

4435/24

I 4649/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 514579

certified that the document is admitted to
 registration. The signature sheet / sheet's
 attached with this document is the part
 of the document.

App. Dist. Sub-Registrar
 Cadappur, North 24 Parganas

26 JUN 2024

DEED OF GIFT
 Approximate valuation of the Gifted Property
 Rs. 10,00,000.00 (Rupees Ten Lakhs) Only.

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

Contd...2

A
 Atokendu Bandyopadhyay
 Advocate

OMSTIK PROPERTIES PVT LTD.
 Director

26/06/24
 02:00 P.M.
 9-2-1551365/24

App. Dist. Sub-Registrar
 Cadappur, North 24 Parganas

26 JUN 2024

2077
100
Alokendu Bandyopadhyay
Advocate
Calcutta High Court, District Judge's Court Barrack,
Barrackpore Court.

A 3 JUN 2024

[Handwritten Signature]



Ayan Banerjee.
Adv
S/o. Swapan Banerjee.
Barrackpore Court.

ADDL. DIST. SUB-REGISTRAR
BARRACKPORE, WEST BENGAL.

26 JUN 2024

OMSTIK PROPERTIES PVT. LTD.
[Handwritten Signature]
Director

(2)

BETWEEN

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 **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 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 **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 hereof by virtue of a Registered Deed of Gift being no. I-05050 for the year 2008 from his beloved mother namely Smt. Mira Rani Aich (Wife of Sri Rabindra Nath Aich) and another Registered Deed of Gift being no. I-15240.4.6.4.7... for the year 2024 from his beloved brother namely Sri Prabir Kumar Aich and a Registered Bengali Deed of Sale, being no. I-4731 for the year 1978 having obtained the Ownership of


Alokendu Bandyopadhyay
Advocate


OMSTIK PROPERTIES PVT. LTD.
Director Contd...3

Pranab Kumar Aich



Acct. Dist. S Chandigarh
Sudhapur, Hariji 24 Palghana

26 JUN 2024

OMSTAR PROPERTIES PVT. LTD.
Johar Singh
Director

(3)

total plot of land measuring an area (07 Cottahs 00 Chittaks 30 sq.ft. + 06 Cottahs 10 Chittaks 30 sq.ft.) totalling 13 Cottahs 11 Chittaks 15 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 (03 Cottahs 09 Chittaks 04 sq.ft.) and R.S. Dag No. 1836 (10 Cottahs 02 Chittaks 11 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. 1 & 3, T. N. Banerjee Road, under Ward No. 1 out of which 01 Cottahs 03 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 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 100 sq.ft. 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,


Atokendu Bandyopadhyay
Advocate


OMSTIK PROPERTIES PVT. LTD.
Director

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Asst. Dist. Sub-Registrar
Sadapur, North 24 Parganas

25 JUN 2024

OMSTIK PROPERTIES PVT. LTD.
[Signature]
Director

(4)

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 Ranjani Badan Dutta, Sri Gour Pada Dutta, Sri Benimadhab Dutta (All sons of Late Haridas Dutta), Smt. Annapurna 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 100 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 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.


Alokendu Bandyopadhyay
Advocate

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(5)

AND WHEREAS the said Sri Prabir Kumar Aich & Sri Pranab Kumar Aich while becoming the 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 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 (having land area 02 Cottahs 00 Chittaks 39 sq.ft.) and R.S. Dag No. 1836 (having land area 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, they jointly mutated their names in the Assessment Registrar of Panihati Municipality bearing holding no. 3, T. N. Banerjee Road, under Ward No. 1 and while enjoying the same the said Prabir Kumar Aich made a Gift of his undivided 1/2 share of the said landed property i.e. 03 Cottahs 08 Chittaks 15 Sq.ft. (01 Cottahs 00 Chittaks 19.5 sq.ft. of land in Dag No. 1835 + 02 Cottahs 07 Chittaks 40.5 sq.ft. of land in Dag No. 1836) alongwith 100 sq.ft. R.T.Shed standing thereon in favour of his younger brother namely Sri Pranab Kumar Aich by executing a Registered Deed of Gift which was executed & registered on ~~26.06.2024~~ at the office of A.D.S.R.O. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, being no. 15240.4647..... for the year 2024.

Pranab Kumar Aich

AND WHEREAS thus in the manner aforesaid the donor hereof has become the lawful sole owner of 07 Cottahs 00 Chittaks 30 Sq.ft. of land a little more or less togetherwith R.T. Shed within Mouza: Sukchar, J.L. 9, Re. Su. 14, Touzi

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Alokendu Bandyopadhyay
Advocate

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OMSTIM PROPERTIES PVT. LTD.
Director

(6)

156, comprised & contained in R.S. Dag No. 1835 & 1836, under R.S. Khatian No. 232, P.S. Khardah and enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS on the other hand the Donor hereof namely Sri Pranab Kumar Aich also have purchased another plot of land measuring an area 11 Decimal which is in Bengali measurement 05 Cottahs 10 Chittaks 30 sq.ft. of land a little more or less alongwith 100 sq.ft. R.T. Shed standing thereon being Plot No. 'A', 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 (01 Cottahs 08 Chittaks 10 sq.ft.) and R.S. Dag No. 1836 (05 Cottahs 02 Chittaks 20 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 his 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 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. 4731, 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. 90, pages from 1 to 5, being no. 4731, for the year 1978.


Alokendu Bandyopadhyay
Advocate

Contd...7

(7)

AND WHEREAS as per the above description of ownership the Donor herein namely Sri Pranab Kumar Aich became the absolute, sole & lawful owner of (07 Cottahs 00 Chittaks 30 sq.ft. + 06 Cottahs 10 Chittaks 30 sq.ft.) Totalling 13 Cottahs 11 Chittaks 15 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 (03 Cottahs 09 Chittaks 04 sq.ft.) and R.S. Dag No. 1836 (10 Cottahs 02 Chittaks 11 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. 1 & 3, T. N. Banerjee Road, under Ward No. 1 and enjoying as well as possessing the same by paying relevant rent & taxes to the authority concern.

AND WHEREAS the Donee is the full blooded elder brother of the Donor. The Donee loves the Donor the best, similarly the Donor also loves & respect the Donee at best. Due to love and affection the Donor herein made up his mind to make a gift of 01 Cottahs 03 Chittaks 15 sq.ft. of land togetherwith 100 sq.ft. R.T. Shed standing thereon into and out of his total plot of land measuring 13 Cottahs 11 Chittaks 15 sq.ft. of land a little more or less 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 &



Mokendu Bandyopadhyay
Advocate

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(8)

1336, 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. 1 & 3, T. N. Banerjee Road, under Ward No. 1 in favour of the Donee herein and accordingly he proposed to the Donee to accept such donation and the Donee hereto agreed to cordially accepted the same for which appear this presents.

AND WHEREAS presently I the Donor is now 65 years old, having good physique and sound mental strength. The Donee hereof is my full blooded brother. My brother i.e. the Donee hereof has given me happiness and mental peace by his utmost care and sincerity towards my personal need and health, moreover he has love towards me, he looks after me in all respect.

AND WHEREAS I, the Donor myself love my elder brother in all respect vis-a-vis my brother also tries his best to take care of me in all respect therefore I am very much pleased and contented about him and in recognition to his incessant 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.



Alokendu Bandyopadhyay
Advocate

Contd...9

(9)

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



Alokendu Bandyopadhyay
Advocate

Contd...10

(10)

enjoy the said property without any lawful eviction, interruption or claim from or by the Donor or any person 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.



Alokendu Bandyopadhyay
Advocate

Contd...11

(11)

THE SCHEDULE ABOVE REFERRED TO
(Description of the Land to be gifted)

ALL THAT a peace & parcel of land measuring an area 01 Cottahs 03 Chittaks 15 Sq.ft. of land a little more or less alongwith 100 sq.ft. R.T. Shed with **Cemented** Flooring 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** (00 Cottahs 03 Chittaks 15 sq.ft.) and **R.S. Dag No. 1836** (01 Cottahs 00 Chittaks 00 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. 1 & 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.

THE GIFTED PROPERTY

BUTTED AND BOUNDED BY

- On the North : Land of Prabir Kumar Aich (Plot No. 'B').
On the South : Land of Pranab Kumar Aich.
On the East : 20ft. Wide T. N. Banerjee Road.
On the West : 22ft. Wide T. N. Banerjee Road.

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.


Alokendu Bandyopadhyay
Advocate

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(12)

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. Sourav Aich
T.N. Banerjee Road
PO. Sukchar - Kol-115

2. Jahan Aich
T.N. Banerjee Road
PO - Sukchar
Kol - 700115

Pranab Kumar Aich
SIGNATURE OF THE DONOR

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

Pranab Kumar Aich
SIGNATURE OF THE DONEE

Drafted by:

Alokendu Bandyopadhyay

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

Laser Setter:

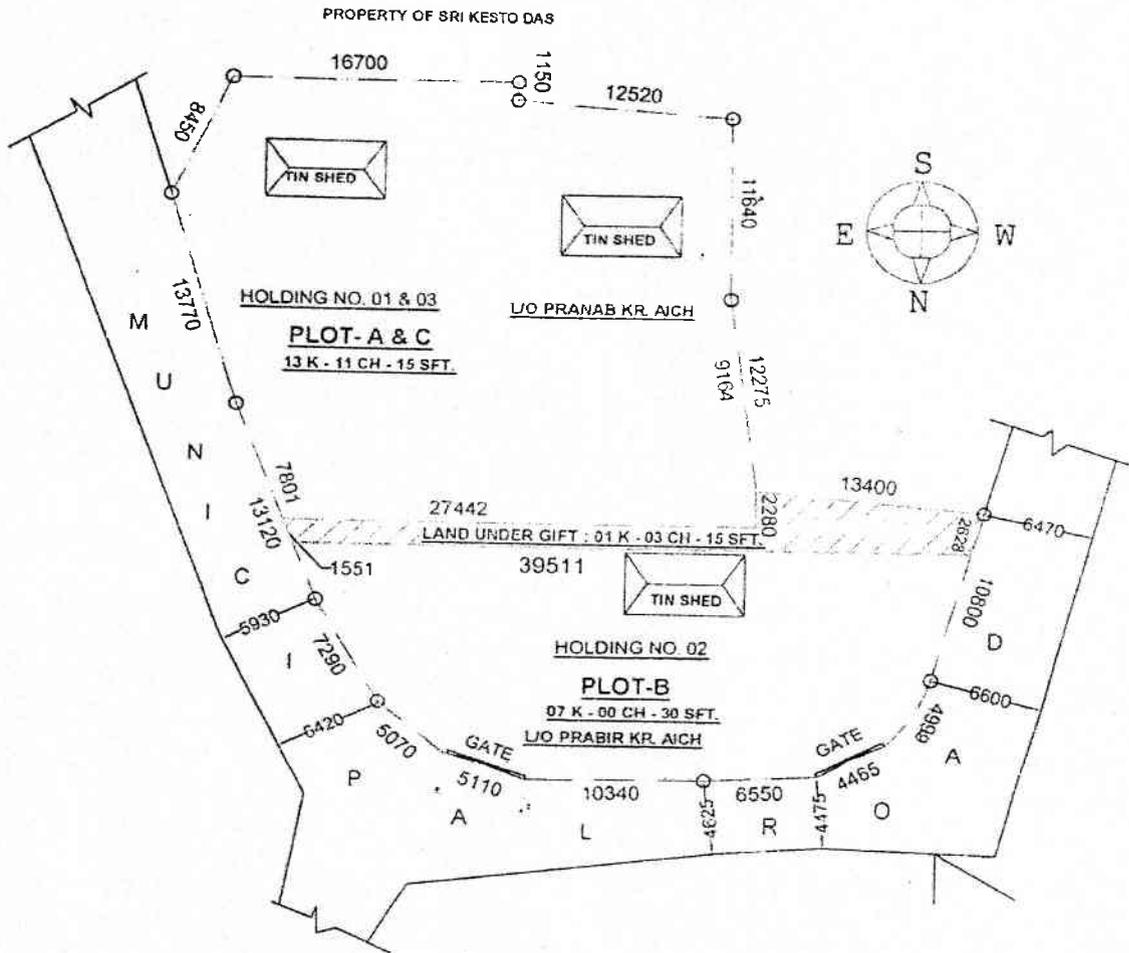
Preetam Das
Preetam Das

Alokendu Bandyopadhyay
Advocate

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

TOTAL AREA OF LAND : 13 K - 11 CH - 15 Sft.

DONOR	DONEE	AREA OF LAND	TIN SHED
SRI PRANAB KUMAR AICH S/O SRI RABINDRA NATH AICH	SRI PRABIR KUMAR AICH S/O SRI RABINDRA NATH AICH	01 K - 03 CH - 15 Sft.	NIL



BIKAS DATTA

Consultant Civil Engineer (R.G. Class-I)
ISC No. 1507/2019, 1570

SIGNATURE OF ENGG.

Pranab Kumar Aich

SIGNATURE OF DONOR

Prabir Kumar Aich

SIGNATURE OF DONEE

OMSTK PROPERTIES PVT. LTD.
Director

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI PRANAB KUMAR AICH**

Pranab Kumar Aich

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
MASKED	MASKED	MASKED	MASKED	MASKED

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
MASKED	MASKED	MASKED	MASKED	MASKED

Pranab Kumar Aich

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI PRABIR KUMAR AICH**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Prabir Kumar Aich

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
MASKED	MASKED	MASKED	MASKED	MASKED

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
MASKED	MASKED	MASKED	MASKED	MASKED

Prabir Kumar Aich

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

OMSTK PROPERTIES PVT.LTD
[Signature]
Director



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



192024250093209028

GRN Details

GRN:	192024250093209028	Payment Mode:	SBI Epay
GRN Date:	25/06/2024 21:26:36	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0797839277838	BRN Date:	25/06/2024 21:26:54
Gateway Ref ID:	64197564	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	250620242009320901	Payment Init. Date:	25/06/2024 21:26:36
Payment Status:	Successful	Payment Ref. No:	2001551365/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Alokendu Bandyopadhyay
 Address: 76, Central Road, Anandaloke, Kol-110
 Mobile: 9830075574
 Period From (dd/mm/yyyy): 25/06/2024
 Period To (dd/mm/yyyy): 25/06/2024
 Payment Ref ID: 2001551365/2/2024
 Dept Ref ID/DRN: 2001551365/2/2024

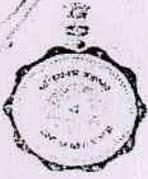
Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001551365/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	15699

IN WORDS: **FIFTEEN THOUSAND SIX HUNDRED NINETY NINE ONLY.**

Total 15699

OMSTIK PROPERTIES PVT. LTD.
 Director



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



192024250093931578

GRN Details

GRN: 192024250093931578 Payment Mode: SBI Epay
GRN Date: 26/06/2024 12:18:18 Bank/Gateway: SBIPay Payment Gateway
BRN: 0092732163420 BRN Date: 26/06/2024 12:18:31
Gateway Ref ID: 64248405 Method: Axis Bank-Retail NB
GRIPS Payment ID: 260620242009393056 Payment Init. Date: 26/06/2024 12:18:18
Payment Status: Successful Payment Ref. No: 2001551365/5/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Alokendu Bandyopadhyay
Address: 76, Central Road, Anandaloke, Sodepur, Kolkata-700110
Mobile: 9830075574
Period From (dd/mm/yyyy): 26/06/2024
Period To (dd/mm/yyyy): 26/06/2024
Payment Ref ID: 2001551365/5/2024
Dept Ref ID/DRN: 2001551365/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001551365/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	920
Total				920

IN WORDS: NINE HUNDRED TWENTY ONLY.

GRIPS Payment ID: 260620242009393056 :: eChallan generated at: 26/06/2024 12:32:51

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OMSTIN PROPERTIES PVT. LTD.
Director

26/06/2024 , Query No:-15242001551365 / 2024 Deed No :I-04649/2024.
Document is digitally signed.



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



URBAN SURVEY OFFICE
 (Under Rule 10 of the U.S.O. R. Act, 1955)

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 : Ichardah
- 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 of the
 West Bengal Land Reforms Act, 1955.
 North 24 Parganas

OMSTIK PROPERTIES PVT. LTD.
 Director

Major Information of the Deed

Deed No :	I-1524-04649/2024	Date of Registration	26/06/2024
Query No / Year	1524-2001551365/2024	Office where deed is registered	
Query Date	23/06/2024 1:17:47 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. 10,00,000/-	Rs. 15,68,532/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,020/- (Article:33(i))	Rs. 15,699/- (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:1 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1835	RS-232	Bastu Bastu	3 Chatak 15 Sq Ft	75,000/-	2,65,782/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.

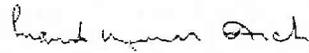
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: T. N. Banerjee Road, Mouza: Sukhchar, Ward No: 1, Holding No:3 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1836	RS-232	Bastu Bastu	1 Katha	9,00,000/-	12,75,750/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road.
Grand Total :				1.9938Dec	9,75,000 /-	15,41,532 /-	

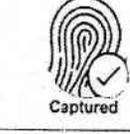
Structure Details :

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 /-	

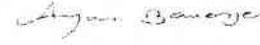
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pranab Kumar Aich (Presentant) Son of Mr Rabindra Nath Aich Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured	
	26/06/2024	26/06/2024	LTI	26/06/2024
T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prabir Kumar Aich Son of Mr Rabindra Nath Aich Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured	
	26/06/2024	26/06/2024	LTI	26/06/2024
Son of Mr Rabindra Nath Aich T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ADxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120		 Captured	
	26/06/2024	26/06/2024	26/06/2024
Identifier Of Mr Pranab Kumar Aich, Mr Prabir Kumar Aich			

OMSTIK PROPERTIES PVT. LTD.
Johan Aich
 Director

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 Pranab Kumar Aich	Mr Prabir Kumar Aich	Y	0.34375 Dec	2,65,782/-
L2	Mr Pranab Kumar Aich	Mr Prabir Kumar Aich	Y	1.65 Dec	12,75,750/-

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 Pranab Kumar Aich	Mr Prabir Kumar Aich	Y	100 Sq Ft	27,000/-

OMSTAR PROPERTIES PVT. LTD.
Director

Endorsement For Deed Number : I - 152404649 / 2024

On 26-06-2024

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.

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

Presented for registration at 14:00 hrs on 26-06-2024, at the Office of the A.D.S.R. SODEPUR by Mr Pranab Kumar Aich ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,68,532/- . Family Members amount Rs 15,68,532/-

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

Execution is admitted on 26/06/2024 by 1. Mr Pranab Kumar Aich, Son of Mr Rabindra Nath Aich, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 2. Mr Prabir Kumar Aich, Son of Mr Rabindra Nath Aich, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,699.00/- (A(1) = Rs 15,685.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,699/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/06/2024 9:26PM with Govt. Ref. No: 192024250093209028 on 25-06-2024, Amount Rs: 15,699/-, Bank: SBI EPay (SBlePay), Ref. No. 0797839277838 on 25-06-2024, Head of Account 0030-03-104-001-16
Online on 26/06/2024 12:18PM with Govt. Ref. No: 192024250093931578 on 26-06-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0092732163420 on 26-06-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 920/-

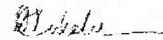
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 7572, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: Rana Sur

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/06/2024 9:26PM with Govt. Ref. No: 192024250093209028 on 25-06-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0797839277838 on 25-06-2024, Head of Account

Online on 26/06/2024 12:18PM with Govt. Ref. No: 192024250093931578 on 26-06-2024, Amount Rs: 920/-, Bank: SBI EPay (SBlePay), Ref. No. 0092732163420 on 26-06-2024, Head of Account 0030-02-103-003-02



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2024, Page from 136061 to 136085
being No 152404649 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.06.28 17:33:38 +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

Charaya



Deemed to be a True Copy

A.D.S.R. Sodepur
OMSTIK PROPERTIES PVT. LTD.
Sanku Halder
Director