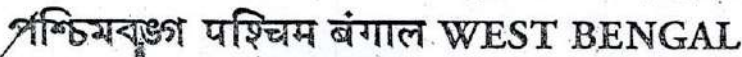


1-11456/23



AK 493178

Additional District Sub-Registrar  
Chennai. Dura Dura, 24-Box. (Narasimhan)

06 OCT 2023

# DEED OF GIFT

THIS DEED OF GIFT is made on this 5<sup>th</sup> day of October Two Thousand and Twenty Three (2023)

BETWEEN

**SRI HIRANYAVA BHADRA** (PAN – AESPB1649G, OCIC NO. A 2791938), son of Late Hirendra Bhadra alias Hirendra Bhadra, by faith – Hindu, by Nationality – Indian, by Occupation – Professional, permanently residing at A15-6, Kalindi Housing Estate, P.O. Lake Town, P.S. Lake Town, Kolkata – 700 089, Dist. North 24-Parganas, at present residing at 5933, KING WILLIAM DR. PLANO, TX, U.S.A. hereinafter called and referred to as the **DONOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**A      N      D**

**SRI HIRAKABHA BHADRA** (PAN – ADRPB4463A, Aadhaar No. 2132 4413 4598), son of Late Hirendra Bhadra, by faith – Hindu, by Nationality – Indian, by Occupation – Self Employee, residing at A15-6, Kalindi Housing Estate, P.O. Lake Town, P.S. Lake Town, Kolkata – 700 089, Dist. North 24-Parganas hereinafter called and referred to as the **DONEE** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Hirendra Bhadra alias Hirendra Bhadra purchased of ALL THAT piece or parcel of a plot of land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less lying and situated at Mouza – Shyamnagar, J.L. No. 32/20, R.S. No. 180, Touzi No. 228 and 229, comprised in R. S. & L. R. Dag No. 115 (land measuring 3 Cottahs 3 Chittacks 9 Sq.ft., nature - Pukur Par) and R. S. & L. R. Dag No. 116 (land measuring 8 Cottahs 10 Chittacks 18 Sq.ft. nature - Pukur) and R. S. & L. R. Dag No. 117 (land measuring 1 Cottahs 8 Chittacks 17 Sq.ft. nature - Bastu) and R. S. & L. R. Dag No. 118 (land measuring 3 Cottahs 6 Chittacks 24 Sq.ft. nature - Danga), under L. R. Khatian No. 762, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, in the District of North 24-Parganas from Banku Nath Das, Hrishikesh Das, Haranath Das, Jamini Nath Das and Rabindra Nath Das, all sons of Late Sarada Prasad Das, by virtue of one Bengali Saf Bikray Kobala dated 19<sup>th</sup> March, 1971, duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 32, Pages 38 to 50, Being No. 1586 for the year 1971.

**AND WHEREAS** after purchase the said property, the said Hirendra Bhadra alias Hirendra Bhadra mutated his name to the concern South Dum Dum Municipality and obtain a Holding No. 255, Nayapatty Road, Kolkata – 700 055 under Ward No. 21 and paid relevant taxes

thereon and also constructed a Asbestos shed structure thereon at his own costs and expenses.

**AND WHEREAS** while enjoying the same, the said Hirendra Bhadra alias Hiren Bhadra died intestate on 28.05.2020 leaving behind his surviving wife Smt. Surangama Bhadra and two sons namely Sri Hirakabha Bhadra, the Donee herein and Sri Hiranyava Bhadra, the Donor herein as his only legal heirs and successors to his estate and accordingly after the demise of said Hirendra Bhadra alias Hiren Bhadra his aforesaid legal heirs and successors became the joint Owners of the aforesaid property, by way of inheritance and in terms of Hindu Succession Act. 1956.

**AND WHEREAS** by way of inheritance, the Donor and Donee herein along with Smt. Surangama Bhadra became the absolute Owner of the aforesaid property and at the time of enjoying the same the said Smt. Surangama Bhadra gifted and transferred her undivided  $\frac{1}{3}^{\text{rd}}$  share or interest of land measuring an area of 5 (Five) Cottahs 9 (Nine) Chittacks 22.66 (Twenty Two Point Six Six) Sq.ft. be the same a little more or less together with undivided  $\frac{1}{3}^{\text{rd}}$  share or interest of Asbestos shed thereon measuring an area of 333.33 Sq.ft. more or less out of total land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less together with a Asbestos shed thereon measuring 1000 Sq.ft. more or less unto and in favour of Sri Hirakabha Bhadra, the Donee herein, by virtue of one Deed of Gift duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506-2023, Pages 305650 to 305667, Being No. 150611136 for the year 2023, by natural love and affection.

**AND WHEREAS** by way of inheritance the Donor herein became the absolute Owner of undivided  $\frac{1}{3}^{\text{rd}}$  share or interest and the Donee herein became the absolute Owner of undivided  $\frac{2}{3}^{\text{rd}}$  share or interest of ALL THAT piece or parcel of a plot of land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less lying and situated at Mouza – Shyamnagar, J.L. No. 32/20, R.S. No. 180, Touzi No. 228 and 229, comprised in R. S. & L. R. Dag No. 115 (land measuring 3 Cottahs 3 Chittacks 9 Sq.ft., nature - Pukur Par) and R. S. & L. R. Dag No. 116 (land measuring 8 Cottahs 10 Chittacks 18 Sq.ft. nature - Pukur) and R. S. & L. R. Dag No. 117 (land measuring 1 Cottahs 8 Chittacks 17 Sq.ft. nature - Bastu) and R. S. & L. R. Dag No. 118 (land measuring 3 Cottahs 6 Chittacks 24 Sq.ft. nature - Danga), under L. R. Khatian No. 762, being Municipal Holding No. 255, Nayapatty Road, Kolkata – 700 055, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 21, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and are now seized and possessed of and / or otherwise well and sufficiently

entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to gift and / or transfer the same as they shall think fit and proper.

**AND WHEREAS** the Donee herein is the beloved full blooded brother of the Donor herein and the Donor has great love, confidence and affection upon the Donee herein and in that circumstances the Donor herein has agreed to gift and / or transfer of **ALL THAT** undivided 1/3<sup>rd</sup> share or interest of land measuring an area of 5 (Five) Cottahs 9 (Nine) Chittacks 22.66 (Twenty Two Point Six Six) Sq.ft. be the same a little more or less together with undivided 1/3<sup>rd</sup> share or interest of Asbestos shed thereon measuring an area of 333.33 Sq.ft. more or less out of total land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less together with a Asbestos shed thereon measuring 1000 Sq.ft. more or less, lying and situated at Mouza – Shyamnagar, J.L. No. 32/20, R.S. No. 180, Touzi No. 228 and 229, comprised in R.S. & L. R. Dag No. 115 (land measuring 1 Cottah 1 Chittack 3 Sq.ft. out of total land measuring 3 Cottahs 3 Chittacks 9 Sq.ft. nature - Pukur Par) and R.S. & L. R. Dag No. 116 (land measuring 2 Cottah 14 Chittacks 6 Sq.ft. out of total land measuring 8 Cottahs 10 Chittacks 18 Sq.ft., nature Pukur) and R.S. & L. R. Dag No. 117 (land measuring 8 Chittack 5.66 Sq.ft. out of total land measuring 1 Cottahs 8 Chittacks 17 Sq.ft. nature Bastu) and R.S. & L. R. Dag No. 118 (land measuring 1 Cottah 2 Chittacks 8 Sq.ft. out of total land measuring 3 Cottahs 6 Chittacks 24 Sq.ft., nature Danga), under L. R. Khatian No. 762, being Municipal Holding No. 255, Nayapatty Road, Kolkata – 700 055, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 21, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, particularly mentioned in the Schedule hereinafter written, where the Donee hereby agreed to accept the aforesaid Deed of Gift for greater clearance of the respective Property.

**AND WHEREAS** the Property is hereby gifted is valued at or about Rs. 10,00,000/- (Rupees Ten Lac) only.

**NOW THIS DEED OF GIFT WITNESSETH THAT** in pursuance of the intention and in consideration of natural love and affection and confidence upon the Donee and the said Donor out of his free own will without framed erection or under influence from anybody whatsoever and in full possession of his sense do hereby unconditionally gift, convey, grant, transfer and confirm unto the said Donee freely and voluntarily of **ALL THAT** undivided 1/3<sup>rd</sup> share or interest of land measuring an area of 5 (Five) Cottahs 9 (Nine) Chittacks 22.66 (Twenty Two Point Six Six) Sq.ft. be the same a little more or less

together with undivided  $1/3^{\text{rd}}$  share or interest of Asbestos shed thereon measuring an area of 333.33 Sq.ft. more or less out of total land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less together with a Asbestos shed thereon measuring 1000 Sq.ft. more or less, lying and situated at Mouza – Shyamnagar, J.L. No. 32/20, R.S. No. 180, Touzi No. 228 and 229, comprised in R.S. & L. R. Dag No. 115 (land measuring 1 Cottah 1 Chittack 3 Sq.ft. out of total land measuring 3 Cottahs 3 Chittacks 9 Sq.ft. nature - Pukur Par) and R.S. & L. R. Dag No. 116 (land measuring 2 Cottah 14 Chittacks 6 Sq.ft. out of total land measuring 8 Cottahs 10 Chittacks 18 Sq.ft., nature Pukur) and R.S. & L. R. Dag No. 117 (land measuring 8 Chittack 5.66 Sq.ft. out of total land measuring 1 Cottahs 8 Chittacks 17 Sq.ft. nature Bastu) and R.S. & L. R. Dag No. 118 (land measuring 1 Cottah 2 Chittacks 8 Sq.ft. out of total land measuring 3 Cottahs 6 Chittacks 24 Sq.ft., nature Danga), under L. R. Khatian No. 762, being Municipal Holding No. 255, Nayapatty Road, Kolkata – 700 055, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 21, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, morefully and clearly described in the Schedule hereinbelow so as to be entitled to exercise all the rights incidental to such ownership and to exclusive possession of the said property as aforesaid without any hindrance or interference from the Donor or any person claiming through under or in trust for them TOGETHER WITH all rights and liberties of way and passage for the Donee and his servants, occupiers, visitors, invitees, guests and other person or persons authorised by the Donee in the said property and all other appendages and appurtenances belonging to the said property enjoyed therewith and the enjoyment of the rights, privileges, easements, quasi-easements, appendages whatsoever for the use and occupation of the said undivided gifted property TO HAVE AND TO HOLD the said property unto and to the use of the Donee, his legal heirs, executors, administrators, legal representatives and assigns absolutely and forever AND THAT the Donee accepted this gift being a party hereto and executing these presents. The possession of the gifted property is being handed over to the Donee by the Donor.

**THE DONOR HEREBY COVENANTS WITH THE DONEE AND DECLARE AS FOLLOWS**

- a) The Donor has not in any way transferred, encumbered or made any Agreement with anybody to transfer or encumber his said property hereby transferred by way of gift and that notwithstanding any act, deed, matter or thing by the Donor or executed or suffered to the contrary, the Donor is absolutely seized and possessed of or

- otherwise well and sufficiently entitled to an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.
- b) That notwithstanding any act, deeds, matters and things as aforesaid the Donor have good right, full power, absolute authority and indefeasible title to grant, convey, transfer the said property, mentioned in Schedule hereinbelow hereby gifted or expressed or intended so to be unto and to the use of the Donee in the manner aforesaid accordingly to the true intent and meaning of these presents.
- c) That the Donee, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter shall hold, possess and enjoy the said property every part thereof and to receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruptions, disturbances, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate thereof.
- d) That the said gifted property is free and clear and absolutely acquitted exonerated, discharged and released or otherwise by the Donor and the Donee will be sufficiently saved, defended and indemnified or from and against all manner and other charges, mortgages, claims, demands, liens, lispendens, attachments and encumbrances whatsoever made and suffered by the Donor or any of their ancestors or predecessors in the title to the said property or any person or persons lawfully or equitably claiming as aforesaid.
- e) That the Donor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said gifted property or any part thereof, under or in trust for the Donor or from any his predecessor-or-ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Donee, his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further betterment and more perfectly assuring the said gifted property and every part thereof unto and to the use of the Donee, his heirs, executors, representatives and assigns according to the true intent and meaning of this presence as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT undivided  $\frac{1}{3}^{\text{rd}}$  share or interest of land measuring an area of 5 (Five) Cottahs 9 (Nine) Chittacks 22.66 (Twenty Two Point Six Six) Sq.ft. be the same a little more or less together with undivided  $\frac{1}{3}^{\text{rd}}$  share or interest of Asbestos shed thereon

measuring an area of 333.33 Sq.ft. more or less out of total land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less together with a Asbestos shed thereon measuring 1000 Sq.ft. more or less, lying and situated at Mouza - Shyamnagar, J.L. No. 32/20, R.S. No. 180, Touzi No. 228 and 229, comprised in R.S. & L. R. Dag No. 115 (land measuring 1 Cottah 1 Chittack 3 Sq.ft. out of total land measuring 3 Cottahs 3 Chittacks 9 Sq.ft. nature - Pukur Par) and R.S. & L. R. Dag No. 116 (land measuring 2 Cottah 14 Chittacks 6 Sq.ft. out of total land measuring 8 Cottahs 10 Chittacks 18 Sq.ft., nature Pukur) and R.S. & L. R. Dag No. 117 (land measuring 8 Chittack 5.66 Sq.ft. out of total land measuring 1 Cottahs 8 Chittacks 17 Sq.ft. nature Bastu) and R.S. & L. R. Dag No. 118 (land measuring 1 Cottah 2 Chittacks 8 Sq.ft. out of total land measuring 3 Cottahs 6 Chittacks 24 Sq.ft., nature Danga), under L. R. Khatian No. 762, being Municipal Holding No. 255, Nayapatty Road, Kolkata - 700 055, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 21, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, which is butted and bounded as follows -

|                     |   |                                 |
|---------------------|---|---------------------------------|
| <u>ON THE NORTH</u> | : | By Nayapatty Road.              |
| <u>ON THE SOUTH</u> | : | By Bhattacharjee Rubber Works.  |
| <u>ON THE EAST</u>  | : | By House of K. T. Banerjee.     |
| <u>ON THE WEST</u>  | : | By Vikrant Special Machineries. |

Be it mentioned here that the Donee herein owned and acquired undivided  $\frac{2}{3}$ <sup>rd</sup> share or interest of the said Property by virtue of inheritance and by virtue of the abovementioned Deed of gift and by virtue of this Deed of Gift, the Donee herein also owned and acquired remaining undivided  $\frac{1}{3}$ <sup>rd</sup> share or interest of the said Property and thus the Donee herein became the sole and absolute owner of ALL THAT piece or parcel of a plot of bastu land measuring an area of 16 Cottahs 12 Chittacks 23 Sq.ft. be the same a little more or less together with a Asbestos shed thereon measuring 1000 Sq.ft. more or less, lying and situated at Mouza - Shyamnagar, J.L. No. 32/20, R.S. No. 180, Touzi No. 228 and 229, comprised in R. S. & L. R. Dag No. 115 (land measuring 3 Cottahs 3 Chittacks 9 Sq.ft., nature - Pukur Par) and R. S. & L. R. Dag No. 116 (land measuring 8 Cottahs 10 Chittacks 18 Sq.ft. nature - Pukur) and R. S. & L. R. Dag No. 117 (land measuring 1 Cottahs 8 Chittacks 17 Sq.ft. nature - Bastu) and R. S. & L. R. Dag No. 118 (land measuring 3 Cottahs 6 Chittacks 24 Sq.ft. nature - Danga), under L. R. Khatian No. 762, being Municipal Holding No. 255, Nayapatty Road, Kolkata - 700 055, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 21, under

Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North  
24-Parganas.

IN WITNESS WHEREOF the Donor has executed these presents and the Donee has  
accepted the gift on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the parties at Kolkata in  
presence of :-

1. Mitkum DAS  
Nilachal Birati  
Kul- 51

2. Santosh Kumar Mondal  
Advocate

*Hirakalun Bhadra*

\_\_\_\_\_  
SIGNATURE OF THE DONOR

Accepted by :-

*Hirakalun Bhadra*

Drafted by me :-

*Santosh Kumar Mondal*  
F/629/628/92

Mr. Santosh Kumar Mondal,  
Advocate.  
High Court, Calcutta.

\_\_\_\_\_  
SIGNATURE OF THE DONEE

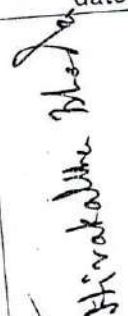
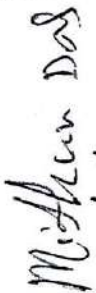


Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002535542/2023

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

| SI No. | Name of the Executant                                                                                                                                        | Category                                 | Photo                                                                                | Finger Print                                                                          | Signature with date                                                                                 |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1      | Mr HIRANYAVA BHADRA A15-6, Kalindi Housing Estate, City:- , P.O:- Lake Town, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089 | Donor                                    |     |     | <br>05/10/2023   |
| 2      | Mr HIRAKABHA BHADRA A15-6, Kalindi Housing Estate, City:- , P.O:- Lake Town, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089 | Donee                                    |    |  | <br>05/10/2023  |
| SI No. | Name and Address of identifier                                                                                                                               | Identifier of                            | Photo                                                                                | Finger Print                                                                          | Signature with date                                                                                 |
| 1      | Mr Mithun Das<br>Son of Late G. Das<br>Nilachal, Birati, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 | Mr HIRANYAVA BHADRA, Mr HIRAKABHA BHADRA |  |  | <br>05/10/2023 |

(Kaustava Dey)

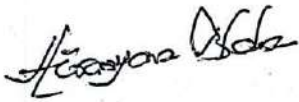
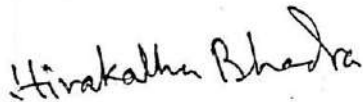
ADDITIONAL DISTRICT  
SUB-REGISTRAR

Asst. District Sub-Registrar  
Cossipore, Dum Dum

OFFICE OF THE A.D.S.R.  
COSSIPORE DUMDUM  
North 24-Parganas, West  
Bengal

Addl. District Sub-Registrar  
Cossipore, Dum Dum

PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

| Signature of the<br>Executants/Presentants                                                                                                                                | Little                                                                              | Ring<br>Left                                                                        | Middle<br>Hand                                                                       | Fore                                                                                  | Thumb                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>    |    |    |    |    |    |
|                                                                                                                                                                           | Thumb                                                                               | Fore<br>Right                                                                       | Middle<br>Hand                                                                       | Ring                                                                                  | Little                                                                                |
|                                                                                                                                                                           |    |    |    |    |    |
|                                                                                                                                                                           | Little                                                                              | Ring<br>Left                                                                        | Middle<br>Hand                                                                       | Fore                                                                                  | Thumb                                                                                 |
| <br> |  |  |   |   |  |
|                                                                                                                                                                           | Thumb                                                                               | Fore<br>Right                                                                       | Middle<br>Hand                                                                       | Ring                                                                                  | Little                                                                                |
|                                                                                                                                                                           |  |  |  |  |  |
|                                                                                                                                                                           | Little                                                                              | Ring<br>Left                                                                        | Middle<br>Hand                                                                       | Fore                                                                                  | Thumb                                                                                 |
|                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|                                                                                                                                                                           | Thumb                                                                               | Fore<br>Right                                                                       | Middle<br>Hand                                                                       | Ring                                                                                  | Little                                                                                |
|                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |



GOVT. OF WEST BENGAL  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240246476331

GRN Details

|                   |                     |                     |                        |
|-------------------|---------------------|---------------------|------------------------|
| GRN:              | 192023240246476331  | Payment Mode:       | Online Payment         |
| GRN Date:         | 05/10/2023 12:25:02 | Bank/Gateway:       | State Bank of India    |
| BRN:              | CKY2025391          | BRN Date:           | 05/10/2023 12:25:55    |
| GRIPS Payment ID: | 051020232024647632  | Payment Init. Date: | 05/10/2023 12:25:02    |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002535542/3/2023      |
|                   |                     |                     | [Query No*/Query Year] |

Depositor Details

|                           |                                                     |
|---------------------------|-----------------------------------------------------|
| Depositor's Name:         | MR. HIRAKABHA BHADRA                                |
| Address:                  | LAKE TOWN,                                          |
| Mobile:                   | 9239880397                                          |
| Depositor Status:         | Buyer/Claimants                                     |
| Query No:                 | 2002535542                                          |
| Applicant's Name:         | Mr SANTOSH KUMAR MANDAL                             |
| Address:                  | A.D.S.R. COSSIPORE DUMDUM                           |
| Office Name:              | A.D.S.R. COSSIPORE DUMDUM                           |
| Identification No:        | 2002535542/3/2023                                   |
| Remarks:                  | Gift, Gift in Favour of family members Payment No 3 |
| Period From (dd/mm/yyyy): | 05/10/2023                                          |
| Period To (dd/mm/yyyy):   | 05/10/2023                                          |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002535542/3/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 35365      |
| 2       | 2002535542/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 70905      |
| Total   |                   |                                          |                    | 106270     |

IN WORDS: ONE LAKH SIX THOUSAND TWO HUNDRED SEVENTY ONLY.

### Major Information of the Deed

|                                               |                                                                                                                                                              |                                                        |            |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------|
| Deed No :                                     | I-1506-11456/2023                                                                                                                                            | Date of Registration                                   | 06/10/2023 |
| Query No / Year                               | 1506-2002535542/2023                                                                                                                                         | Office where deed is registered                        |            |
| Query Date                                    | 05/10/2023 7:39:36 AM                                                                                                                                        | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details       | SANTOSH KUMAR MANDAL<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980780632, 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. 10,00,000/-                               | Rs. 70,89,052/-                                                                                                                                              |                                                        |            |
| Stamp duty Paid (SD)                          | Registration Fee Paid                                                                                                                                        |                                                        |            |
| Rs. 35,465/- (Article:33(I))                  | Rs. 70,905/- (Article:A(1), E)                                                                                                                               |                                                        |            |
| Remarks                                       | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                               |                                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Nayapatti Road, Mouza: Shyamnagar, , Ward No: 21, Holding No:255 JI No: 32, Pin Code : 700055

| 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-115 (RS :-) | LR-762               | Bastu         | Pukurpar | 1 Katha 1 Chatak 3 Sq Ft  | 1,00,000/-              | 14,88,000/-           | Property is on Road |
| L2     | LR-116 (RS :-) | LR-762               | Pukur         | Pukur    | 2 Katha 14 Chatak 6 Sq Ft | 1,50,000/-              | 32,17,800/-           | Property is on Road |
| L3     | LR-117 (RS :-) | LR-762               | Bastu         | Bastu    | 3 Chatak 5.66 Sq Ft       | 4,00,000/-              | 7,08,467/-            | Property is on Road |
| L4     | LR-118 (RS :-) | LR-762               | Bastu         | Danga    | 1 Katha 2 Chatak 8 Sq Ft  | 3,00,000/-              | 15,84,875/-           | Property is on Road |
|        |                | <b>TOTAL :</b>       |               |          | 9.2301Dec                 | 9,50,000 /-             | 69,99,142 /-          |                     |
|        |                | <b>Grand Total :</b> |               |          | 9.2301Dec                 | 9,50,000 /-             | 69,99,142 /-          |                     |

### Structure Details :

| Sch No                                                                                                                                                    | Structure Details      | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                        | On Land L1, L2, L3, L4 | 333.33 Sq Ft.     | 50,000/-                | 89,910/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 333.33 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                        |                   |                         |                       |                           |
|                                                                                                                                                           | <b>Total :</b>         | 333.33 sq ft      | 50,000 /-               | 89,910 /-             |                           |

### Donor Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr HIRANYAVA BHADRA</b><br>Son of Late Hiren Bhadra Alias Hirendra Bhadra A15-6, Kalindi Housing Estate, City:- , P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023<br>, Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/10/2023<br>, Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence |

### Donee Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr HIRAKABHA BHADRA (Presentant)</b><br>Son of Late Hirendra Bhadra A15-6, Kalindi Housing Estate, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3A, Aadhaar No: 21xxxxxxxx4598, Status :Individual, Executed by: Self, Date of Execution: 05/10/2023<br>, Admitted by: Self, Date of Admission: 05/10/2023 ,Place : Pvt. Residence |

### Identifier Details :

| Name                                                                                                                                                                | Photo | Finger Print | Signature |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Mr Mithun Das</b><br>Son of Late G. Das<br>Nilachal, Birati, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 |       |              |           |
| Identifier Of Mr HIRANYAVA BHADRA, Mr HIRAKABHA BHADRA                                                                                                              |       |              |           |

### 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      | Mr HIRANYAVA BHADRA | Mr HIRAKABHA BHADRA | Y                                                 | 1.76 Dec         | 14,88,000/-                    |
| L2      | Mr HIRANYAVA BHADRA | Mr HIRAKABHA BHADRA | Y                                                 | 4.7575 Dec       | 32,17,800/-                    |
| L3      | Mr HIRANYAVA BHADRA | Mr HIRAKABHA BHADRA | Y                                                 | 0.837971 Dec     | 7,08,467/-                     |
| L4      | Mr HIRANYAVA BHADRA | Mr HIRAKABHA BHADRA | Y                                                 | 1.87458 Dec      | 15,84,875/-                    |

### Transfer of Structure 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.) |
|---------|---------------------|---------------------|---------------------------------------------------|------------------|--------------------------------|
| S1      | Mr HIRANYAVA BHADRA | Mr HIRAKABHA BHADRA | Y                                                 | 333.33 Sq Ft     | 89,910/-                       |

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Nayapatti Road, Mouza: Shyamnagar, , Ward No: 21, Holding No:255 JI No: 32, Pin Code : 700055

| Sch No | Plot & Khatian Number                 | Details Of Land                                                                                        | Owner name in English as selected by Applicant     |
|--------|---------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L1     | LR Plot No:- 115, LR Khatian No:- 762 | Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:পুকুরপাড়, Area:0.05000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 116, LR Khatian No:- 762 | Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:পুকুর, Area:0.14240000 Acre,     | Seller is not the recorded Owner as per Applicant. |
| L3     | LR Plot No:- 117, LR Khatian No:- 762 | Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:বাগ, Area:0.02460000 Acre,       | Seller is not the recorded Owner as per Applicant. |
| L4     | LR Plot No:- 118, LR Khatian No:- 762 | Owner:হীরেন্দ্র ভদ্র, Gurdian:মহেন্দ্র , Address:নিজ , Classification:ভাদ্রা, Area:0.05560000 Acre,    | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 150611456 / 2023

On 05-10-2023

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

Presented for registration at 15:50 hrs on 05-10-2023, at the Private residence by Mr HIRAKABHA BHADRA, Claimant.

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 70,89,052/-. Family Members amount Rs 70,89,052/-

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

Execution is admitted on 05/10/2023 by 1. Mr HIRANYAVA BHADRA, Son of Late Hiren Bhadra Alias Hirendra Bhadra, A15-6, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Professionals, 2. Mr HIRAKABHA BHADRA, Son of Late Hirendra Bhadra, A15-6, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Others

Indetified by Mr Mithun Das, , , Son of Late G. Das, Nilachal, Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

*Kaustava Dey*

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

On 06-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,905.00/- ( A(1) = Rs 70,891.00/- , E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 70,905/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/10/2023 12:25PM with Govt. Ref. No: 192023240246476331 on 05-10-2023, Amount Rs: 70,905/-,  
Bank: State Bank of India ( SBIN00000001), Ref. No. CKY2025391 on 05-10-2023, Head of Account 0030-03-104-001-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 35,465/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 35,365/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 137, Amount: Rs.100.00/-, Date of Purchase: 03/10/2023, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 12:25PM with Govt. Ref. No: 192023240246476331 on 05-10-2023, Amount Rs: 35,365/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. CKY2025391 on 05-10-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2023, Page from 326381 to 326399  
being No 150611456 for the year 2023.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2023.10.16 11:31:16 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 16/10/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.