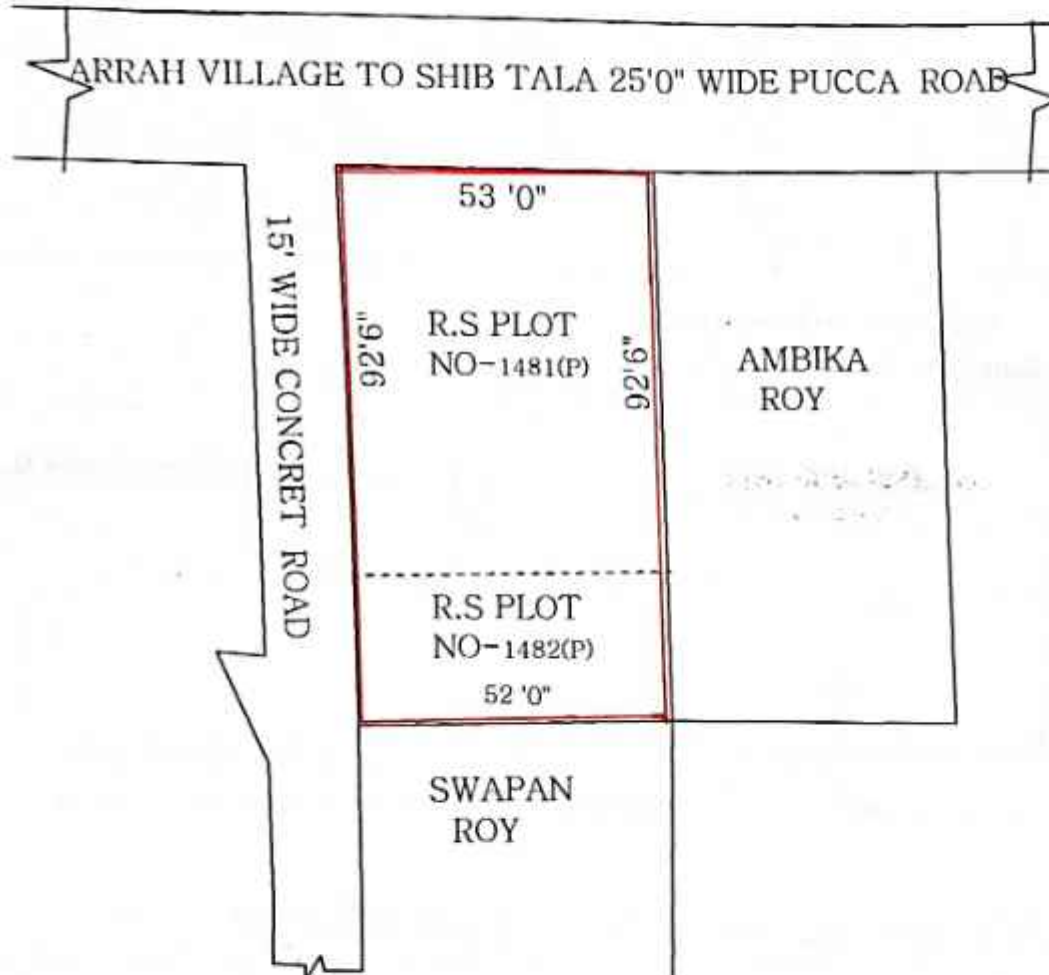
SKETCH MAP IS SHOWING THE LAND OF MOUZA-ARRAH J.L. NO-91.P.S KANKSA  
DIST-PASCHIM BARDHAMAN R.S PLOT NO-1481(P)1482(P) L.R PLOT-1555,1556  
KHATAIN NO-308 IN AREA MORE&LESS 0.11 ACARE LAND SHOWN IN RED MARK.  
SOLD TO PRADIP GHOSH S/O HARADHAN GHOSH



PLOT NO- AREA More&Less

1481(P)- 0.08Acare

1482(P)- 0.03Acare



Panchu C. Bha. Hecharyee  
alias  
Panchanan Bhattacharyee  
Signature Of Land Owner

Pradip Ghosh

*Mondal-20/04/2022*

**SURVEYOR**

MOHIT Kr. MONDAL

Bargaria, Paschim Bardhaman, Durgapur-5

Govt. Regd. No.-W.B.K.565/1999

According To Field Sketch



## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature Panchanan Bhattacharyya

## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature Pandip Chhok

## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো  
PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature .....

## হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো  
PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature .....

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

**GRN Details**

GRN:	192022230015602591	Payment Mode:	Online Payment
GRN Date:	27/04/2022 12:23:29	Bank/Gateway:	State Bank of India
BRN :	CKT5101119	BRN Date:	27/04/2022 12:24:48
Payment Status:	Successful	Payment Ref. No:	2001245764/1/2022
			[Query No./Query Year]

**Depositor Details**

Depositor's Name:	PRADIP GHOSH
Address:	NAMO SAGARBHANGA, PS-COKE OVEN DURGAPUR, PIN-713219
Mobile:	9679266792
Depositor Status:	Buyer/Claimants
Query No:	2001245764
Applicant's Name:	Mr Prasanta Bandyopadhyay
Identification No:	2001245764/1/2022
Remarks:	Gift, Gift in f/o others except family members, Government, Local Body

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001245764/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	70745
2	2001245764/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	25252
Total				95997

**IN WORDS: NINETY FIVE THOUSAND NINE HUNDRED NINETY SEVEN ONLY.**





62AB 307928



Use the Note,  
Dist. of West Bengal  
Durgapur



#### AFFIDAVIT

I, Mr. Panchu G Bhattacharjee @ Panchanan Bhattacharjee son of Late Kuroram Bhattacharjee, by-occupation: others, by nationality: Indian, by faith: Hindu, resident of Arraha, Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal do hereby solemnly affirm and declare as follows:-

That my name "Mr. Panchu G Bhattacharjee" was duly recorded in some of my Pan Card .

Contd. Page-02



29 APR 2022

That my name "Mr. Panchanan Bhattacharjee" was duly recorded in my LR records of rights.

That "Mr. Panchu G Bhattacharjee son of Late Kuroram Bhattacharjee" & Panchanan Bhattacharjee son of Late Kuroram Bhattacharjee" is the same and one identical person.

That I am swearing this affidavit to avoid any legal complication in future.

The statements made above are true to the best of my knowledge and I sign and swear this affidavit on this 29<sup>th</sup> day of April 2022.

Identified by me

*Prasanta Banerjee*  
Advocate

*Panchu G. Bhattacharjee*  
alias *Panchanan Bhattacharjee*

Declarant



Solemnly Affirmed & Declared  
before me on Identification

*A. K. Banerjee*  
Mrs. A. Banerjee, Notary  
Durgapur, Burdwan, W.B.  
Regn. No. 46/2007 Govt. of W.B.

29 APR 2022



## Major Information of the Deed



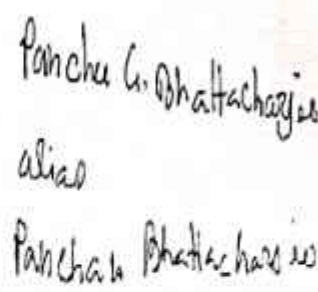
Query No / Year	I-2306-04465/2022	Date of Registration	29/04/2022
Query Date	2306-2001245764/2022	Office where deed is registered	
	25/04/2022 4:23:02 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9679266792, Status : Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,000/-	Rs. 25,24,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,745/- (Article:33(ii))	Rs. 25,252/- (Article:A(1), E)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212



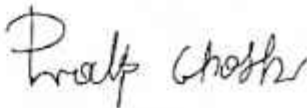
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1555 (RS :-1481 )	LR-308	Vastu	Danga	8 Dec	1,000/-	18,36,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1556 (RS :-1482 )	LR-308	Vastu	Danga	3 Dec	1,000/-	6,88,500/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>11Dec</b>	<b>2,000 /-</b>	<b>25,24,500 /-</b>	
		<b>Grand Total :</b>			<b>11Dec</b>	<b>2,000 /-</b>	<b>25,24,500 /-</b>	

Address, Photo, Finger print and Signature



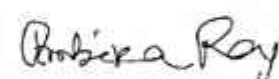
Name	Photo	Finger Print	Signature
<b>Mr PANCHU G BHATTACHARJEE, (Alias: Mr PANCHANAN BHATTACHARJEE) (Presentant )</b> Son of Mr KURORAM BHATTACHARJEE Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
29/04/2022	29/04/2022	29/04/2022	29/04/2022

ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022  
 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PRADIP GHOSH</b> Son of Mr HARADHAN GHOSH Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
	29/04/2022	LT1 29/04/2022	29/04/2022	
Son of Mr HARADHAN GHOSH NAMO SAGARBHANGA, City:- Not Specified, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr AMBIKA ROY</b> Son of Late SANTOSH KUMAR ROY ARRAH, City:- Not Specified, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212			
29/04/2022	29/04/2022	29/04/2022	29/04/2022

Identifier Of Mr PANCHU G BHATTACHARJEE, Mr PRADIP GHOSH



### Land from Donor To Donee

No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr PANCHU G BHATTACHARJEE	Mr PRADIP GHOSH		8 Dec	18,36,000/-
L2	Mr PANCHU G BHATTACHARJEE	Mr PRADIP GHOSH		3 Dec	6,88,500/-

### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1555, LR Khatian No:- 308	Owner:পঞ্চানন ভট্টাচার্য্য, Gurdian:কুড়োরাম , Address:নিজ , Classification:ডাঙ্গা, Area:0.08110000 Acre,	Mr PANCHU G BHATTACHARJEE
L2	LR Plot No:- 1556, LR Khatian No:- 308	Owner:পঞ্চানন ভট্টাচার্য্য, Gurdian:কুড়োরাম , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr PANCHU G BHATTACHARJEE

**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 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 12:10 hrs on 29-04-2022, at the Office of the A.D.S.R. DURGAPUR by Mr PANCHU G BHATTACHARJEE Alias Mr PANCHANAN BHATTACHARJEE, 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 25,24,500/-. Other amount Rs 25,24,500/-

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

Execution is admitted on 29/04/2022 by 1. Mr PANCHU G BHATTACHARJEE, Alias Mr PANCHANAN BHATTACHARJEE, Son of Mr KURORAM BHATTACHARJEE, ARRAH, P.O: ARRAH, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 2. Mr PRADIP GHOSH, Son of Mr HARADHAN GHOSH, NAMO SAGARBHANGA, P.O: DURGAPUR, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713219, by caste Hindu, by Profession Business

Indetified by Mr AMBIKA ROY, . . Son of Late SANTOSH KUMAR ROY, ARRAH, P.O: ARRAH, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,252/- ( A(1) = Rs 25,245/- , E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,252/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2022 12:24PM with Govt. Ref. No: 192022230015602591 on 27-04-2022, Amount Rs: 25,252/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT5101119 on 27-04-2022, Head of Account 0030-03-104-001 16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,745/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,745/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2673, Amount: Rs.5,000/-, Date of Purchase: 27/04/2022, Vendor name: SOMNATH CHATTERJEE

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2022 12:24PM with Govt. Ref. No: 192022230015602591 on 27-04-2022, Amount Rs: 70,745/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT5101119 on 27-04-2022, Head of Account 0030-02-103-003 02

*Santanu Pal*

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal





Digitally signed by Santanu Pal  
Date: 2022.05.12 13:06:24 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/05/12 01:06:24 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

5459 -