

Admissible under Rule 21
Exempt from Stamp Duty
under the Indian Stamp Act
89 or Schedule IA No. 358
Fees Paid Exempt.

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
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 Nekhela Mohan Debnath
residing at

2. SHRI/SMT./KM. JAGADISH DEBNATH

Son/Wife/Daughter of late Nekhela Mohan Debnath
residing at

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

Son/Wife/Daughter of late Nekhela Mohan Debnath
residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

residing at

SHRI/SMT./KM.

Son/Wife/Daughter of

Hindu, residing at Vidya Vihar 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 ... Roypur in Police
Station ... 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 schedule hereunder written;

Sajal Bose & Sourav Bardhan
Partner of Bose Construction
& C.A. of Jagadish Debnath,
Surajit Kumar Debnath
& Subhash Debnath

BOSE CONSTRUCTION

Partner

Sajal Bose

BOSE CONSTRUCTION

Partner

Sourav Bardhan

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 messuage land hereditaments and every part thereof unto the DONEE in the manner aforesaid as shall or may be reasonably required.

SCHEUDLE

ALL THAT PIECE OR PARCEL OF LAND measuring 03A. 13 chh. more or less of
 3162 S.P. No-547/1
 homestead land in E/P No..... in C.S. Plot No 1089 (P) in Khatian No..... of

Mouza...Rajapur..... J.L.No..... 33..... P.S. Jagadpur.....

in the district of South 24 Parganas..... Sub-Registration Office..... butted and

bounded in the manner following:

On the North S.P.No- 54611

On the South colony Road

On the East E.P.No- 317

On the West E.P.No- 315


 Head Surveyor Gr-1
 KOLKATA DIST. R.R. & R. OFFICER
 Government of West Bengal

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

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

Boise

Boise

(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

8m 22/9/25

By the Collector
Dy. Refugee Rehabilitation
Commissioner, West Bengal

District

In the presence of :

1st witness
Dy. Controller (R), Kolkata

Address
Govt. of West Bengal

Occupation
REHABILITATION OFFICER

2nd Witness
KOLKATA DIST. R.R. & R. OFFICER

Address
GOVT. OF WEST BENGAL

Occupation
① Subhash Debnath

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

Signed by the DONEE

1st witness
Occupation Employee

Address 1/47 C Yidya Sagar Colony Kal-FOOR

2nd witness
Occupation Business

Address 3/69 Yidya Sagar Colony

Executed by D.Y. R. R.
G.O.M.R. Bengal
who is Exempt From Person
Appearance is the office under
Section 88 Act XVI of 1908 on
referred to him proved by his
Signature.

Patent

BOSE CONSTRUCTION

BOSE CONSTRUCTION

Patent

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

Presented for Registration
11.30 AM/PM on the 20th
day Oct. 20.03
in the office of the
Additional Sub-Registrar
from North, 24 Parganas
..... by
Executive Officer or one at the
executive office and or
Attorney, or
Executive Chairman of 20.....
..... executed by the under power
..... Attorney No.....
1. District Registrar South/North
Alipore, 24 Parganas

Subhash Debnath
Jagadish Debnath
Sorajit Kumar Debnath

① Subhash Debnath
② Jagadish Debnath
③ Sujit Kumar Debnath
By.....
① ② ③
Son of Kishore Mohan Debnath
Wife of Vidya Sagar Colony
Thana Jagatpur
District 24 Parganas
By Caste Hindu
By Profession

Subhash Debnath
Jagadish Debnath
Sorajit Kumar Debnath

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

IDENTIFIED BY
Biswajit Parikal

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

BOSE CONSTRUCTION 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
Billing No. 134
For the Year 2003

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

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



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

Dated:- 15th January 2025

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

forwarded for information to :-

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

Sd/- Subhrasish Talukder

Joint Secretary to the
Government of West Bengal

BOSE CONSTRUCTION

Sourav Bardhan

Partner

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