



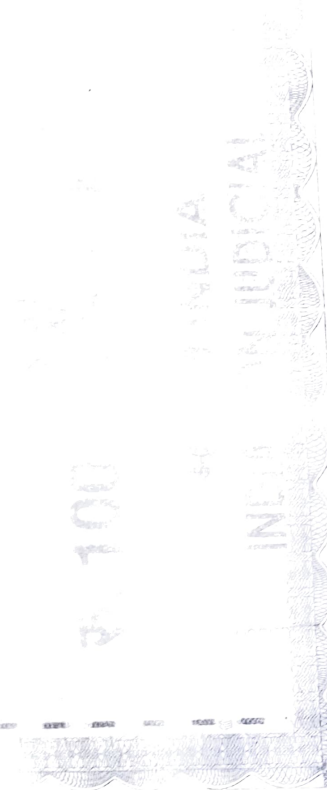
HOWRAH MUNICIPAL CORPORATION  
BUILDING DEPARTMENT

4, MAHATMA GANDHI ROAD, HOWRAH - 711 101

Phone : 033 2630 3311/3312

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

১০/১১/২০২০

Certified that the document is  
admitted to registration the  
Signature Sheet and endorsement  
Sheet which are attached to the  
document are the original of the  
document.

A. D. S. R. CHAKRABARTY

07 OCT 2020

DEED OF GIFT

THIS DEED OF GIFT made on this

day of October, 2020 between 1) SRI

DAYANAND TIWARI (PAN: BANPT8677E) (Aadhaar No. 399924553920), (Mobile

No. 9123732829 ), 2) SRI SHARDA NAND TIWARI (PAN: BTNPT3329N)

(Aadhaar No. 440762804124), (Mobile No. 78900049763) 3) SRI SANJAY TIWARI

(PAN: MUPPS12131) (Aadhaar No. 332276127720), (Mobile No. 8933066202 ) all

sons of Late lang Bahadur Tiwari, by faith- Hindu, Citizen of India, by occupation -

Business, residing at 51/2/4, Botanical Garden Road, Post Office Botanical Garden,

Police Station A. J. C. Bose Botanical Garden, District- Howrah, Pin Code 711 103,

State of West Bengal do herein after the "DONORS"(which expression unless

excluded by or repugnant to the context be deemed to include their legal heirs,

successors, representatives, nominees and assigns ).

-AND-

1) SRI ANISH KUMAR TIWARI (PAN ATWPT5186F) (Aadhaar No. 9851 7637

8880), (Mobile No. 8910431783), son of Dayanand Tiwari, by faith- Hindu, Citizen

of India, by occupation - Business, 2) MISS. PREETI TIWARI (PAN: BN1PT8170K)

(Aadhaar No. 310092506180), (Mobile No. 8777899304), daughter of Sharda Nand

Tiwari, by faith- Hindu, Citizen of India, by occupation - Business no 1 and 2 both

residing at 51/2/4, Botanical Garden Road, Post Office Botanical Garden, Police

Station A. J. C. Bose Botanical Garden, District- Howrah, Pin Code 711 103, State of

West Bengal 3) SMT. MANITA TIWARI (PAN: FPFPM4865C) (Aadhaar No.

998264130372), (Mobile No. 8017823529), wife of Sanjay Tiwari, by faith- Hindu

Citizen of India, by occupation - Household duty, residing at Moon Chapara, Balia,

Post Office Balia, Police Station Balia, District- Balia, Pin Code 277209, State of Uttar

Pradesh do herein after the "DONEES"(which expression unless excluded by or

repugnant to the context be deemed to include their legal heirs, successors

representatives, nominees and assigns ).

All that piece and parcel of the property situated within State of West Bengal District Howrah District Registry Office Howrah Additional District Sub-Registry Office Howrah, Post Office Botanical Garden, Mouja Shibpur, Police Station A. J. C. Bose Botanical Garden, Howrah Municipal Corporation Ward No. 39, Holding No. 51/2/4, Botanical Garden Road, corresponding to J. L. No. 1, Sheet No. 159, L. R. Khatian 63, 64, 65, 66, L. R. Dag 14, measuring 03 Cottah 13 Chittacks 10 sq.ft. of Bastu land with pucca one storied old dilapidated building measuring 1200 sq.ft. is the property under this Deed of Gift which is more fully described in the Schedule herein below.

Whereas, the property within 51/2/4, Botanical Garden Road, Ward No. 39, Mouja, Shibpur and Police Station Shibpur, District Howrah, measuring about 3 Cottah 13 Chattah 10 Sq. ft of mokarari mourashi bastu land belong to Sudhindra Nath Chatterjee, son of Late Surendra Nath Chatterjee of 4, Iswar Dutta Lane, District Howrah.

Whereas, Sudhindra Nath Chatterjee during the course of his enjoyment of the aforesaid property duly appointed Tarak Chandra Mukhopadhyay of 75, Debendra Ganguly Road, Police Station Shibpur, District Howrah as his constituted Attorney by executing a General Power of Attorney duly Registered before District Sub Registry Office Howrah and recorded as Book No. 1, Volume 17, Page 72 to 78, Being No. 459 for the years 1959.

Whereas, later on by virtue of aforesaid Registered General Power of Attorney said Tarak Chandra Mukhopadhyay duly sold out the property within 51/2, Botanical Garden Road, Police Station Shibpur, District Howrah to the buyers Ambika Tiwari, Kalika Tiwari, Jang Bahadur Tiwari all sons of Late Kaileswar Tiwari. The said Deed of Sale was executed on 11.05.1959 and Registered before District Sub Registry Office Howrah and recorded as Book No. 1, Volume No. 49, Page 14 to 17, Deed No. 2243, for the year 1953.

13.11.2019 before Police Station A. J. C. Bose Botanical Garden, having General Diary No. 507 subsequently to avoid any legal encumbrances the matter of loss of all the original title deeds as fully mentioned herein above Newspaper Publication was made on 24.11.2019 before the daily Bengali Newspaper "Aajkaal" and daily English Newspaper "Telegraph" through their authorized Advocate. That in the publication information and or objection if any was invited from any person or persons who ever being interested in connection to the concern property but even after the laps of statutory time as provided in the published notice of Newspaper no such objection and or claim and or information was tendered was raised by anybody else whatsoever.

Whereas, the Donee Anish Kumar Tiwari is the son of Daya Nanda Tiwari, Preeti Tiwari is the daughter of Saradanand Tiwari and Manita Tiwari wife of Sanjoy Tiwari so out of love, affection and considering the responsibility towards the Donees, the Donors executed this Deed of Gift in favour of the Donees in connection to schedule mentioned property and delivered peaceful complete vacant possession of the gifted property to the Donees and became out of possession and title less from the gifted property and the Donor at present consider it to be necessary and urgent to create such instrument so that the interest and lively hood of the Donees may not be prejudiced in any manner.

Whereas, the Donors by way of execution of this Deed of Gift in favour of the Donees and after delivering the possession of the gifted property to the Donees became title less and out of possession from the schedule mentioned gifted property. Henceforth, whatever right, title and interest so long the Donors possesses over the schedule mentioned gifted property shall seize forever and the same vested upon the Donees. That henceforth, the Donors or any of their legal heirs or representatives shall not have any claim over the Schedule mentioned gifted property. During the course of peaceful enjoyment of the Schedule mentioned property by the Donees neither the Donors nor any other person or persons have any right to raise any



HOWRAH MUNICIPAL CORPORATION  
BUILDING DEPARTMENT  
4, MAHATMA GANDHI ROAD, HOWRAH - 711 101  
Phone : 033 2638 3111/12/13 Fax : 033 -

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Additional District Sub Registry Office Howrah and recorded as Deed No. 4540, for the year 2005.

Whereas, in the aforesaid manner Radhika Devi Tiwari, Daya Nand Tiwari, Saradanand Tiwari and Sanjoy Tiwari jointly became the owners of 3 Cottah 13 Chattak 10 Sq.ft. of bastu land in respect to holding no. 51/2/4, Botanical Garden Road, Police Station Shibpur, District Howrah and continue to enjoy the same. That during the course of such enjoyment of the property Radhika Devi Tiwari died and upon her death her undivided share of property vested upon Daya Nand Tiwari, Saradanand Tiwari and Sanjoy Tiwari and they continue to enjoy the same in an absolute peaceful manner. That presently the aforesaid properties as mentioned in this Deed of Gift is within Howrah Municipal Corporation holding no. 51/2/4, Botanical Garden Road, Police Station Shibpur, District Howrah measuring 3 Cottah 13 Chattak 10 Sq.ft. of bastu land with structure.

Whereas, it is specified that Daya Nand Tiwari, Saradanand Tiwari and Sanjoy Tiwari during the course of their joint enjoyment of the property when some documents regarding the title of the property morefully described herein below:

- a) Gift Deed executed on 26.10.2005 registered before Additional District Sub Registry Office Howrah and recorded as Deed No. 4540 for the year 2005.
- b) Sale Deed executed on 11.09.1968 registered before District Sub Registry Office Howrah and recorded as Deed No. 459 for the year 1968.
- c) Sale Deed executed on 11.05.1959 registered before District Sub Registry Office Howrah and recorded as Deed No.2545 for the year 1959.
- d) Deed of Partition dated 18.12.1999 registered before District Sub Registry Office Howrah and recorded as Deed No. 6067 for the year 1999.

Whereas, while in course of enjoyment the aforesaid documents were in their custody unfortunately they lost the aforesaid documents from their custody and regarding such loss of aforesaid original documents a General Diady was lodge on

Deed of Partition Radhika Devi Tiwari, Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari jointly obtained in their share 3 Cottah 13 Chattak 10 Sq.ft of mokarami mourashi bastu land out of holding no. 51/2, Botanical Garden Road, Police Station Shibpur, District Howrah and continue to enjoy the same in a joint peaceful manner. Whereas, after obtaining demarcated property by virtue of aforesaid Deed of Partition in respect to holding no. 51/2, Botanical Garden Road, Police Station Shibpur, District Howrah aforesaid owners Radhika Devi Tiwari, Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari duly mutated their names before Howrah Municipal Corporation and their names were recorded under holding no. 51/2/4, Botanical Garden Road, Ward No. 39, P. S Shibpur, District Howrah and continue to enjoy the same in a joint peaceful manner. That the Owners also mutated their names in the L. R. Record of Rights under District Howrah, Mouja and Police Station Shibpur, J. L. No. 1, Sheet No. 159, L. R. Dag 14, L. R. Khatian 63 (stands in the name of Dayananda Tiwari), L. R. Khatian 64 (stands in the name of Radhika Tiwari), L. R. Khatian 65 (stands in the name of Sanjay Tiwari), L. R. Khatian 66 (stands in the name of Sarada Tiwari).

Whereas, after obtaining demarcated share of property Hridya Nanda Tiwari, Mira Tewari, Ananda Kumar Tiwari, Nil Kamal Tiwari, Rajaashree Tiwari, Uma Shankar Tiwari, Rameswar Tiwari, Dinesh Kumar Tiwari jointly executed a Deed of Gift in favour of Radhika Devi Tiwari, Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari. The said Deed of Gift Mira Tewari, Ananda Kumar Tiwari, Nil Kamal Tiwari, Rajaashree Tiwari, Uma Shankar Tiwari, Rameswar Tiwari was represented by their constituted attorney Dinesh Kumar Tiwari. That by virtue of said Deed of Gift some property measuring about 264 sq.ft. from holding no. 51/2/3, Botanical Garden Road, Police Station Shibpur, District Howrah and 51/2/2, Botanical Garden Road, Police Station Shibpur, District Howrah was gifted. The said Deed of Gift was

Whereas, during the course of enjoyment of the property one of the co sharers Ambika Tiwari died leaving behind his only son Birbahadur Tiwari as his only legal heirs accordingly the undivided share of property as left by Ambika Tiwari was inherited by Birbahadur Tiwari who continue to enjoy the same in a joint peaceful manner along with other co owners.

Whereas, during the course of enjoyment of the property one of the co sharers that is Kalika Tiwari died leaving behind his two sons Hridaya Nand Tiwari and Brindanand Tiwari as his only legal heirs accordingly the undivided share of property as left by Kalika Tiwari was jointly inherited by Hridaya Nand Tiwari and Brindanand Tiwari who continue to enjoy the same in a joint peaceful manner along with other co owners.

Whereas, during the course of enjoyment of the property one of the other co sharers i.e. Jang Bahadur Tiwari died leaving behind his wife Radhika Tiwari and three sons Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari as his only legal heirs accordingly the undivided share of property as left by Jang Bahadur Tiwari was jointly inherited by Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari who continue to enjoy the same in a joint peaceful manner along with other co owners.

Whereas, in the aforesaid manner Birbahadur Tiwari, Hridaya Nand Tiwari, Brindanand Tiwari, Radhika Tiwari, Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari became the joint owners of the total property within 51/2, Botanical Garden Road, Police Station Shibpur, District Howrah and they continue to enjoy the same in a joint peaceful manner.

Whereas, during the course of such joint enjoyment of the property the Owners namely Birbahadur Tiwari, Hridaya Nand Tiwari, Brindanand Tiwari, Radhika Tiwari, Daya Nand Tiwari, Saradanand Tiwari and Sonjoy Tiwari by their amicable settlement duly executed a Deed of Partition among them which was registered before District Sub Registry Office Howrah and recorded as Book No. 1, Volume No. 168, Page 135 to 146, Deed No. 6067, for the year 1990. That, by virtue of aforesaid

objection or claim any right, title or interest over the Schedule mentioned gifted property.

Whereas, the property under this Deed of Gift is free from all encumbrances and having a good marketable title for transfer and the same is fit for equitable mortgage.

Whereas, the Donees by way of this Deed of Gift became the Owners of the schedule mentioned property. The Donees have absolute right to transfer the property by way of sale, gift, settlement and or lease out the same or create mortgage for the same in accordance with law. The Donees have the right to induct tenant or Licensee in respect to the gifted property. The Donees will do whatever the Donees will think best for the better enjoyment and or transfer of the schedule mentioned property and the Donors should not raise any objection and or cause any interference to that effect. The Donees have the right to mutate their names before Settlement Department and Howrah Municipal Corporation out of the efforts and expenses of the Donees and in this respect if any co-operation required from the Donors then the Donors will do that in favour of the Donees.

Whereas, the Donors executed this Deed of Gift out of their own accord and natural love and affection towards the Donees. The Donors executed this Deed of Gift out of their own desire without any interference or influence by anybody else. It is to be specified that the Donees accepted this Deed of Gift with gratitude.

That the Donor No. 1 Daya Nanda Tiwari is the father of Donee No. 1 Anish Kumar Tiwari. The Donor No. 2 Sarada Nand Tiwari is the father of Donee No. 2 Preeti Tiwari. The Donor No. 3 Sanjoy Tiwari is the husband of Donee No. 3 Manita Tiwari. The Donors are transferring their respective shares in favour of the respective Donees in terms of this Deed of Gift as well as the Property mentioned in the Deed of Gift.

SCHEDULE

(Gifted Property)

All that piece and parcel of the property situated within State of West Bengal District Howrah District Registry Office Howrah Additional District Sub-Registry Office Howrah. Post Office Botanical Garden, Mouja Shibpur, Police Station A. J. C. Bose Botanical Garden, Howrah Municipal Corporation Ward No. 39, Holding No. 51/2/4, Botanical Garden Road, corresponding to J. L. No. 1, Sheet No. 159, L. R. Khatian 63, 64, 65, 66, L. R. Dag 14, measuring 03 Cottah 13 Chittacks 10 sq.ft. of Bastu land with R.T. shade measuring 1200 sq.ft. is the property under this Deed of Gift which is butted and bounded as follows.

- |              |   |                                                           |
|--------------|---|-----------------------------------------------------------|
| On the North | : | Property of Rajnarayan Tiwari.                            |
| On the South | : | Botanical Garden Road.                                    |
| On the East  | : | Common passage.                                           |
| On the West  | : | property within 51/2/2 and 51/2/3, Botanical Garden Road. |

THE WITNESS WHEREOF, the Donors and the Donees to this Deed of Gift signed the same after going through the contents very carefully admitting the same to be written correct as per their own advices and direction, on the day, month and year first above written

Witness

1. Arun K. V. Tiwari  
C/2 Botanical  
Garden Road  
Howrah - 3

Dayanand Tiwari  
शास्त्रानन्द तिवारी  
संगम तिवारी

2. Deepak Tiwari  
51/2 B. Garden  
Road Howrah - 3.

Signature of the Donors

Anish K. Tiwari

Preeti Tiwari

शिविता तिवारी

Signature of the Donees

Typed by me

Sunita Chakraborty

(Sunita Chakraborty)

Shibpur, Howrah.

Drafted by me.

Alifabha Mukherjee  
Advocate.

(Judges' Court, Howrah)

WB/652/1979

## GIFT DEED PLAN

LAND WITH STRUCTURE SHOWN IN RED BORDER AT ENTER HOLDING, NO. 14, BOTANICAL GARDEN ROAD, HOWRAH MUNICIPAL CORPORATION, P.S. AJOSE, B GARDEN, DIST.- HOWRAH, WARD NO. 39, PIN- 711103.

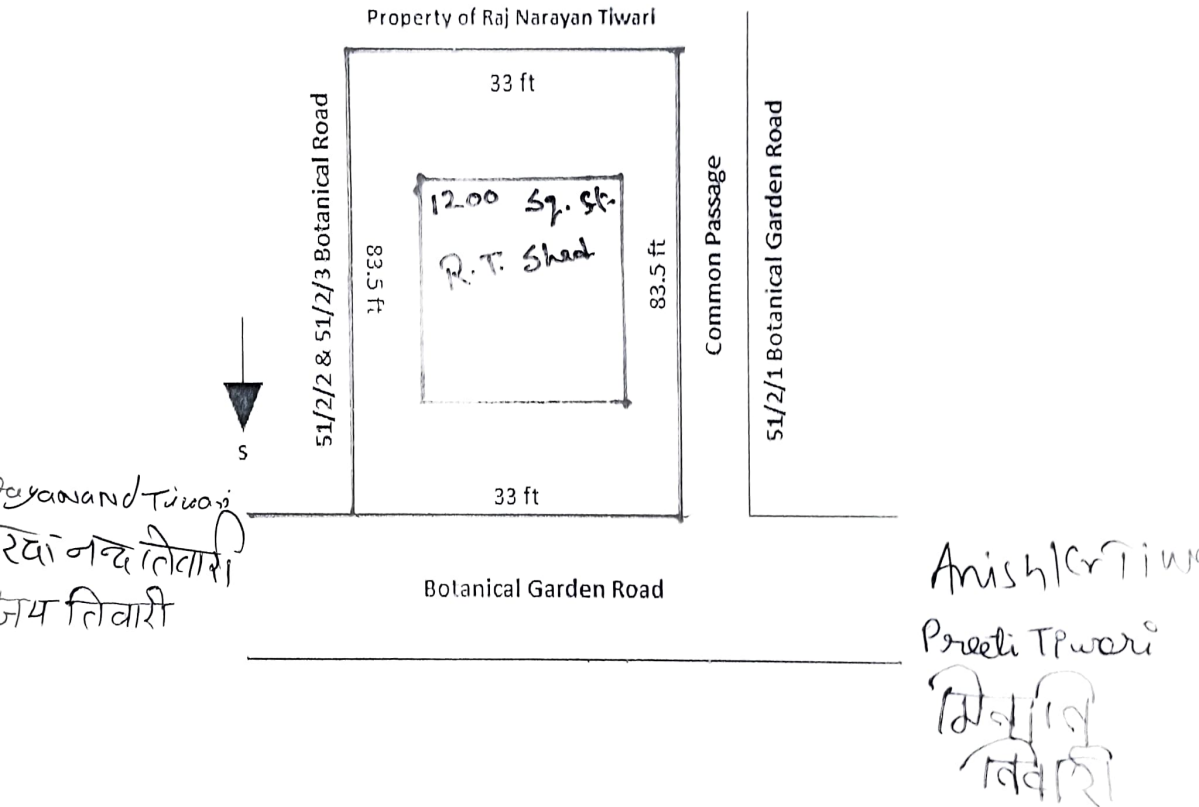
TOTAL AREA OF LAND: 03 COTTAGE 13 CHATTAK 10 SQ. FT, TOTAL AREA OF STRUCTURE : 1200 SQ. FT.

DONOR

- :- (1) SRI DAYANAND TIWARI  
(2) SHARDA NAND TIWARI &  
(3) SANJAY TIWARI

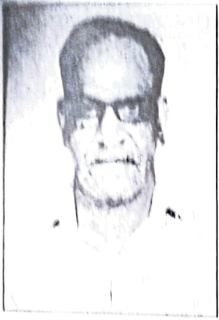
DONEES

- :- (1) SRI ANISH KUMAR TIWARI  
(2) MISS. PREETI TIWARI &  
(3) SMT MANITA TIWARI



# FORM FOR TEN FINGER IMPRESSION

Photo & Signature of Accusants



Signature of

Signature of



Signature of

Signature of



Signature of



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Little



Ring



Middle  
(Right Hand)



Fore



Thumb



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Little



Ring



Middle  
(Right Hand)



Fore



Thumb



Little



Ring



Middle  
(Left Hand)



Fore



Thumb



Little



Ring



Middle  
(Left Hand)



Fore



Thumb

# FORM FOR TEN FINGER IMPRESSION

Signature  
Accutants



Anish K Tiwari

Signature of

|        |      |                        |      |       |
|--------|------|------------------------|------|-------|
|        |      |                        |      |       |
| Little | Ring | Middle<br>(Right Hand) | Fore | Thumb |
|        |      |                        |      |       |
| Little | Ring | Middle<br>(Left Hand)  | Fore | Thumb |



Preeti Tiwari

Signature of

|        |      |                        |      |       |
|--------|------|------------------------|------|-------|
|        |      |                        |      |       |
| Little | Ring | Middle<br>(Right Hand) | Fore | Thumb |
|        |      |                        |      |       |
| Little | Ring | Middle<br>(Left Hand)  | Fore | Thumb |



Preeti Tiwari

|        |      |                        |      |       |
|--------|------|------------------------|------|-------|
|        |      |                        |      |       |
| Little | Ring | Middle<br>(Right Hand) | Fore | Thumb |
|        |      |                        |      |       |
| Little | Ring | Middle<br>(Left Hand)  | Fore | Thumb |

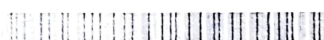


Dayanand Tiwar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

Enrollment No. 2010/19343/20169



8L169149234D5

16914828



आधार नंबर : Your Aadhaar No. :

3399 2455 3920

## আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

Dayananda Tiwari  
 Son - JANGSACADUR TIWARI



1977 Year of Birth 1980  
Male

3399 2455 3920



আধার - সাধারণ মানুষের অধিকার

Dagunand Tiwari



Vehicle Details :

Sl No Name Address, Photo Finger print and Signature

| Name                                                                                                                                                                                          | Photo                                                                             | Finger Print                                                                      | Signature                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Mr ANISH KUMAR TIWARI</b><br>Son of Mr. Devanand Tiwari<br>Executed by: Self, Date of<br>Execution: 07/10/2020<br>, Admitted by: Self, Date of<br>Admission: 07/10/2020 ,Place :<br>Office |  |  |  |

Son of Mr. Devanand Tiwari Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,  
PAN No.: ATxxxxxx6F, Aadhaar No: 98xxxxxx8880, Status :Individual, Executed by: Self, Date  
of Execution: 07/10/2020  
, Admitted by: Self, Date of Admission: 07/10/2020 ,Place : Office

| Name                                                                                                                                                                                                 | Photo                                                                             | Finger Print                                                                      | Signature                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Miss PREETI TIWARI</b><br>Daughter of Mr Sharda Nand<br>Tiwari<br>Executed by: Self, Date of<br>Execution: 07/10/2020<br>, Admitted by: Self, Date of<br>Admission: 07/10/2020 ,Place :<br>Office |  |  |  |

Daughter of Mr Sharda Nand Tiwari Sex: Female, By Caste: Hindu, Occupation: Business, Citizen  
of: India, PAN No.: BNxxxxxx0K, Aadhaar No: 31xxxxxx6180, Status :Individual, Executed by  
Self, Date of Execution: 07/10/2020  
, Admitted by: Self, Date of Admission: 07/10/2020 ,Place : Office

| Name                                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                      | Signature                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Mrs MANITA TIWARI</b><br>Wife of Mr Sanjay Tiwari<br>Executed by: Self, Date of<br>Execution: 07/10/2020<br>, Admitted by: Self, Date of<br>Admission: 07/10/2020 ,Place :<br>Office |  |  |  |

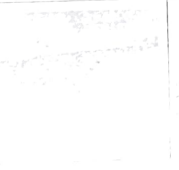
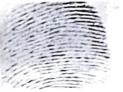
Wife of Mr Sanjay Tiwari Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,  
PAN No.: FPxxxxxx5C, Aadhaar No: 99xxxxxx0372, Status :Individual, Executed by: Self, Date  
of Execution: 07/10/2020  
, Admitted by: Self, Date of Admission: 07/10/2020 ,Place : Office

Identifier Details :

| Name                                                                                                                                                                                            | Photo                                                                               | Finger Print                                                                        | Signature                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Smt Sunita Chakraborty</b><br>Wife of Mr Mohini Chakraborty<br>15/1/4, Ambika Ghosal Lane, P.O -<br>Shibpur, P.S. Shibpur, Howrah, District -<br>Howrah, West Bengal, India, PIN -<br>711102 |  |  |  |

## Donor Details :

Name, Address, Photo, Finger print and Signature

| Sl No | Name                                                                                                                                                                                                                                                                                                                                                                                             | Photo                                                                              | Finger Print                                                                       | Signature                                                                           |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | <p><b>Mr DAYANAND TIWARI</b><br/>(Presentant )<br/>Son of Late Jang Bahadur Tiwari<br/>Executed by : Self, Date of Execution : 07/10/2020<br/>, Admitted by : Self, Date of Admission : 07/10/2020 , Place : Office</p>                                                                                                                                                                          |   |   |    |
|       |                                                                                                                                                                                                                                                                                                                                                                                                  | 07/10/2020                                                                         | LT                                                                                 | 07/10/2020                                                                          |
| 2     | <p><b>Mr SHARDA NAND TIWARI</b><br/>Son of Late Jang Bahadur Tiwari<br/>Executed by : Self, Date of Execution : 07/10/2020<br/>, Admitted by : Self, Date of Admission : 07/10/2020 , Place : Office</p>                                                                                                                                                                                         |   |   |    |
|       |                                                                                                                                                                                                                                                                                                                                                                                                  | 07/10/2020                                                                         | LT                                                                                 | 07/10/2020                                                                          |
|       | <p>51/2/4, Botanical Garden Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BAXXXXX7E, Aadhaar No: 33xxxxxxx3920, Status :Individual, Executed by: Self, Date of Execution: 07/10/2020<br/>, Admitted by: Self, Date of Admission: 07/10/2020 ,Place : Office</p>  |                                                                                    |                                                                                    |                                                                                     |
| 3     | <p><b>Mr SANJAY TIWARI</b><br/>Son of Late Jang Bahadur Tiwari<br/>Executed by : Self, Date of Execution : 07/10/2020<br/>, Admitted by : Self, Date of Admission : 07/10/2020 ,Place : Office</p>                                                                                                                                                                                               |  |  |  |
|       |                                                                                                                                                                                                                                                                                                                                                                                                  | 07/10/2020                                                                         | LT                                                                                 | 07/10/2020                                                                          |
|       | <p>51/2/4, Botanical Garden Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: MUXXXXX3J, Aadhaar No: 33xxxxxxx7720, Status :Individual, Executed by: Self, Date of Execution: 07/10/2020<br/>, Admitted by : Self, Date of Admission: 07/10/2020 ,Place : Office</p> |                                                                                    |                                                                                    |                                                                                     |

## Major Information of the Deed

|                                               |                                                                                                                       |                                 |                      |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|
| Deed No :                                     | I-0502-04985/2020                                                                                                     | Date of Registration            | 07/10/2020           |
| Query No / Year                               | 0502-2001208031/2020                                                                                                  | Office where deed is registered |                      |
| Query Date                                    | 26/09/2020 8:09:24 AM                                                                                                 |                                 | 0502-2001208031/2020 |
| Applicant Name, Address & Other Details       | Asstania Mukherjee<br>Thana - Howrah District Howrah, WEST BENGAL PIN - 711101 Mobile No. 9339970715, 541015 Advocate |                                 |                      |
| Transaction                                   | Additional Transaction                                                                                                |                                 |                      |
| [0201] Gift, Gift in Favour of family members | [4305] Other than Immoveable Property Declaration [No of Declaration 2]                                               |                                 |                      |
| Set Forth value<br>Rs 10,50,000/-             | Market Value<br>Rs 72,47,499/-                                                                                        |                                 |                      |
| Stampduty Paid(SD)                            | Registration Fee Paid<br>Rs 72,489/- (Article A(1), E)                                                                |                                 |                      |
| Rs 36,307/- (Article 33(n))                   | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urbar area)                       |                                 |                      |
| Remarks                                       |                                                                                                                       |                                 |                      |

## Land Details :

District Howrah, P S - Shibpur, Corporation HOWRAH MUNICIPAL CORPORATION, Road: Botanical Garden Road Premises No. 51/2/4 , Ward No. 039 Holding No 51/2/4 Pin Code : 711103

| Sch No        | Plot Number | Khatian Number | Land Proposed ROR | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|-------------|----------------|-------------------|----------------------------|-------------------------|-----------------------|---------------------|
| L1            | (RS - )     |                | Bastu             | 3 Katha 13 Chatak 10 Sq Ft | 10,00,000/-             | 68,87,499/-           | Property is on Road |
| Grand Total : |             |                |                   | 6.3135Dec                  | 10,00,000 /-            | 68,87,499 /-          |                     |

## Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Structure Type | Structure   | Other Details |
|---------|-------------------|-------------------|-------------------------|-----------------------|----------------|-------------|---------------|
| S1      | On Land L1        | 1200 Sq Ft        | 50,000/-                | 3,60,000/-            |                |             |               |
| Total : |                   |                   |                         | 1200 sq ft            | 50,000 /-      | 3,60,000 /- |               |

Floor No 1 Area of floor 1200 Sq Ft, Residential Use, Cemented Floor, Age of Structure 0Year, Roof Type Tiles Shed, Extent of Completion Complete

Endorsement For Deed Number - I - 050204985 / 2020

07-10-2020

**Certificate of Admissibility (Rule 43)** of Registration Rules 1962)

Admissible under Section 52 & 54 of the Registration Act, 1908. The deed is stamped under schedule 1A. Article number of Indian Stamp Act 1908.

resonated. Stamp duty is Rs. 36,207/- (36(1), W.B. Registration Rules, 1962)

W.B. one of the documents at the Office of the A.D.S.R. HOWRAH by Mr. D.K. CHAKRAVARTY.

**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. 2,47,499/- Family Members amount Rs. 2,47,499/-

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

Execution is attested on 27-10-2020 by 1. Mr. DAYANAND TIWARI Son of Late Jang Bahadur Tiwari, 51/2/4 Botanical Garden Road P.O. B Garden, Thana Shibpur, City/Town HOWRAH, Howrah, WEST BENGAL India, PIN - 711103, by caste Hindu, by Profession Business 2. Mr. SHARDA NAND TIWARI, Son of Late Jang Bahadur Tiwari, 51/2/4 Botanical Garden Road P.O. B Garden, Thana Shibpur, City/Town HOWRAH, Howrah, WEST BENGAL India, PIN - 711103, by caste Hindu, by Profession Business 3. Mr. SANJAY TIWARI, Son of Late Jang Bahadur Tiwari, 51/2/4 Botanical Garden Road P.O. B Garden, Thana Shibpur, City/Town HOWRAH, Howrah, WEST BENGAL India, PIN - 711103, by caste Hindu, by Profession Business 4. Mr. ANISH KUMAR TIWARI, Son of Mr. Dayanand Tiwari, 51/2/4 Botanical Garden Road P.O. B Garden, Thana Shibpur, City/Town HOWRAH, Howrah, WEST BENGAL India, PIN - 711103, by caste Hindu, by Profession Business 5. Miss PREETI TIWARI, Daughter of Mr. Sharda Nand Tiwari, 51/2/4 Botanical Garden Road P.O. B Garden, Thana Shibpur, City/Town HOWRAH, Howrah, WEST BENGAL India, PIN - 711103, by caste Hindu, by Profession Business 6. Mrs. MANITA TIWARI, Wife of Mr. Sanjay Tiwari, Moon Chandra, P.O. Ballia Thana BAIRIA, Ballia, UTTAR PRADESH India, PIN - 711103, by caste Hindu, by Profession Business wife

certified by Smt. Sunita Chakraborty, 15/1/4, Ambika Ghosal Lane, P.O. Shibpur, Thana Shibpur, City/Town HOWRAH, Howrah, WEST BENGAL India, PIN - 711102, by caste Hindu, by profession Service

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,489/- ( A(1) = Rs 72,475/- E = Rs 14/- and Registration Fees paid by Cash Rs 0/- by online = Rs 72,489/-

Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department Govt. of WB Online on 05/10/2020 2:31PM with Govt. Ref. No. 192020210104595818 on 05-10-2020, Amount Rs. 72,489/- Bank SBI EPay ( SBIEPay) Ref No. 1523083020013 on 05-10-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 36,257/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 36,207/-

### Description of Stamp

1. Stamp Type: Impressed, Serial no 087074, Amount Rs 100/-, Date of Purchase: 27/02/2020, Vendor name Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS) Finance Department Govt. of WB Online on 05/10/2020 2:31PM with Govt. Ref. No. 192020210104595818 on 05-10-2020, Amount Rs. 36,207/- Bank SBI EPay ( SBIEPay) Ref No. 1523083020013 on 05-10-2020, Head of Account 0030-02-103-003-02

Kaustava Dey

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

Howrah, West Bengal

Register of Registration under Section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2020. Page from 178617 to 178650

Being No 050204985 for the year 2020.



Digitally signed by KAUSTAVA DEY  
Date: 2020.10.09 14:08:47 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2020/10/09 02:08:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)