

Admission under Rule
Exemption from Stamp Duty
under the Urban Stamp Act
190 of 1948 (L.A. No. 388)

GOVT. Dist. Sub. Registrar
Alipore, South 24 Parganas

J-61/2022

THIS INSTRUMENT made this Thirteenth day of September two
thousand and twenty two BETWEEN the GOVERNOR OF THE STATE OF WEST BENGAL
hereinafter referred to as the "DONOR" (which expression shall unless excluded by or repugnant to the context
be deemed to include his successors-in-office) or ONE PART; AND SHRI/SMT./KM

SHRI PRAJIB BANERJEE

Son Wife Daughter of late Niraman Banerjee.

residing at

SHRI/SMT./KM

Son Wife Daughter of

residing at

SHRI/SMT./KM

Son Wife Daughter of

residing at

SHRI/SMT./KM

Son Wife Daughter of

residing at

SHRI/SMT./KM

Son Wife Daughter of

residing at

SHRI/SMT./KM

Son Wife Daughter of

Hindu, residing at L.O.P. No 290 Ganguly Bagan G.S. scheme. by religion

hereinafter called the "DONEE" (which expression shall unless excluded by or repugnant to the context be
deemed to include his her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS after the partition of India a large number of residents of former East Pakistan now
Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of
circumstances beyond their control;

AND WHEREAS the Government of West Bengal (hereinafter referred to as the "Government")
offered all reasonable facilities to such persons (hereinafter referred to as "Refugees") for residence in West
Bengal;

AND WHEREAS a considerable number of such people were compelled by circumstances to use
vacant lands in the urban areas for homestead purposes;

AND WHEREAS the the DONEE was one of such persons who had come to use and occupy a piece of
land particularly described in the schedule hereunder;

AND WHEREAS the DONEE being a refugee displaced from East Pakistan (now Bangladesh)
approached the Government for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees from
East Pakistan (now Bangladesh) acquired land in C. S. Dag No. 162 (part) Mouza Naxtala
in Police Station in the District of Nelajimagar in the Urban area under the
provisions of L.D.P. Act, 1948 L.A. Act I of 1894 including the plot now in occupation of the DONEE;

(Urban-acquired Lease-gift)



AND WHEREAS in accordance with such request and for the purpose of rehabilitation the Government of West Bengal by a lease dated 20.01.1977 demised in favour of the DONEE all the piece of land measuring 03 Cottahs 08 Chatacks 00 Sq. Feet the same a little more or less recorded in C. S. Dag No. 162 (CP) Mouza Nakatala within the Police Station Nelajinagar in the District of South 24 P.N. and more particularly described in the schedule hereunder written for a period of Ninety nine years as from the date of the demise on the terms and conditions mentioned therein;

AND WHEREAS it has been decided by the Government to confer absolute right title and interest by way of gift in the said demised land more fully described in the schedule hereunder written unto and in favour of the DONEE he/she having agreed to surrender his/her leasehold interest under the said deed of lease dated 20.01.1977

NOW THIS DEED WITNESSETH as follows :

1. THAT in consideration of the premises the DONEE hereby surrenders and yields up to the DONOR all that the land comprised in and demised by the hereinbefore in part recited lease and described in the schedule hereunder written with all buildings, structures and erection on the said land and other fixtures and fittings and the improvements made by the DONEE thereon to the intent that the terms created by the said lease and all estate and interest of the DONEE in the said land or by virtue of the said lease be absolutely and forever extinguished and the said land may revert to the DONOR with the aforesaid buildings, structures, fixtures, etc. AND the DONOR hereby releases the DONEE his/her, heirs, executors, administrators from all claims, demands and liability arising under or in respect of the said land AND the DONEE hereby relinquishes all claims of compensation for any buildings, constructions and fixtures etc. as erected and made on the said land with all fixtures and fittings.

2. NOW THIS DEED ALSO WITNESSETH that in consideration of the premises hereinbefore mentioned and to provide relief to the DONEE in consideration of his/her destitute condition the DONOR doth hereby absolutely give grant and transfer unto the ALL THAT PIECE AND PARCEL OF LAND more fully described in the schedule hereunder written as homestead land OR HOWSOEVER otherwise the said land hereditaments and premises are or is at any time or times heretofore were situated butted and bounded as hereinafter described TOGETHER WITH all ways, paths, passages, easements, privileges, appendages and appurtenances whatsoever with all easements thereto and therein TO HAVE AND TO HOLD THE SAID land hereditaments and premises hereby given granted and transferred unto and to the use of the DONEE forever AND the DONEE shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereby given granted and transferred subject to the condition that DONEE shall have no right save as hereinafter provided to alienate or transfer in any way the land comprised in the schedule hereunder written in any manner whatsoever within a period of 10 (ten) years from the date of these presents without obtaining prior written permission of the DONOR which shall not be obligatory on the part of the DONOR to give and which will be granted only in exceptional circumstances of hardship; PROVIDED THAT THE DONEE shall be at liberty to mortgage charge or encumber the said land with the Life Insurance Corporation of India or any Nationalised or Scheduled Bank, Co-operative Bank or Government or any Statutory Body or Government Sponsored Financial Institution within this period of ten years for the purpose of construction of a residential building therein and for the better economic and physical improvement AND THE DONOR and all persons lawfully and equitably claiming as aforesaid shall and will from time to time and at all times hereinafter at the request and costs of the DONEE do or execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said messuage land hereditaments and premises and every part thereof unto the DONEE in the manner aforesaid as shall or may be reasonably required.

SCHEDULE

ALL THAT PIECE OR PARCEL OF LAND measuring 03 (Three) Cottahs 08 Chatacks more 00 SFT or less of homestead land in F.P. No. 290 in C. S. Plot No. 162 (P) in Khatian No. 162 (P) of Mouza Nakatala J. L. No. 32 P. S. Nelajinagar in the district of South 24 P.N. Sub-Registration Office Ali pur butted and bounded in the manner following :

On the North L.O.P - 289
On the East Road
On the South L.O.P - 375
On the West Colony Boundary


Head Surveyor
KOLKATA DIST. R.R. & R. OFFICE

IN WITNESS WHEREOF THE DONOR and THE DONEE have hereunto set and subscribed their respective hands the day, month and year first above-written.

Signed and delivered for and on behalf of the Governor

Refugee Relief and Rehabilitation Department
Government of West Bengal

By the Collector
District
Dy. R. R. Commissioner
West Bengal

In the presence of :

1st witness
Address
Occupation
Dy. Controller (R), Kolkata
Govt. of West Bengal
2nd witness
Address
Occupation
Investigator
KOLKATA DIST. R.R. & R. OFFICE

Arabin Banerjee
Signed by the DONEE

1st witness Soumen Das Occupation Swadeshi
Address 2/58 Midnapur colony, Kal-700047
2nd witness Tapas Das Occupation Advocate
Address 15/31, Chittaranjan Colony, P.O. + R.S. - Jadavpur, Kal-700032

Executed by
who is Exempt From Person
his presence is the office under
Section 58 Act XVI of 1908 on
rel. to be proved by his
Seal & Signature.

R. R. R. Dept. & Ex Office
Add. Dist. Sub. Registrar
Alameda, South 24 Parganas

Presented for Registration
 11.10 AM/PM on the 19/11/2022
 at the office of the
 Additional District Registrar
 from North/South 24 Parganas
 by
 Executor/Claimant's or one at the
 execution/Claimant's or
 Attorney for.....
 Executant/Claimant of 30.....
 authenticated by the under power
 of Attorney No.....
 Addl. District Registrar South/North
 24 Pgs., Alipore, 24 Parganas

Arabis Banerjee

LTJno-120



Arabis Banerjee
 R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas

By Arabis Banerjee
 Lt. Nizaman Banerjee
 son of Ganguly Baban G.S. Sen
 Thana Netai, Netai
 24 Pgs. S.
 Hindu
 By Profession

Arabis Banerjee

Arabis Banerjee
 R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas

IDENTIFIED BY
Tapas Hauser

Son of At. Gokul Chandra Hauser
 1E/31, Chittaranjan Colony,
 Jadavpur
 South 24 Parganas.
 Hindu
 By Profession Advocate
Tapas Hauser Adv.
 En. No. 1428/2019

Arabis Banerjee
 R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas

REGISTERED ID

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 Being No. 61
 For the Year 2022

Arabis Banerjee
 R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas