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D 0262/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

70AB 902531

3416868/22
 मंत्र
 7.00 PM

DEED OF GIFT

THIS DEED OF GIFT made this 27th day of December, 2022

27/12/22

BETWEEN

certified that the document is registered in
 registration. The Signatures above and the
 endorsement stamp attached with this
 document are those of the document.

Head, District Sub-Registry
 Locamur, South 2A Bagananar

17 JAN 2023

03 SEP 2022

SL. No. 19240 DATE.....

NAME.....

ADD.....

AMT. 102.....

DIC
ADV

Asra Kumr Bhattacharya



5054
29/12/2022

Asra Kumr Bhattacharya

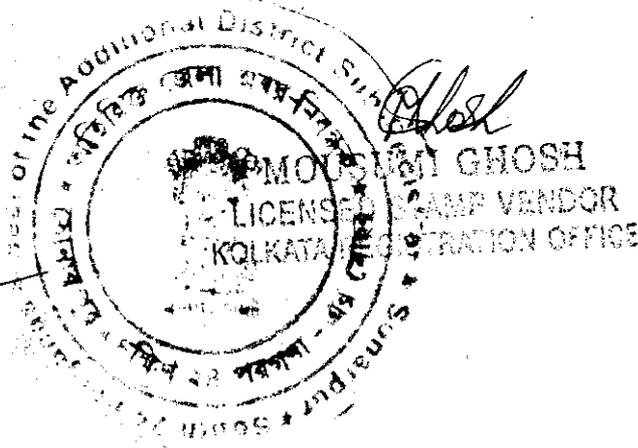


5055
29/12/2022

Rekha Chakraborty



5061
29/12/2022



A

Sub-District Inspector
South 24 Parganas

27 DEC 2022

Identified by me :-
Ranjana Chatterjee
S/O, Late Manas Kumar Chatterjee
112/4, Bangor Avenue, Block - (C)
Kolkata - 75.

SMT. REKHA CHAKRABORTY (PAN - BGDPC5863R & AADHAAR NO. 5666 3643 8515), wife of Sri Santosh Chakraborty, by Faith – Hindu, by Nationality – Indian, by Occupation - Homemaker, Residing at 93/2, R. K. Chatterjee Road, Kolkata 700042, P.O. & P.S. - Kasba, District – South 24 Parganas, W.B., hereinafter called and referred to as the **“DONOR”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives, successors and/or assigns) of the **ONE PART**

AND

SRI ASOK KUMAR BHATTACHARYA (PAN - AUMPB2943H & AADHAAR NO. 7289 6959 7068), son of Late Ganesh Chandra Bhattacharya, by Faith – Hindu, by Nationality – Indian, by Occupation – Retired from Service, Residing at 47, Dr. B. C. Roy Road, P.O. – Dakshin Jagaddal, P.S. - Sonarpur, Kolkata - 700 151, District – South 24 Parganas, W.B., hereinafter called and referred to as the **“DONEE”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, legal representatives, successors and/or assigns) of the **OTHER PART**

WHEREAS the predecessor of the parties to these presents, named, Ganesh Chandra Bhattacharya (since deceased), was fully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Land, comprising total area measuring about 29 Satak, be the same little more or less, out of which 16 Satak of Bastu Land being comprised in Sabek Dag No. 3107, appertaining to L.R. Dag No. 3144, corresponding to L.R. Khatian No. 411, and 13 Satak of Pukur being comprised in Sabek Dag No. 3108, appertaining to L.R. Dag No. 3145, corresponding to L.R. Khatian No. 1315/1, within Mouza – Jagaddal, J.L. No. 71, being part of Holding Nos. 130 and 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with all easements and other appertaining rights thereto and thereupon, as more fully and particularly described in details in the ‘FIRST SCHEDULE’ hereunder written and hereinafter referred to as the ‘SAID PROPERTY’, being the sole and absolute recorded owner of said 16 Satak of Bastu Land in Sabek Dag No. 3107, appertaining to L.R. Dag No. 3144, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, and 13 Satak of Pukur in Sabek Dag No. 3108, appertaining to L.R. Dag No. 3145, corresponding to L.R. Khatian No. 1315/1, within Mouza – Jagaddal, as the sole Shebait of his private family Deity ‘SREE SREE RAJ BALLAV SHIB THAKUR’.



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301 # 117
Room 24 Pergand

27 DEC 2022

AND WHEREAS during his life time, said Abinash Chandra Chakraborty was a Hindu governed by Dayabhaga School of Hindu Law, and after his intestate demise, his two daughters, namely, Smt. Radha Rani Bhattacharjee and Smt. Provati Chakraborty, being his only surviving legal heirs and successors, inherited ALL THAT aforesaid piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as per the Hindu Law of Succession (Abinash Chandra Chakraborty's wife, namely, Smt. Nirmal Nalini Chakraborty, being predeceased him).

AND WHEREAS after the expiry of said Abinash Chandra Chakraborty as per the customary rules and rituals of the family Ganesh Chandra Bhattacharya and Sunil Kumar Bhattacharjee (both sons and male legal heirs of Smt. Radha Rani Bhattacharjee) and Amar Chakraborty (son and male legal heir of Smt. Provati Chakraborty) succeeded the office of the Shebait of the Deity SREE SREE RAJ BALLAV SHIB THAKUR as the male legal heirs or representatives of the deceased Shebait, and thus said Ganesh Chandra Bhattacharya, Sunil Kumar Bhattacharjee and Amar Chakraborty became the joint holders of ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon.

AND WHEREAS for their personal reasons said Sunil Kumar Bhattacharya and said Amar Chakraborty, however, did not perform any Seba Puja of the Deity and they voluntarily relinquished their respective right, title, interests and holdings over ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71,

now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, unto and in favour of said Ganesh Chandra Bhattacharya by force of two separate Bengali Deeds of Relinquishment, dated 14th July, 1953 and 12th October, 1955, both registered in the office of the Sub-Registrar at Baruipur, being recorded as Deed No. I-5592 for the year 1953 and Deed No. I-6894 for the year 1955, respectively.

AND WHEREAS said Ganesh Chandra Bhattacharya, thereafter, out of his own will and volition continued to act as the sole Sebait of the Deity SREE SREE RAJ BALLAV SHIB THAKUR until the time mentioned hereafter by lawfully holding the aforesaid property, without any interference, claim, demand and/or adverse right, whatsoever, from any corner or side.

AND WHEREAS after retirement from service it became difficult on the part of said Ganesh Chandra Bhattacharya to continue to carry on the daily Seba Puja of the said Deity, and being confronted with such circumstances, he had no other option but to file an Application under Sections 34 and 36 of the Indian Trust Act, seeking necessary permission from the Court of the Ld. District Judge at Alipore so as to sell and transfer the aforesaid property or any part thereof recorded in the name of the said Deity for the welfare and benefit of the daily Seba Puja of the Deity on such terms as to the Ld. Court would deem fit and proper and the said Application was registered as Misc. Case No. 267 of 1988.

AND WHEREAS by an Order dated 19th November, 1988 Sri G. R. Bhattacharjee, District Judge at Alipore disposed of the aforesaid matter (being Misc. Case No. 267 of 1988), observing that the so called Debutter being a private Debutter no such permission from the Court actually required under the Law, and accordingly by Ganesh Chandra Bhattacharya with his successors was granted leave to deal with the said property in any way at his absolute discretion for the welfare and benefit of Nitya Seva Puja of the said Deity.

AND WHEREAS during his life time, said Ganesh Chandra Bhattacharya was a Hindu governed by Dayabhaga School of Hindu Law, and after his intestate demise, his widow, Smt. Nandarani Bhattacharya, only son, Sri Asok Kumar Bhattacharya, three daughters, namely, Smt. Rekha Chakraborty, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya jointly inherited ALL THAT aforesaid piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality –

Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, each having their equal undivided 1/6th share within the same, along with Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty (sons of Ganesh Chandra Bhattacharya's predeceased daughter, named, Smt. Reba Chakraborty), who have jointly and equally inherited the undivided 1/6th share of their deceased mother in the aforesaid property), as the only surviving legal heirs and successors of said Ganesh Chandra Bhattacharya (since deceased) in accordance with the relevant provisions of the Hindu Law of Succession.

AND WHEREAS later on, Nandarani Bhattacharya (who during his life time was a Hindu governed by Dayabhaga School of Hindu Law) also died intestate, leaving behind her surviving her only son, Sri Asok Kumar Bhattacharya, three daughters, namely, Smt. Rekha Chakraborty, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya, along with sons of her predeceased daughter Reba Chakraborty, namely, Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty, who thereby jointly inherited her undivided 1/6th share in ALL THAT aforesaid piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza - Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. - Dakshin Jagaddal, Municipality - Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as per the relevant provisions of the Hindu Law of Succession.

AND WHEREAS as such, Sri Asok Kumar Bhattacharya, Smt. Rekha Chakraborty, Smt. Rita Bhattacharya and Smt. Nipa Bhattacharya each have become lawful owner of undivided 1/5th share in ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza - Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. - Dakshin Jagaddal, Municipality - Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, and said Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty (being the sons and legal

heirs of deceased Reba Chakraborty) have become the joint owners of remaining undivided 1/5th share in ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, each having their undivided 1/15th share therein.

AND WHEREAS during the life-time of Nandarani Bhattacharya (since deceased), Smt. Rekha Chakraborty, Smt. Rita Bhattacharya, Smt. Nipa Bhattacharya, Sri Ashis Chakraborty, Sri Manas Chakraborty and Sri Suman Chakraborty out of their free will and volition mutually agreed to gift their respective shares in aforesaid property unto and in favour of Sri Asok Kumar Bhattacharya with their common intention that Sri Asok Kumar Bhattacharya would ultimately dispose of the said property or any part thereof against such terms and consideration as he may deem fit and proper as per his sole discretion, and with that common intention, they affirmed several Affidavits before the Ld. Chief Metropolitan Magistrate at Kolkata to record their such intention towards relinquishing their share and interest in the aforesaid property absolutely and forever in favour of Sri Asok Kumar Bhattacharya.

AND WHEREAS now, in pursuance of the said Affidavits and with the same accord, as stated above, Smt. Rekha Chakraborty (that is, the Donor herein) out of her free will and volition has decided to make absolute and unconditional gift of her undivided 1/5th share in the aforesaid property unto and in favour of Sri Asok Kumar Bhattacharya (that is, the Donee herein) in consideration of the natural love and affection which the Donor had and still has for the Donee, the latter being her own full-blooded brother, and the Donee has also agreed to accept such gift.

NOW THIS DEED OF GIFT WITNESSES THAT in consideration of the natural love and affection which the DONOR had and still has for the DONEE, the latter being her own full-blooded brother, the DONOR doth hereby grant, convey, transfer, give and assure unto and to the use of the DONEE, freely and voluntarily, without any consideration ALL THAT undivided 1/5th share in the piece and parcel of Land, comprising a share of area measuring about 7.68 Satak out of total area of 38.4 Satak, be the same little more or less, out of which a share of 2.8 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and a share of

4.88 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, as more fully and particularly described in details in the 'SECOND SCHEDULE' hereunder written and hereinafter referred to as the 'PROPERTY HEREBY GIFTED', and delivers absolute possession of the same unto and in favour of the DONEE, TO HAVE AND TO HOLD the said property absolutely, unconditionally and forever, free from all sorts of encumbrances, including all easement rights, interests, possession, liberties, privileges, appendages, appurtenances, whatsoever, belonging to or in any way appertaining to the same or to any part thereof, and all estate, right, title, interest, claim and demand, whatsoever, both at law and in equity, of the DONOR upon the said property, absolutely and forever, and the DONOR doth hereby covenant with the DONEE that notwithstanding any acts, deeds or things done by the DONOR or executed or committed or suffered to the contrary, the DONOR has good right, full power and absolute authority to grant, gift, transfer, convey, assign and assure the said property and the appertaining rights hereby gifted and transferred, and every part thereof, free from all encumbrances, attachments, liens, etc. and the DONEE shall at all times hereafter peaceably and quietly hold, enjoy and possess the said property in khas without any claim or demands whatsoever from the DONOR or any person claiming through or under him, together with his full right to dispose of the same in any manner whatsoever.

AND FURTHER that the DONOR covenants with the DONEE to save him harmless from, and keep him indemnified against, all encumbrances, charges and claims whatsoever.

AND the DONOR further covenants that she shall, at the request and cost of the DONEE, do and execute or cause to be done or executed all such lawful deeds and things as may be necessary for further and more perfect conveyance of the said property and every part thereof, according to the true intent and meaning of this Deed.

AND IT IS FURTHER COVENANTED AND DECLARED by the parties as follows:

1. The DONEE shall hereafter be solely liable to pay all the Taxes and other outgoings payable in respect of the said property.
2. The DONEE shall also be entitled to sell, transfer, develop, mortgage, lease out or otherwise alienate the said property in whole or in part to any third party

without the consent of the DONOR or any other person claiming under the DONOR.

3. The DONOR doth hereby declare that she has not done and has not been party to any act whereby the property hereby gifted might have been subjected to any encumbrance, charge, lien, lis pendens, mortgage, attachment or claim of any nature whatsoever or whereby the DONOR could be prevented from conveying the said property by theses presents.

AND THAT the DONEE accepts the gift of the said property, as testified by him being a party hereto and executing these presents.

AND for the purpose of valuation the property is valued at Rs.34,26,548/- (Rupees Thirty Four Lakhs Twenty Six Thousand Five Hundred and Forty Eight) only.

'FIRST SCHEDULE' ABOVE REFERRED TO
(Description of the entire property)

ALL THAT piece and parcel of Land, comprising total area measuring about 38.4 Satak, be the same little more or less, out of which 14 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and 24.4 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, the said property being butted and bounded in the manner below:

ON THE NORTH : By House of Ashish Chakraborty

ON THE SOUTH : By Part of R.S. Dag No. 3106

ON THE EAST : By the Plot of Starlite Infracon Pvt. Ltd.

ON THE WEST : By 12' common passage

'SECOND SCHEDULE' ABOVE REFERRED TO
(Description of the property hereby gifted)

ALL THAT undivided 1/5th share in the piece and parcel of Land, comprising a share of area measuring about 7.68 Satak out of total area of 38.4 Satak, be the same little more or less, out of which a share of 2.8 Satak of Doba being comprised in R.S. Dag No. 3105, appertaining to L.R. Dag No. 3142, corresponding to L.R. Khatian No. 1315/1, and a share of 4.88 Satak of Bastu Land being comprised in R.S. Dag No. 3106, appertaining to L.R. Dag No. 3143, corresponding to L.R. Khatian No. 411, within Mouza – Jagaddal, J.L. No. 71, now being Part of Holding No. 23, Dr. B. C. Roy Road, Kolkata - 700 151, P.O. – Dakshin Jagaddal, Municipality – Rajpur Sonarpur, P.S. and A.D.S.R.O. - Sonarpur, District - South 24 Parganas, West Bengal, together with right to use the common passage with all easements and other appertaining rights thereto and thereupon, the gifted share being more fully described hereunder:

R.S. Dag	L.R Dag	L.R. Khatian	Nature of Land	Total Area	Gifted Area
3105	3142	1315/1	Doba	14 Satak	2.8 Satak
3106	3143	411	Bastu	24.4 Satak	4.88 Satak

Total Area Gifted: 7.68 Satak

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 AND DELIVERED
BY THE PARTIES HERETO AT KOLKATA
IN PRESENCE OF THE WITNESSES:

1. Anil Bhattacharya
47 DR. B.C. ROY ROAD,
P.O. - DAKSHIN JAGADAL,
Dist. - 24 BARGANAS (S),
PIN - 700151.

2. Ranjan Chatterjee
112/4, Bangor Avenue
Block - D Kol-55.

Rekha Chakraborty,

DONOR

Asok Kumar Bhattacharya

DONEE

Drafted by:



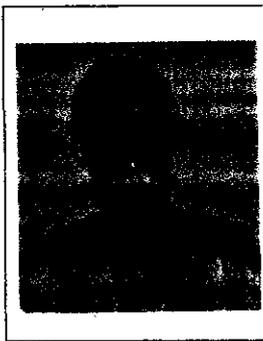
BISWADEEP CHATTERJEE
Advocate, High Court, Calcutta
Enrolment No. WB/1537/2006

SPECIMEN FORM FOR TEN FINGERPRINTS



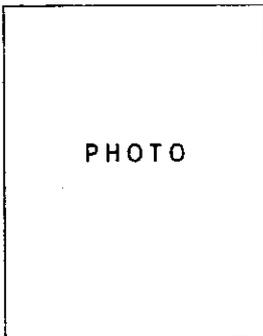
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Usha Chakraborty.

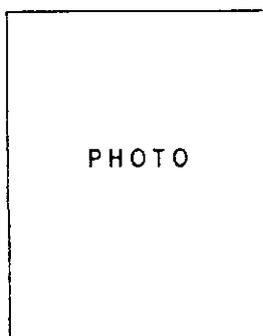


		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Sir Kumar Phalke



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



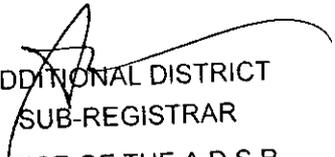
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16082003416868/2022

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	Smt Rekha Chakraborty 93/2, R K Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042	Donor		 5055	
2	Shri Asok Kumar Bhattacharya 47, Dr B C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151	Donee		 5054	
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block-C,, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Smt Rekha Chakraborty, Shri Asok Kumar Bhattacharya		 5061	

(Arindam Chakraborty)


ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SONARPUR
South 24-Parganas, West
Bengal



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



192022230228959428

GRN Details

GRN: 192022230228959428 Payment Mode: SBI Epay
GRN Date: 26/12/2022 17:08:37 Bank/Gateway: SBIEpay Payment Gateway
BRN: 6237064779835 BRN Date: 26/12/2022 17:09:08
Gateway Ref ID: 223603960579 Method: HDFC Retail Bank NB
GRIPS Payment ID: 261220222022895941 Payment Init. Date: 26/12/2022 17:08:37
Payment Status: Successful Payment Ref. No: 2003416868/2/2022
[Query No*/Query Year]

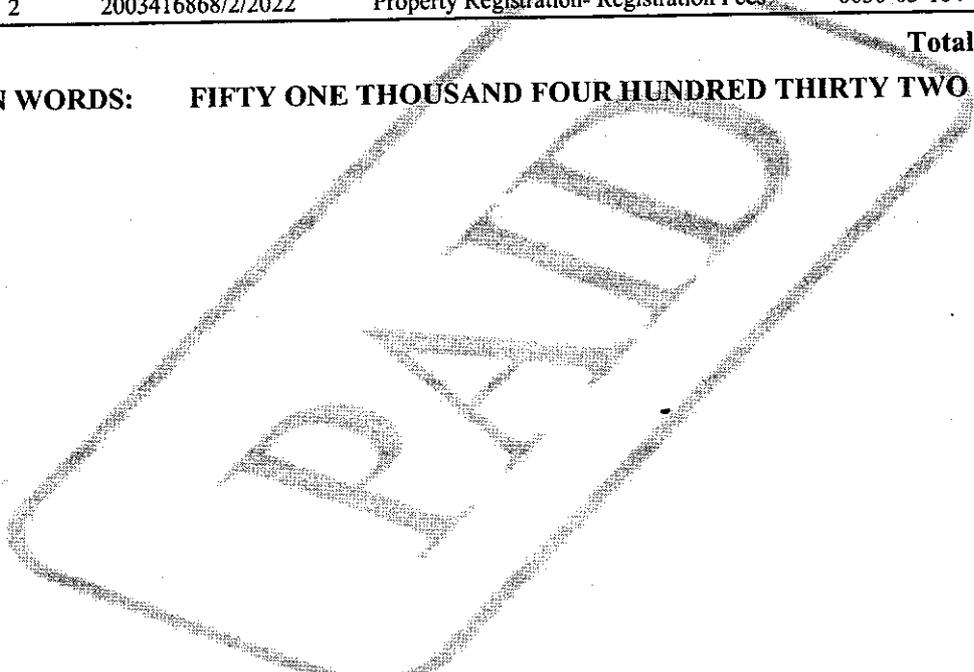
Depositor Details

Depositor's Name: Mr PANCHMUKHI PROMOTERS PVT.LTD.
Address: NEW TOWN SQUARE SUITE NO 6C2 CHINAR PARK KOL-136
Mobile: 9123847174
Period From (dd/mm/yyyy): 26/12/2022
Period To (dd/mm/yyyy): 26/12/2022
Payment Ref ID: 2003416868/2/2022
Dept Ref ID/DRN: 2003416868/2/2022

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003416868/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	17153
2	2003416868/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	34279
Total				51432

IN WORDS: FIFTY ONE THOUSAND FOUR HUNDRED THIRTY TWO ONLY.





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



192022230252737828

GRN Details

GRN: 192022230252737828 Payment Mode: SBI Epay
GRN Date: 13/01/2023 15:21:07 Bank/Gateway: SBlePay Payment Gateway
BRN : 9201030999332 BRN Date: 13/01/2023 15:21:32
Gateway Ref ID: 230138294255 Method: HDFC Retail Bank NB
GRIPS Payment ID: 130120232025273779 Payment Init. Date: 13/01/2023 15:21:07
Payment Status: Successful Payment Ref. No: 2003416868/10/2022
[Query No*/Query Year]

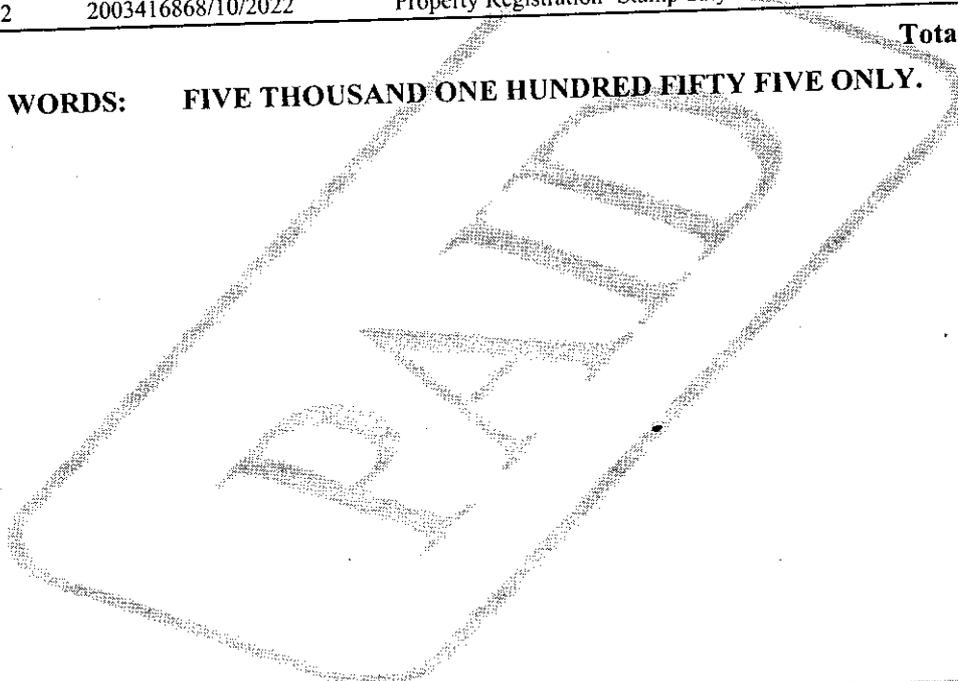
Depositor Details

Depositor's Name: Mr PANCHMUKHI PROMOTERS PVT LTD
Address: NEW TOWN SQUARE SUITE NO 6C2 CHINAR PARK KOLKATA-136
Mobile: 9123847174
Period From (dd/mm/yyyy): 13/01/2023
Period To (dd/mm/yyyy): 13/01/2023
Payment Ref ID: 2003416868/10/2022
Dept Ref ID/DRN: 2003416868/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003416868/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	3437
2	2003416868/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	1718
Total				5155

IN WORDS: FIVE THOUSAND ONE HUNDRED FIFTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-1608-00262/2023	Date of Registration	17/01/2023
Query No / Year	1608-2003416868/2022	Office where deed is registered	
Query Date	03/12/2022 4:08:04 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status :Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 37,70,185/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,881/- (Article:33(i))	Rs. 37,716/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Premises No: 23, , Ward No: 025 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3142 (RS :-)	LR-1315/1	Bastu Doba	2.8 Dec	1,00,000/-	13,74,547/-	Width of Approach Road: 12 Ft.,
L2	LR-3143 (RS :-)	LR-411	Bastu Bastu	4.88 Dec	1,00,000/-	23,95,638/-	Width of Approach Road: 12 Ft.,
		TOTAL :		7.68Dec	2,00,000 /-	37,70,185 /-	
		Grand Total :		7.68Dec	2,00,000 /-	37,70,185 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Rekha Chakraborty Wife of Shri Santosh Chakraborty 93/2, R K Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bgxxxxxx3r, Aadhaar No: 56xxxxxxx8515, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence</p>

Jonee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Asok Kumar Bhattacharya (Presentant) Son of Late Ganesh Chandra Bhattacharya 47, Dr B C Roy Road, City:- , P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: auxxxxx3h, Aadhaar No: 72xxxxxxx7068, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022 , Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjan Chatterjee Son of Late Manas Kumar Chatterjee 113/4, Bangur Avenue, Block-C., City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
Identifier Of Smt Rekha Chakraborty, Shri Asok Kumar Bhattacharya			

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	Smt Rekha Chakraborty	Shri Asok Kumar Bhattacharya	Y	2.8 Dec	13,74,547/-
L2	Smt Rekha Chakraborty	Shri Asok Kumar Bhattacharya	Y	4.88 Dec	23,95,638/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Premises No: 23, , Ward No: 025 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3142, LR Khatian No:- 1315/1		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 3143, LR Khatian No:- 411	Owner:গনেশ চন্দ্র ভট্টাচার্য, Gurdian:তারকা নাথ, Address:নিজ , Classification:বাস্তু, Area:0.65000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160800262 / 2023

On 27-12-2022

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

Presented for registration at 19:00 hrs on 27-12-2022, at the Private residence by Shri Asok Kumar Bhattacharya ,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 37,70,185/-. Family Members amount Rs 37,70,185/-

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

Execution is admitted on 27/12/2022 by 1. Smt Rekha Chakraborty, Wife of Shri Santosh Chakraborty, 93/2, R K Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Shri Asok Kumar Bhattacharya, Son of Late Ganesh Chandra Bhattacharya, 47, Dr B C Roy Road, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Retired Person

Indetified by Mr Ranjan Chatterjee, , , Son of Late Manas Kumar Chatterjee, 113/4, Bangur Avenue, Block-C,, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service



Arindam Chakraborty

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

South 24-Parganas, West Bengal

On 17-01-2023

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 37,716.00/- (A(1) = Rs 37,702.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 37,716/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2022 5:09PM with Govt. Ref. No: 192022230228959428 on 26-12-2022, Amount Rs: 34,279/-, Bank: SBI EPay (SBlePay), Ref. No. 6237064779835 on 26-12-2022, Head of Account 0030-03-104-001-16
Online on 13/01/2023 3:21PM with Govt. Ref. No: 192022230252737828 on 13-01-2023, Amount Rs: 3,437/-, Bank: SBI EPay (SBlePay), Ref. No. 9201030999332 on 13-01-2023, Head of Account 0030-03-104-001-16

ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,871/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 18,871/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19240, Amount: Rs.10.00/-, Date of Purchase: 03/09/2022, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2022 5:09PM with Govt. Ref. No: 192022230228959428 on 26-12-2022, Amount Rs: 17,153/-, Bank:

SBI EPay (SBlePay), Ref. No. 6237064779835 on 26-12-2022, Head of Account 0030-02-103-003-02

Online on 13/01/2023 3:21PM with Govt. Ref. No: 192022230252737828 on 13-01-2023, Amount Rs: 1,718/-, Bank:
SBI EPay (SBlePay), Ref. No. 9201030999332 on 13-01-2023, Head of Account 0030-02-103-003-02



Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 9180 to 9200

being No 160800262 for the year 2023.



Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.01.18 15:55:31 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/01/18 03:55:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)