

4534/24

I 4647/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 514101

26/06/24
 02:00 P.M.
 Q-2-1551415/24
 Asst. Dist. Sub-Registrar
 Sadar, North 24 Parganas

DEED OF GIFT
 Approximate valuation of the Gifted Property
 Rs. 25,00,000.00 (Rupees Twenty Five Lakhs) Only.

26 JUN 2024

THIS DEED OF GIFT is made on this the 26th day of June, 2024 (Two Thousand and Twenty Four) of the CHRISTIAN ERA.

*certified that the document is within the
 registration the suitable local laws
 and the proper stamp duty is paid
 affecting this document at the date
 of this document*

Contd...2

A
 Mokendu Bandyopadhyay
 Advocate

Asst. Dist. Sub-Registrar
 Sadar, North 24 Parganas
 26 JUN 2024

OMSKA PROPERTIES PVT. LTD.
 Director

(2)

BETWEEN

SRI PRABIR KUMAR AICH (PAN: [MASKED]) Son of Sri Rabindra Nath Aich, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 hereinafter called and referred to as the **DONOR** (which term or expression unless repugnant to the subject or context here of shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART.**

AND

SRI PRANAB KUMAR AICH (PAN: [MASKED]) Son of Sri Rabindra Nath Aich, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 hereinafter called and referred to as the **DONEE** (which term or expression unless repugnant to the subject or context here of shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS the Donor & Donee hereof jointly by virtue of Deed of Gift from their beloved mother namely Smt. Mira Rani Aich (Wife of Sri Rabindra Nath Aich) have obtained a plot of land measuring an area 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less alongwith 200 sq.ft. R.T. Shed standing thereon Classified as "**BASTU**", lying and situate at **Mouza: Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised**


Alokendu Bandyopadhyay
Advocate

Contd...3


Omsank Properties Pvt. Ltd.
Director

(3)

& contained in R.S. Dag No. 1835 (02 Cottahs 00 Chittaks 39 sq.ft.) and R.S. Dag No. 1836 (04 Cottahs 15 Chittaks 36 sq.ft.), under R.S. Khatian No. 232, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, Bearing Holding No. 3, T. N. Banerjee Road, under Ward No. 1 out of which the donor hereof is the lawful owner of undivided 1/2 share of land and structure i.e. 03 Cottahs 08 Chittaks 15 Sq.ft. of land togetherwith 100 sq.ft. R.T. Shed standing thereon which is morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the Gift property and which is the prime object of this Deed of Gift.

AND WHEREAS Originally the beloved mother of the Donor & Donee hereof namely Smt. Mira Rani Aich (Wife of Sri Rabindra Nath Aich) had purchased a piece and parcel of land measuring about 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less alongwith R.T. Shed standing thereon being Plot No. 'C', Classified as "BASTU", lying and situate at Mouza: Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised & contained in R.S. Dag No. 1835 (02 Cottahs 00 Chittaks 39 sq.ft.) and R.S. Dag No. 1836 (04 Cottahs 15 Chittaks 36 sq.ft.), under R.S. Khatian No. 232, P.S. Khardah, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur, Dist. North 24 Parganas from her predecessor-in-title namely Sri Madan Mohan Dutta, Sri Bangshi Badan Dutta, Sri Gour Pada Dutta, Sri Benimadhab Dutta (All sons of Late Haridas Dutta), Smt. Annapurna


Atokendu Bandyopadhyay
Attorney

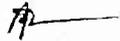
Contd...4

(4)

Dutta (Wife of Sri Ajit Kumar Dutta) & Smt. Putul Mallick (Wife of Sri Kartick Chandra Mallick) by virtue of a Registered Bengali Deed of Sale, being no. 4730, which was executed and registered on 04.12.1978 at the office of Sub Registrar at Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Vol. no. 86, pages from 291 to 295, being no. 4730, for the year 1978.

AND WHEREAS while had been enjoying the same the said Smt. Mira Rani Aich made a Gift of the said plot of land i.e. 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less alongwith R.T. Shed standing thereon Classified as "**BASTU**", lying and situate at **Mouza: Sukchar**, J.L. 9, Re. Su. 14, Touzi 156, comprised & contained in R.S. Dag No. 1835 (02 Cottahs 00 Chittaks 39 sq.ft.) and R.S. Dag No. 1836 (04 Cottahs 15 Chittaks 36 sq.ft.), under R.S. Khatian No. 232, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas to her two sons namely Sri Prabir Kumar Aich & Sri Pranab Kumar Aich by executing a Registered Bengali Deed of Gift being no. 05050, which was executed and registered on 03.06.2008 at the office of A.D.S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, CD Vol. No. 17, pages from 3781 to 3791, being no. 05050, for the year 2008.

AND WHEREAS as per the foregoing events & description of title the donor and donee hereof became the lawful joint owners of the said plot of land measuring more or less 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less alongwith 200 sq.ft. R.T. Shed standing thereon Classified as



Alokendu Bandyopadhyay

Advocate

Contd...5

(5)

"BASTU", lying and situate at **Mouza: Sukchar**, J.L. 9, Re. Su. 14, Touzi 156, comprised & contained in R.S. Dag No. 1835 (02 Cottahs 00 Chittaks 39 sq.ft.) and R.S. Dag No. 1836 (04 Cottahs 15 Chittaks 36 sq.ft.), under R.S. Khatian No. 232, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas and after obtaining the said landed property the Donor & Donee hereof jointly mutated their names in the Assessment Registrar of Panihati Municipality bearing holding no. 3, T. N. Banerjee Road, under Ward No. 1 and enjoying the same peacefully, quietly and without any interruption of others by paying the relevant rents and taxes regularly.

AND WHEREAS thus in the manner aforesaid the donor hereof has become the lawful owner of undivided 1/2 share of the said plot of land i.e. 03 Cottahs 08 Chittaks 15 Sq.ft. (01 Cottahs 00 Chittaks 19.5 sq.ft. in Dag No. 1835 + 02 Cottahs 07 Chittaks 40.5 sq.ft. in Dag No. 1836) alongwith 100 sq.ft. R.T.Shed standing thereon and the donee hereof has become the lawful owner of undivided 1/2 share of the said plot of land i.e. 03 Cottahs 08 Chittaks 15 Sq.ft. (01 Cottahs 00 Chittaks 19.5 sq.ft. in Dag No. 1835 + 02 Cottahs 07 Chittaks 40.5 sq.ft. in Dag No. 1836) alongwith 100 sq.ft. R.T.Shed standing thereon out of the total land measuring an area 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less togetherwith 200 sq.ft. R.T. Shed within Mouza: Sukchar, J.L. 9, Re. Su. 14, Touzi 156, comprised & contained in R.S. Dag No. 1835 & 1836, under R.S. Khatian No. 232, P.S. Khardah and the Donor & Donee hereof jointly enjoying



Alokendu Bandyopadhyay

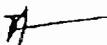
Advocate

Contd...6

(7)

care and love towards me, I have decided to transfer, convey and affirm the said undivided portion of land being specifically scheduled hereunder by way of gift in favour of my brother for which appear this presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above decision and in consideration of the natural love and affection, I the Donor hereof make the Gift of the under Scheduled property in favour of the Donee AND on and from the same and every part thereof release and discharge the Donee the said undivided share of the property described in the schedule hereunder intended to be transferred, the Donor do hereby grant, transfer, convey and assign unto the Donee. ALL THAT the scheduled property mentioned hereunder OR HOWSOEVER OTHERWISE the said premises TOGETHERWITH the rights, liberties, privileges, appendages easements etc. what-so-ever to the said property AND all the state right, title, interest, claim or demand at law or in equity of the Donor into out of and over the said property to have and hold the same unto the use of the said Donee for ever absolutely free from all encumbrances AND the Donor do hereby covenant with the Donee that notwithstanding any act or Deed by the Donor or any person claiming under him, done or executed or knowingly suffered to the Contrary, I the Donor have good right and full power to grant transfer and convey the said property HEREBY granted, transferred and conveyed by way of Gift unto AND to the use of the said Donee with his consent to accept the same in the manner aforesaid AND THAT the Donee shall at all times hereinafter quietly enjoy the said property without any lawful eviction, interruption or claim from or by the Donor or any person



Alokendu Bandyopadhyay
Attorney

Contd...8

(8)

claiming under him AND THAT free clear and absolutely discharged or exonerated by and at the expenses of the Donor effectually indemnified against all manner of claim, charge, lien, debt etc. AND FURTHER the Donor shall from time to time hereafter at the request and cost of the Donee make the Donor and cause to be done or executed all such deeds for more perfectly granting and assuring the said property unto and to the use of the Donee in the manner aforesaid. AND FURTHER it is contended that since the date of execution of these presents the Donee will become the lawful joint owner of the scheduled property having full right, title, interest and possession of the same and possess the same peacefully and quietly from generation to generation with the power to sell, Gift, transfer, mortgage, lease and assign etc. None of my relation shall have any right to claim or demand and/or to raise any objection in any day in any manner and if it is done that will be deemed and declared as null and void and be negatived every where and in all courts of law.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO
(Description of undivided 1/2 share
of the Land to be gifted)

ALL THAT undivided 1/2 share of land i.e. **03 Cottahs 08 Chittaks 15 Sq.ft.** (01 Cottahs 00 Chittaks 19.5 sq.ft. in Dag No. 1835 + 02 Cottahs 07 Chittaks 40.5 sq.ft. in Dag No. 1836) Togetherwith 100 sq.ft. R.T. Shed with **Cemented** Flooring into and out of the total plot of land measuring an

A

Alokendra Bandyopadhyay
Advocate

Contd...9

OMSTAR PROPERTIES PVT. LTD.
Director

(9)

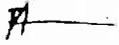
area 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less alongwith 200 sq.ft. R.T. Shed standing thereon Classified as "**BASTU**", lying and situate at **Mouza: Sukchar**, J.L. 9, Re. Su. 14, Touzi 156, comprised & contained in R.S. Dag No. 1835 (02 Cottahs 00 Chittaks 39 sq.ft.) and R.S. Dag No. 1836 (04 Cottahs 15 Chittaks 36 sq.ft.), under R.S. Khatian No. 232, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, Bearing Holding No. 3, T. N. Banerjee Road, under Ward No. 1, Kolkata-700115 TOGETHERWITH all the estate, rights, easements, interests, appendages, hereditaments etc. reserved from the land hereby mentioned under Gift.

From today by way of this Deed of Gift alongwith donee's own undivided 1/2 share of land i.e. **03 Cottahs 08 Chittaks 15 Sq.ft. (01 Cottahs 00 Chittaks 19.5 sq.ft. in Dag No. 1835 + 02 Cottahs 07 Chittaks 40.5 sq.ft. in Dag No. 1836)** togetherwith undivided 100 Sq.ft. R:T. Shed, the Donee herein has become the absolute and lawful owner of 07 Cottahs 00 Chittaks 30 Sq.ft. of land alongwith 200 Sq.ft. R.T. Shed Standing thereon.

THE ENTIRE PROPERTY
BUTTED AND BOUNDED BY

On the North : Land of Prabir Kumar Aich (Plot No. 'B').
On the South : House of Kesto Das.
On the East : 20ft. Wide T. N. Banerjee Road.
On the West : Land of Pranab Kumar Aich (Plot No. 'A').

The entire property is vividly shown in the sketch map and delineated in the **RED COLOR** Border, annexed hereto which shall form a part of this Deed of Gift.


Atokendu Bandyopadhyay
Advocate

Contd...10

(10)

IN WITNESSES WHEREOF the Donor doth hereby set and subscribe his hand hereunto without any provocation in sound state of health and mind, out of his free will and own accord on this the day, month and year first written above.

WITNESSES:

1. Soham Aich
T. N. Banerjee Road
Sukcher Kal - 700115

2. Sourav Aich
T. N. Banerjee Road
Sukcher Kal - 115

Pradeep Kumar Aich
SIGNATURE OF THE DONOR

I, the Donee hereof do hereby accept the Gift from my beloved brother made by these presents with gratitude.

Pradeep Kumar Aich
SIGNATURE OF THE DONEE

Drafted by:

Alokendu Bandyopadhyay
Adv
ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter:

Preetam Das
Preetam Das

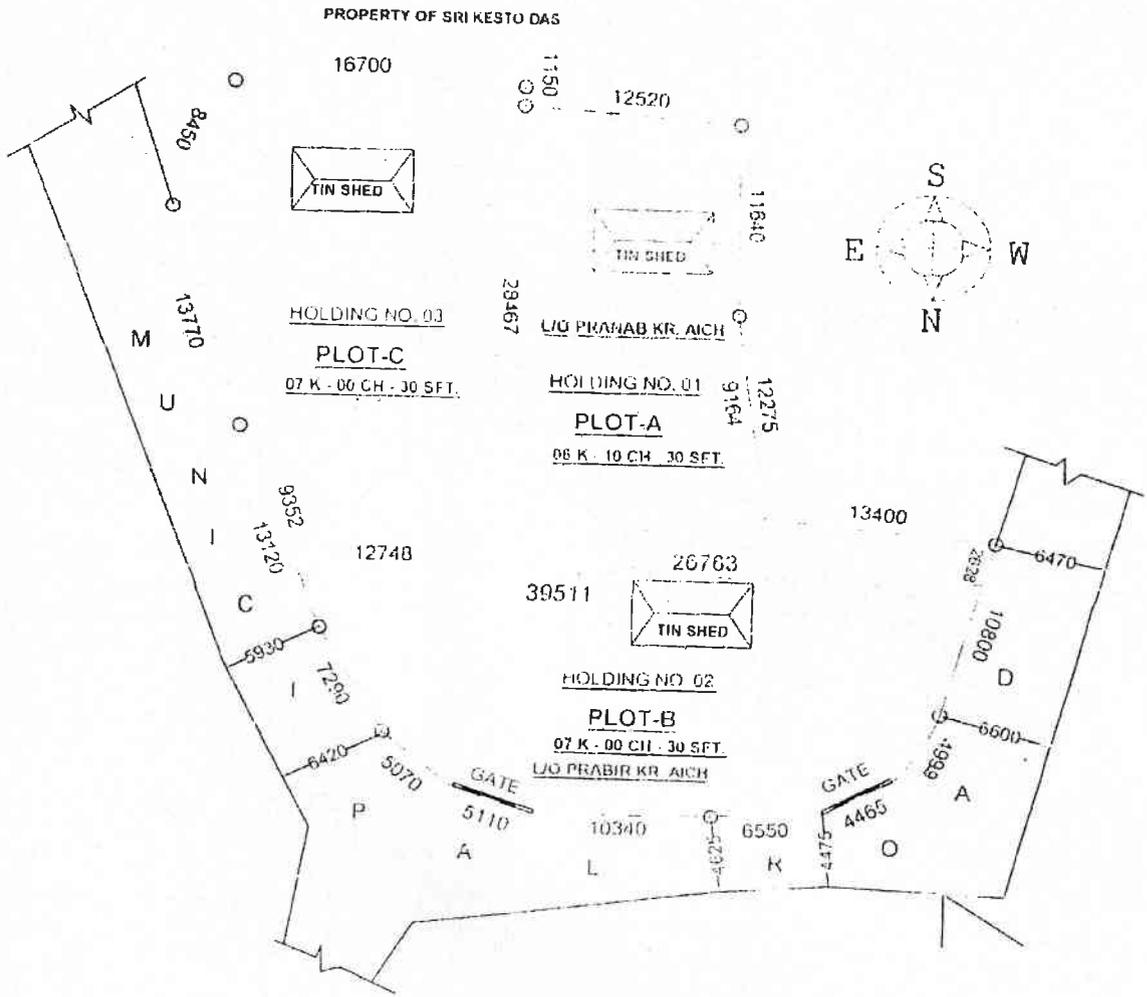
Alokendu Bandyopadhyay
Advocate

SITE PLAN OF LAND AT MOUZA - SUKCHAR, J.L. NO. - 9, R.S. NO. - 14, TOUZI - 156, R.S. KHATAN NO. 232, R.S. DAG NO. 1835, 1836, HOLDING NO. 03, T.N. BANERJEE RD. IN WARD NO. 01 UNDER THE JURISDICTION OF PANHATI MUNICIPALITY, P.S. KHARDAI, DIST. - NORTH 24 PGS.

TOTAL AREA OF LAND : 07 K - 00 CH - 30 Sft.

PLOT-C IS THE SUBJECT PROPERTY OF THIS DEED

DONOR	DONEE	AREA OF LAND	TIN SHED
SRI PRABIR KUMAR AICH S/O SRI RABINDRA NATH AICH	SRI PRANAB KUMAR AICH S/O SRI RABINDRA NATH AICH	50% UNDIVIDED SHARE i.e. 03 K - 00 CH - 15 Sft.	100 SR.



NIKAS DATTA
(Signature)
 ENGINEER (C.B. Class-I)
 SIGNATURE OF ENGR.

(Signature)
 SIGNATURE OF DONOR

(Signature)
 SIGNATURE OF DONEE

ONSTIK PROPERTIES PVT. LTD.
(Signature)
 Director



Government of West Bengal
 Urban Survey Office, Barrackpore, Panihati, Sodepur,
 North 24 Parganas, Email: urbansurveybkp@gmail.com
 Tele : (033) 2563 4411

Memo No:- 60/USO/2022

Dated:- 12.04.2022



To
 Prabir Kumar Aich
 S/O- Rabindra Nath Aich
 T.N Banerjee, Sukhchar
 North 24 Pgs

He/ She is informed that his/ her name has been recorded in respect of the land described in the schedule below :

- The Schedule*
- 1. District : North 24 Parganas
 - 2. Police Station : khardah
 - 3. Mouza : Sukhchar
 - 4. J.L. No. : 09
 - 5. R.S. Khatian No. : 288
 - 6. Modi Khatian No. : 267
 - 7. L.R. Khatian No. : 3556

Sl. No	L.R. Plot No.	Total Area of L.R Plot	R.S. Plot No.	Classification	Share	Area (Acre)
1.	4705	0.2342	1835,1836	BASTU	2570	0.0460
2.	4704	0.1290	1835,1836	BASTU	10000	0.1290

Prescribed Authority under 30 of the West Bengal Land Reforms Act, 1955.
 North 24 Parganas

OMTIK PROPERTIES PVT. LTD.
 Director

Major Information of the Deed

Deed No :	I-1524-04647/2024	Date of Registration	26/06/2024
Query No / Year	1524-2001551415/2024	Office where deed is registered	
Query Date	23/06/2024 1:24:10 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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. 25,00,000/-	Rs. 45,18,704/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,020/- (Article:33(i))	Rs. 45,201/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

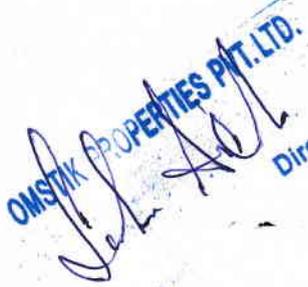
Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: T. N. Banerjee Road, Mouza: Sukhchar, Ward No: 1, Holding No:3 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1835	RS-232	Bastu	Bastu	1 Katha 19.5 Sq Ft	9,00,000/-	13,10,302/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-1836	RS-232	Bastu	Bastu	2 Katha 7 Chatak 40.5 Sq Ft	15,75,000/-	31,81,402/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					5.8094Dec	24,75,000 /-	44,91,704 /-	
Grand Total :					5.8094Dec	24,75,000 /-	44,91,704 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	25,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	25,000 /-	27,000 /-	


OMSTIK PROPERTIES PVT. LTD.
 Director

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 136086 to 136108

being No 152404647 for the year 2024.



Handwritten signature

Digitally signed by DEBJANI HALDER
Date: 2024.06.28 17:36:46 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 28/06/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.**



COMPARED BY
Handwritten signature

Certified to be a True Copy

A.D.S.R. Sodepur

Handwritten signature
OMSTIN PROPERTIES PVT. LTD.
Director