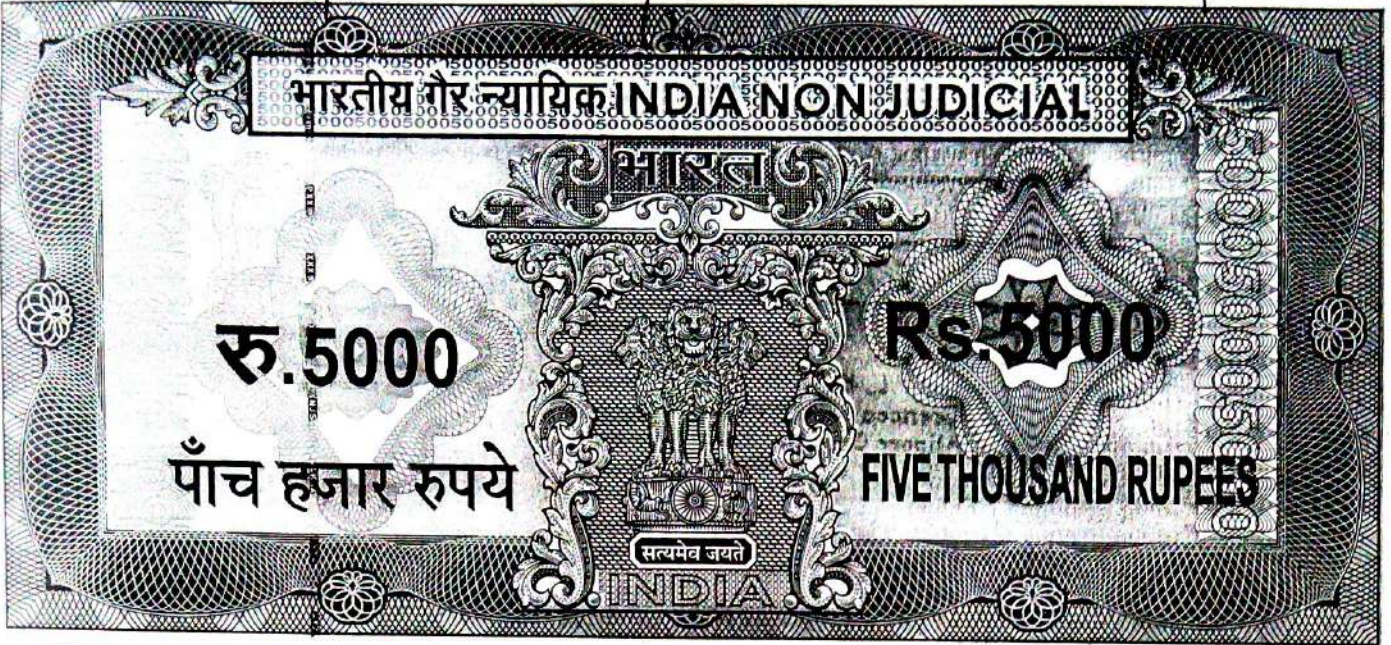


07670/2 VC-1860/21

07380/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
9-24 10-
6-14 6070

G 753218

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the property of this document.

7 SEP 2021 District Sub-Register-III
Alipore South 24-parganas
07. 09. 2021

DEED OF GIFT

THIS DEED OF GIFT is made this the 6th day of September

Two Thousand and Twenty One (2021).

BETWEEN

SRI GIRINDRA MOHAN GHOSAL @ GHOSHAL (PAN- ADMPG 1417G) (AAdhar – 5950 6115 3441), son of Late Surendra Nath Ghosal, by faith- Hindu, by occupation- Retired Person, residing at- Sripur Bagharghole, Rakshiter More, P.O. - Boral, P.S. Sonarpur, Kolkata- 700154, District - South 24 Parganas, hereinafter called and referred to as the "**DONOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI NABENDU GHOSHAL (PAN- AIRPG 8727F) (AAdhar – 7110 9408 1655), Son of Late Durgapada Ghoshal, by faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at Sripur Bagharghole, Rakshiter More, P.O. - Boral, P.S. Sonarpur, Kolkata- 700154 hereinafter called and referred to as the "**DONEE**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS ALL THAT piece and parcel of land measuring **05 Cottahs 06 Chittks more or less** situated at Mouza - Sreepur Bagharghol, J.L. No. 59, comprised in R.S. Dag No. 166, under R.S. Khatian No. 966, now within the limits of Rajpur- Sonarpur Municipality Ward No. 34, under P.S. - Sonarpur, District - South 24 Parganas, belonged to the landowner herein which he has got by virtue of purchase from then owner of the said land Surendra Nath Ghosal by a sale Deed (Bengali Sub Kobala) registered in the office of A.D.S.R. Sonarpur, recorded in book no. 1, Volume no. IV, Pages from 224 to 229, Being no. 204,

for the year 1991 and mutated his name in the records of B.L. & L.R. office which has been recorded in the L.R. record of rights in respect of his said property being L.R. Dag no. 413 under L.R. Khatian No. 733 and had been seized and possessed the said property without any disturbance or interference in any manner whatsoever.

AND WHEREAS the Landowner herein sold a piece of land measuring 02 Cottahs more or less Land out of his said land measuring 05 Cottahs 06 Chittaks more or less and there after he has been seized and possessed the remaining portion of the said land measuring 03 Cottahs 06 Chittaks more or less but after physical measurement now available is 03 Cottahs 05 Chittaks 33 sq.ft morefully described in Schedule hereunder written and constructed a dwelling house thereon and recorded his said property in the record of Rajpur-Sonarpur Municipality which has been recorded in his name being holding no. 407, Sripur Bagharghole under ward no. 34, and has been seized and possessed the said property without any disturbance or interference in any manner whatsoever of or otherwise well and sufficiently entitle the said property free from all sorts of encumbrances.

AND WHEREAS the Donee herein namely SRI NABENDU GHOSHAL is nephew (Brother's son) of the Donor herein.

AND WHEREAS the Donor out of natural love and affection which the Donor bears for the said Donee and also for the purpose of making provisions for the said Donee in absolute manner is desirous of making an absolute gift of the property morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Donee is nephew of the Donor herein and the Donor herein had and still have great love and affection upon the Donee herein for which the Donor herein desire to make a free gift in respect of **ALL THAT** piece or parcel of Bastu Land measuring about **03 Cottahs 06 Chittaks** be the same a little more or less but after physical measurement now available is **03 Cottahs 05 Chittaks 33 sq.ft** be the same a little more or less with **200 sq.ft** RT structure with Cemented floor standing thereon situated in the District of South 24 Parganas, P.S. Sonarpore A.D.S.R.O. Garia, at Mouza - Sreepur Bagharghole, J.L. No. 59, comprised in R.S. Dag No. 166, under R.S. Khatian No. 966, ~~corresponding to L.R. Dag No. 413, under L.R. Khatian No. 733, now within~~ the limits of Rajpur Sonarpur Municipality Ward No. 34, under being Holding No. 407, Sripur Bagharghole which is morefully described in Schedule in favour of the Donee, and the Donee herein has agreed to accept the said gift and accordingly the Donor's herein have prepared this Deed of Gift and executed the same in favour of the Donee herein.

NOW THIS INDENTURE WITNESSETH THAT in consideration of natural love and affection which Donor doth hereby forever acquit, release and discharge the Donee and Donor herein do hereby and hereunder renounce all his estate right, title and interest of said property which is morefully described in Schedule and by these present grant, give, transfer, convey, assure and assign all those the messuage land, **TOGETHER WITH** all liberties, privileges easements and appurtenances whatsoever annexed thereto to the said land to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant there to and all the estate, right, title, interest, claim and demand whatsoever of the said Donor under or to the property hereby transferred and every part thereof to hold the same to the said Donee absolutely and forever. The Donor and all people claiming under his do hereby covenant with the Donee, his heirs, executor, administrator, legal representative and assign that

the Donor is now lawfully seized and possessed of the said property free from all encumbrances or defects whatsoever and he has absolute authority to give and gift the said property in the manner aforesaid and the Donee shall hereafter peaceably and equitably possess and enjoy the said property and premises in khas or through tenants without any claim or demand whatsoever from the Donor or any person or persons claiming through or under his and the Donor, his heirs, executor, administrator, legal representatives, etc covenant to save harmless and indemnified the Donee from or against all ~~encumbrances, charges, and equities whatsoever and the Donor further~~ covenant that if required in future at all reasonable times he shall at the request of the Donee and at his cost do execute or cause to be done or executed all such acts, deeds and things whatsoever for further or more particularly conveying and assuring the said property and common passage with all common facilities and amenities thereto and every part thereof in the manner aforesaid as also putting the Donee into possession of the said property according to the true covenant with the Donee having mutate his name in the Municipality and where necessary and the Donor doth also hereby agree to keep harmless and indemnified the Donee from all losses, damages, costs, expenses and charges which he may sustain or incur by reason at any claim being made by anybody whomsoever to the said property and the Donors further covenants that if it transpires that the said property hereby gifted by the Donor is not free from all encumbrances and/or litigations then the Donor shall be liable for all eventualities.

The Donee do hereby thankfully accept the gift as mentioned herein-above and described under the Schedule hereunder and by virtue of the instant Gift, the Donee herein-named shall become the sole and absolute Owner and

Possessor in respect of the entire Schedule mentioned property and has full right to transfer, sale, lease, gift, will, rent or mortgage etc without any interruption claim and demand whatsoever from the Donor or any person or persons.

If any error or omissions transpired in future in the recitals of this deed, the DONOR at the requests and costs of the DONEE shall do and executed any Supplementary Deed or Deed of Rectification declaration in favour of the DONEE free of any consideration and/or remuneration.

~~The estimated value of the said property hereby gifted is~~
Rs. 10,00,000/- (Rupees Ten Lakhs) only.

THE SCHEDULE OF THE LAND REFERRED TO

ALL THAT piece or parcel of **Bastu** Land measuring about **03 Cottahs 06 Chittaks** be the same a little more or less but after physical measurement now available is **03 Cottahs 05 Chittaks 33 sq.ft** be the same a little more or less with **200 sq.ft** RT structure with Cemented floor standing thereon situated in the **District of South 24 Parganas**, P.S. Sonarpore A.D.S.R.O. Garia, at Mouza - Sreepur Bagharghole, J.L. No. 59, comprised in R.S. Dag No. 166, under R.S. Khatian No. 966, corresponding to **L.R. Dag No. 413**, under **L.R. Khatian No. 733**, now within the limits of Rajpur Sonarpur Municipality **Ward No. 34**, under being Holding No. **407, Sripur Bagharghole**, which is butted and bounded by :

On the North: Land of R.S. Dag no. 164

On the South: Property of D. Majumder (Part of R.S. Dag no. 164).

On the East : 12 feet wide Municipality Road.

On the West : Sitala Mandir (R.S. Dag No. 166)

IN WITNESS WHEREOF the **DONOR** herein executed and **DONEE** accepted this deed the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of :

WITNESSES : -

- 1) Rajen Kumar Thakri
A/5, Lichhatale Rd..
KOL - 154
- 2)

Gourmandra Moha Ghoshal

SIGNATURE OF THE DONOR

Accepted by me

Tabendu Ghoshal

SIGNATURE OF THE DONEE

Drafted by me

Rajesh Kumar
Advocate
near 23/4/13

Alipore Police Court,

Kolkata- 700027

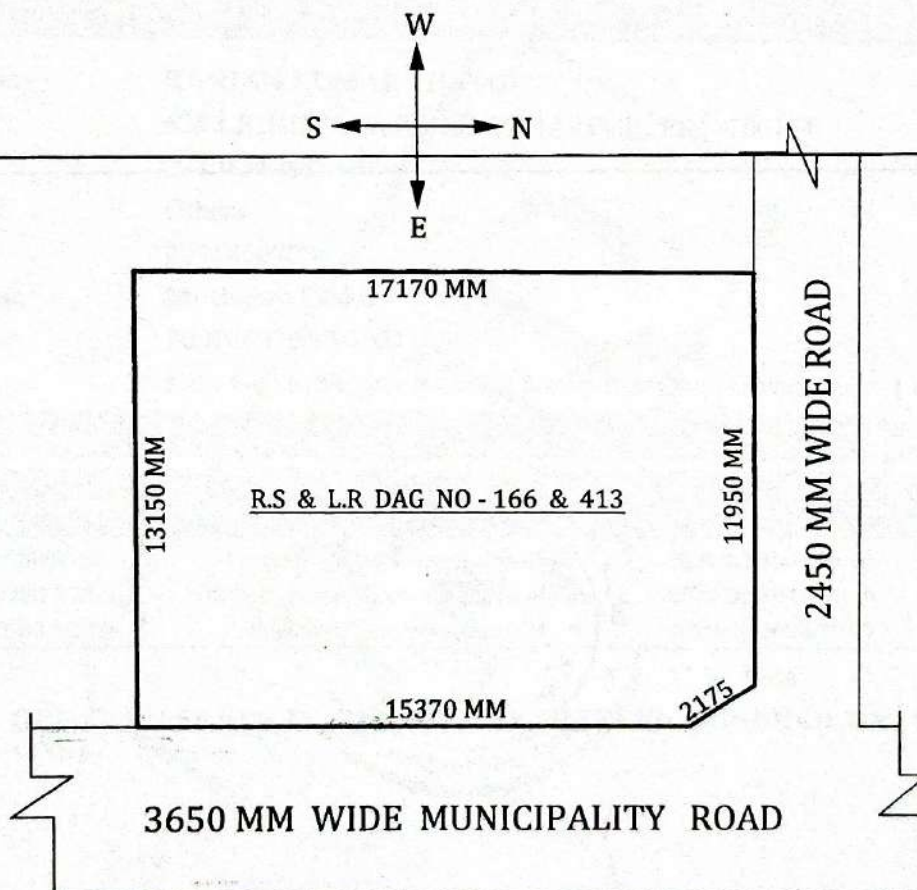
A SITE PLAN AT MOUZA - SRIPUR BAGHARGHOLE. J.L. NO - 59. R.S & L.R DAG NO - 166 & 413. R.S & L.R KH. NO - 966 & 733. HOLDING NO - 407. WORD NO - 34. P.S- SONARPUR. SOUTH 24 PGS. UNDER RAJPUR SONARPUR MUNICIPALITY.

OWNER - GIRINDRA MOHAN GHOSAL.

LAND AREA AS PER DEED = 3 K - 6CH - 0 SFT = 225.83 SQM (M/L)

LAND AREA AS PER SITE = 3K - 5CH - 33 SFT = 224.72 SQM (M/L)

LAND AREA DEMARCATED BY RED BORDER.



SITE PLAN. SCALE - 1:200

Girindra Ghosal

Nabendu Ghoshal
Pratul

SIGNATURE OF OWNER/Donor

Signature of the Donor

TRACED BY



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

GRN Details

GRN: 192021220067116482 **Payment Mode:** Counter Payment
GRN Date: 01/09/2021 12:23:19 **Bank/Gateway:** State Bank of India
BRN : 90057207 **BRN Date:** 01/09/2021 00:09:00
Payment Status: Successful **Payment Ref. No:** 2001460700/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RANJAN KUMAR THATOI
Address: 625 LICHUTALA ROAD SONARPUR, PIN -700154
Mobile: 7980531287
Depositor Status: Others
Query No: 2001460700
Applicant's Name: Mr Rajesh Laskar
Identification No: 2001460700/5/2021
Remarks: Gift, Gift in f/o others except family members, Government, Local Body

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001460700/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	139335
2	2001460700/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	36093
3	2001460700/5/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	335
Total				175763

IN WORDS: ONE LAKH SEVENTY FIVE THOUSAND SEVEN HUNDRED SIXTY THREE ONLY.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Sabendu Ghoshal*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

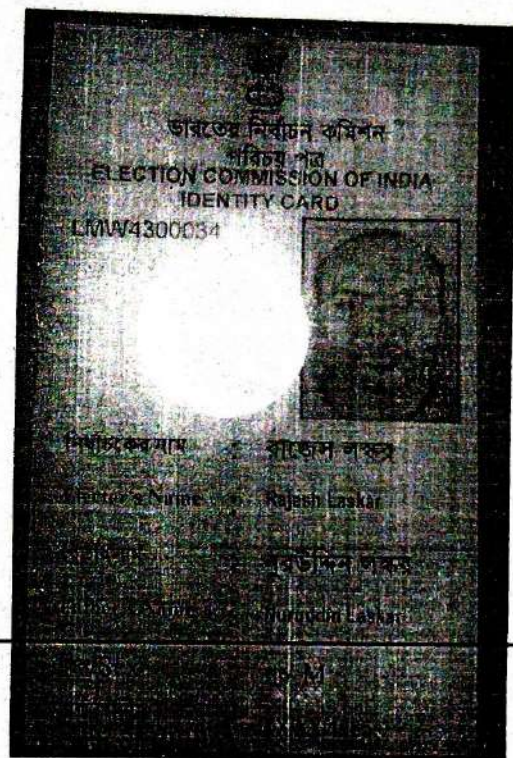
Name

Signature *Suman Dasgupta*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Rafael Cruz*



DATE OF BIRTH

PERMANENT ACCOUNT NUMBER

ADMP014170



NAME

GIRINDRA MOHAN GHOSAL

FATHER'S NAME

SURENDRA NATH GHOSAL

DATE OF BIRTH

03-02-1941

SIGNATURE

SECRETARY, T. & A.

COMMISSIONER OF INCOME TAX, W.B.

Girindra Mohan Ghosal



आभार

अभिप्रायिका क्र. १६ / Environment No. 2017/21102/00712

In
 1971, the
 Gordon Michael (Michael)
 S.O. Bunting, General
 Michael (Mike)
 Bunting
 Bunting

12. Phone: 574-24-5743

Handwritten: 710124

MAGNETIC



आपका आधार संख्या / Your Aadhaar No. :

5950 6115 3441

আমার আধার, আমার পরিচয়



शासक सचिव
Government of India

निरीक्षक [समय] [स्थान]

Chandra Mohan Choudhary

[illegible]

TOTAL



5950 6115 3441

আমার জাতি, আমার পরিচয়



1990年12月11日

ॐ नमः

- लक्ष्मीनारायण प्रमाण, लक्ष्मीनारायण प्रमाण प्रमाण
- लक्ष्मीनारायण प्रमाण अक्षरानुसार प्रमाणीकरण द्वारा प्राप्त प्रमाण

INFORMATION

- Another is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আয়দান পাঠা দেশে থাকবে।
- অধ্যাপনা সুবিশিষ্টত শিক্ষার্থী ও বৈদেশিকার প্রয়োজনে প্রতিষ্ঠিত সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



आदर्श विधि मण्डल प्राधिकरण
Unique Identification Authority of India

विज्ञान

এস/এ: মুদ্রিত মোহর, নথি

ਸਦ, ਭੋਜਨ, ਖਰੀਦ 18

प्राप्तना, मोक्षान, पश्चिम नदी.

20054

ಸಿ.ಸಿ.ಎಸ್.ಎಸ್.ಎಸ್.

50. Sharon Gresh, Artist

Wren, Great, South 24 Punguwa

Hand, Westbury, 202154

5950 B115 3441



1151



University of California, Berkeley

Curved Msh.



Government of India

নাম: নবেন্দ্র গোস্বামী

নাম: Nabendu Ghoshal

পিতা: দুর্গাপা গোস্বামী

Father: Durgapada Ghoshal

জন্মদিন / DOB: 05/11/1972

সঙ্গ: Male

7110 9408 1655



আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা বিধান পরিষদ

Unique Identification Authority of India

পিতার নাম: দুর্গাপা গোস্বামী
বর্তমান নাম: নবেন্দ্র গোস্বামী (এম)
বাসিনা, পশ্চিম ২৪ পরগণা, পশ্চিম বঙ্গ

Address: S/O. Durgapada
Ghoshal, RAKSHITER
MORE, Rajpur Sonargur(m),
Bard, South 24 Parganas,
West Bengal, 700154

7110 9408 1655



১৯

www

Nabendu Ghoshal

Major Information of the Deed

Deed No :	I-1603-07380/2021	Date of Registration	07/09/2021
Query No / Year	1603-2001460700/2021	Office where deed is registered	1603-2001460700/2021
Query Date	11/08/2021 3:40:23 PM		
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status : Advocate		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Set Forth value	Rs. 2/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stamp duty Paid (SD)	Rs. 1,44,335/- (Article:33(ii))	Market Value	Rs. 36,07,876/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	Registration Fee Paid	Rs. 36,125/- (Article:A(1), E, M)

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, , Ward No: 034 JI No: 59, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-413 (RS :-)	LR-733	Bastu	Bagan	3 Katha 6 Chatak	1/-	35,53,876/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.5688Dec	1 /-	35,53,876 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Donor Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr GIRINDRA MOHAN GHOSAL Son of Late Surendra Nath Ghosal Sripur Bagherghole, Rakshiter More, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx7G, Aadhaar No: 59xxxxxxxx3441, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Pvt. Residence

Donee Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr NABENDU GHOSHAL (Presentant) Son of Late Durga Pada Ghoshal Sripur Bagharghole, Rakshiter More, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Alxxxxxx7F, Aadhaar No: 71xxxxxxx1655, Status :Individual, Executed by: Self, Date of Execution: 06/09/2021 , Admitted by: Self, Date of Admission: 06/09/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr NURUDDIN LASKAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr GIRINDRA MOHAN GHOSAL, Mr NABENDU GHOSHAL			

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 GIRINDRA MOHAN GHOSAL	Mr NABENDU GHOSHAL		5.56875 Dec	35,53,876/-

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 GIRINDRA MOHAN GHOSAL	Mr NABENDU GHOSHAL	Y	200 Sq Ft	54,000/-

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagharghole, , Ward No: 034 JI No: 59, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 413, LR Khatian No:- 733	Owner: গিরিন্দ্র মোহন ঘোষাল, Gurdian: সুরেন্দ্র , Address: নিজ , Classification: বাগান, Area: 0.06000000 Acre,	Mr GIRINDRA MOHAN GHOSAL

Endorsement For Deed Number : I - 160307380 / 2021

On 06-09-2021

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

Presented for registration at 22:00 hrs on 06-09-2021, at the Private residence by Mr NABENDU GHOSHAL, Claimant.

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 36,07,876/-. Other amount Rs 35,53,876/-

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

Execution is admitted on 06/09/2021 by 1. Mr GIRINDRA MOHAN GHOSAL, Son of Late Surendra Nath Ghosal, Sripur Bagharghole, Rakshiter More, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Retired Person, 2. Mr NABENDU GHOSHAL, Son of Late Durga Pada Ghoshal, Sripur Bagharghole, Rakshiter More, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 07-09-2021

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 (ii) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,125/- (A(1) = Rs 36,079/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 36,093/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/09/2021 12:00AM with Govt. Ref. No: 192021220067116482 on 01-09-2021, Amount Rs: 36,093/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90057207 on 01-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,44,335/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,39,335/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no G753218, Amount: Rs.5,000/-, Date of Purchase: 19/08/2021, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/09/2021 12:00AM with Govt. Ref. No: 192021220067116482 on 01-09-2021, Amount Rs: 1,39,335/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90057207 on 01-09-2021, Head of Account 0030-02-103-003-02

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 227131 to 227149
being No 160307380 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.09.22 12:09:39 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/09/22 12:09:39 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)