

Admissible under Rule 21
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Fees Paid Rs. 100/-

R.O.R.R. Dept. & Ex-Officio
Addl. Dist. Sub. Registrar
Alipore, South 24 Parganas

I-134/2025

(Urban-Acquired-Gift)

INDENTURE made this Twenty Two day of September
between the
Two thousand and Twenty Three
GOVERNOR OF THE STATE OF WEST BENGAL hereinafter referred to as the 'DONOR' (which
expression shall unless excluded by or repugnant to the context be deemed to include his successors-in-
office) of ONE PART :

1. AND SHRI/SMT./KM. SUBHASH DEBNATH

Son/Wife/Daughter of Late Mohendra Mohan Debnath
residing at

2. SHRI/SMT./KM. JAGADISH DEBNATH

Son/Wife/Daughter of Late Mohendra Mohan Debnath
residing at

3. SHRI/SMT./KM. SURAJIT KUMAR DEBNATH

Son/Wife/Daughter of Late Mohendra Mohan Debnath
residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

Hindu, residing at Vidyanagar colony

hereinafter called the "DONEE" (Which expression shall unless excluded by or repugnant to the context be
deemed to include his / her heirs, executors, administrators, representatives and assigns) of OTHER PART.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over
and came to the territory of the State of West Bengal from time to time due to force of circumstances
beyond their control;

AND whereas the Government of West Bengal (hereinafter referred to as the "Government") offered all
reasonable facilities to such persons (hereinafter referred to as "Refugees") for residence in West Bengal;

AND whereas a considerable number of such people were compelled by circumstances to use vacant lands
in the urban areas for homestead purposes;

AND whereas the DONEE was one of such persons who had come to use and occupy a piece of land
particularly described in the schedule hereunder;

AND whereas the DONEE being a refugee displaced from East Pakistan (now Bangladesh) approached
the Government of West Bengal for a plot of land for his rehabilitation.

AND whereas the Government of West Bengal with the intent to rehabilitate the refugees from East
Pakistan (now Bangladesh) acquired land in C. S. Dag No. 1089 (P) Mouza Rajpur in Police
Station Tadgaon in the District South 24 Parganas in the urban area under the
provisions of L.D.P. Act., 1948/L.A. Act., 1 of 1894 including the plot now in occupation of the DONEE.

AND whereas it has been decided by the Government to make a gift of the said plot of land in favour of
the DONEE so as to confer absolute right title and interest in the said land where he has been residing
peacefully for a long time more fully described in the scheduled hereunder written;



BOSE CONSTRUCTION

BOSE CONSTRUCTION

Safar Bose

Partner

Sourav Bardhan

Partner

Safar Bose & Sourav Bardhan
Partner of Bose Construction
& CA of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

(2)

NOW THIS DEED WITNESSETH that in consideration of the premises hereinbefore mentioned and to provide relief to the DONEE in consideration of his / her destitute condition of DONOR doth hereby absolutely give grant and transfer unto the DONEE ALL THAT PIECE AND PARCEL OF LAND more fully described in the schedule hereunder written as homestead land OR HOWSOEVER otherwise the said land hereditaments and premises are or is at any time or times heretofore were situated butted and bounded as hereinafter described TOGETHER WITH all ways, paths, passages, easements privileges, appendages and appurtenances whatsoever with all easements thereto and therein TO HAVE AND TO HOLD THE SAID land hereditaments and premises hereby given granted and transferred unto and to the use of the DONEE forever AND THE DONEE shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereby given granted and transferred subject to the condition that the DONEE shall have no right save as hereinafter provided to alienate or transfer in any way the land comprised in the schedule hereunder written in any manner whatsoever within a period of 10 (ten) years from the date of these presents without obtaining prior written permission of the DONOR which shall not be obligatory on the part of the DONOR to give and which will be granted only in exceptional circumstances of hardship PROVIDED THAT THE DONEE shall be at liberty to mortgage charge or encumber the said land with the Life Insurance Corporation of India or any Nationalised or Scheduled Bank, Co-operative Bank or Government or any Statutory Body or Government Sponsored Financial Institution within this period of ten years for the purpose of construction of a residential building therein and for the purpose of better economic and physical improvement. AND THE DONOR and all persons lawfully and equitably claiming as aforesaid shall and will from time to time and at all times hereinafter at the request and costs of the DONEE do or execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said message land hereditaments and every part thereof unto the DONEE in the manner aforesaid as shall or may be reasonably required.

SCHEDULE

ALL THAT PIECE OR PARCEL OF LAND measuring 034. 13 chh. more or less of
3162 S.P.No-547/1
homestead land in E/P No. ✓ in C.S. Dag Plot No. 1089(P) in Khatian No. - of
Mouza Royapur J.L.No. 33 P.S. Jadapur
in the district of South 24 parganas Sub-Registration Office butted and
bounded in the manner following:

On the North S.P.No- 546/1

On the South colony Road

On the East E.P.No- 317

On the West E.P.No- 315

BOSE CONSTRUCTION

Sajal Bose

Partner

Sajal Bose & Sourav Bardhan
Partner of Bose Construction
& CA of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

BOSE CONSTRUCTION

Sourav Bardhan

Partner

SM
Head Surveyor Gr-I
KOLKATA DIST. R.R. & R. OFFICER
Government of West Bengal



BOSE CONSTRUCTION

Partner

Partner

(3)

IN WITNESS WHEREOF THE DONOR and THE DONEE have hereunto set and subscribed their respective hands the day, month and year first above.- written.

Signed and delivered for and on behalf of the Governor

Refugee Relief and Rehabilitation Department
Government of West Bengal

By the Collector

Sm 22/9/23
Dy. Refugee Rehabilitation
Commissioner, West Bengal

District

In the presence of :

1st witness

[Signature]
Dy. Controller (R), Kolkata
Govt. of West Bengal

Address

Occupation

2nd Witness

[Signature]
REHABILITATION OFFICER
KOLKATA DIST. R.R. & R. OFFICER
GOVT. OF WEST BENGAL

Address

Occupation

BOSE CONSTRUCTION

Sajal Bose

BOSE CONSTRUCTION

Sounat Bardhan

Partner

Sajal Bose & Sourav Bardhan
Partner of Bose Construction
& CA of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

Partner

Signed by the DONEE

1st witness

Occupation

Employee

Address

H/KTC Vidya Sagar Colony Kol - FORT

2nd witness

Occupation

Business

Address

3/69 Vidya Sagar Colony

Executed by *[Signature]*
who is Exempt From Person
Appearance is the office under
Section 58 Act XVI of 1908 on
re to him proved by his
Signature.

R.O.R.R. Dept. & Ex-Officio
Addl. Dist. Sub. Registrar
Alipore, South 24 Parganas

presented for Registration
 at 3.30 AM/PM on the 24th day of Oct 2013
 at the office of the
 Additional District Registrar
 from North 24 Parganas
 by
 Executive Magistrate or one at the
 Executive Magistrate or
 Magistrate, Alipore, South 24 Parganas
 of 20
 by the under power
 Attorney No.
 District Registrar South/North
 Alipore, 24 Parganas

Sulhash Debnath
 Jagadish Debnath
 Surajit Kumar Debnath

① Sulhash Debnath
 ② Jagadish Debnath
 ③ Surajit Kumar Debnath
 Son of Kshetra Mohan Debnath
 Wife of Vidya Sagar Colony
 Thana Jadav Pur
 District 24 P.S. CS
 By Caste Hindu
 By Profession

Sulhash Debnath
 Jagadish Debnath
 Surajit Kumar Debnath

LT 220-221
 LT 220-222
 LT 220-223



R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas

IDENTIFIED BY
 Biswasjit Pariyal

Son of Let. Haridax Rajan
 Wife of 3/69 Vidya Sagar Colony
 Thana Netaji Nagar
 District South 24 Parganas
 By Caste Hindu
 By Profession Business

B. Pariyal

R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas

R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas

REGISTERED ID

Book No. 11
 Volume No. 11
 Page No. 233 to 236
 Drawing No. 134
 Date of Year 2013

BOSE CONSTRUCTION
 Sajal Bose

BOSE CONSTRUCTION
 Soumad Bandhan

Partner
 Sajal Bose & Sourav Bardhan
 Partner of Bose Construction
 & CA of Jagadish Debnath,
 Surajit Kumar Debnath
 & Sulhash Debnath
 Partner

R.O.R.R. Dept. & Ex-Officio
 Addl. Dist. Sub. Registrar
 Alipore, South 24 Parganas



GOVERNMENT OF WEST BENGAL
REFUGEE RELIEF & REHABILITATION DEPARTMENT
NABANNA, 6TH FLOOR
325 SHARAT CHATTERJEE ROAD, HOWRAH - 711102

Case No. 859[697]/(DCR)dated-14/11/2024/III/2P-742/2024

Dated:- 15th January 2025

From : The Joint Secretary to the GOVT. OF WEST BENGAL,

To : Sri Subhash Debnath, Sri Jagadish Debnath, Sri Surajit Kumar Debnath
4/74, Vidyasagar Colony, P.S. Netaji Nagar, Kolkata - 700047.

Sub : Grant of permission Sri Subhash Debnath, Sri Jagadish Debnath, Sri
Surajit Kumar Debnath, for sale of landed property.

The undersigned is directed to say That Sri Subhash Debnath, Sri Jagadish Debnath, Sri Surajit Kumar Debnath, both are son of Late Kshetra Mohan Debnath, donee of plot of land measuring 03 Cottah 13 Chittak 00 Sft. more or less at Vidyasagar Colony in mouza - Roypur, J.L. no 33, E.P No. 316, S.P. No. 547/1 C.S. dag no. 1089(P), P.S. Jadavpur in the District of South 24 Parganas those were given by this Department free-hold right and title over the aforesaid plot of land by virtue of a deed executed and registered on 22/09/2023 have applied to the Government in the R.R & R Department for according permission for sale of the said plot measuring 03 Cottah 13 Chittak 00 Sft. The said permission for sale has been sought to enable the proposed donee to obtain money for the purpose of construction of a residential building.

In terms of the clause 2 of said free hold title deed , the undersigned is directed to say that Government in the R.R.& R. Department have **"No objection"** to the sale of the said plot measuring 03 Cottah 13 Chittak 00 Sft. to any Indian Citizen by a register deed to avoid undue hardship to the donee, subject to other terms and conditions as laid down in the free-hold title deed, without prejudice to the right of the donor.

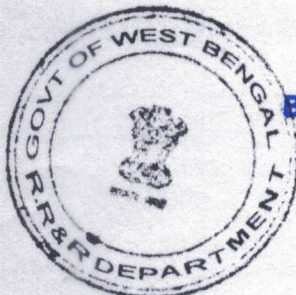
Joint Secretary to the
Government of West Bengal

Case No. 859[697]/(DCR)dated-14/11/2024/III/2P-742/2024

Dated:- 15th January 2025

forwarded for information to :-

1. The R.R.Commissioner , R.R. Directorate, Karigori Bhawan,Rajarhat-Newtown,Kol-160.



BOSE CONSTRUCTION

Sajal Bose

Partner

Sajal Bose & Sourav Bardhan
Partner of Bose Construction
& CA of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

Sd/- Subhrasish Talukder

Joint Secretary to the
Government of West Bengal

BOSE CONSTRUCTION

Sounad Bandhan.

Partner