

2288/2023

2-2290/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 717033

K 717038

(2)
B-1338121/2023
14.50pm
29/05/2023
Shanku

Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

[Signature]

Kusum Poddar

Richa Shaha

[Signature]

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman GRN.19-202324-007350310-8

29 MAY 2023

QUERY NO :2001338121/2023

DEED OF GIFT

ESTIMATED VALUE:Rs.26,43,623/-

ASSESSED MARKET VALUE AT RS.2,66,53,795/-

THIS DEED OF GIFT is made on this the 29th day of May

2023 BY:

Contd...P/2

12
1

2002 20.05.2023

স্মারিক নং :

জা

মূল্য :

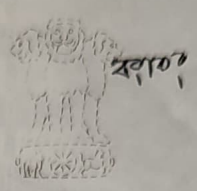
স্বাক্ষর : ০৫১০

ডেতার :

০৫.০৫.২০২৩

জারিমানা নং :

জারি আদেশের প্রতীক দ্বারা



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

29 MAY 2023

Kusum Poddar
Richa Shah

-: 2 :-

Rohit Poddar

(1) **SMT. KUSUM PODDAR (PAN.AEOPP3892F)**, Wife of Late Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar, Occupation-Housewife, resident of Kumhar Para, Hanuman Charai, Barakar, P.O.Barakar, Pin-713324, P.S. Kulti, Dist.Paschim Bardhaman. (2) **SMT. RICHA SHAH (PAN.AENPP6541A)**, wife of Sri Manish Shah, daughter of Late Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar, Occupation-Business, resident of Southern Avenue, Sarat Bose Road, Kolkata, P.O.Sarat Bose Road, Pin-700029, P.S. Tollygunge, Dist. South 24-Parganas, both by faith-Hindu, Citizenship-Indian hereinafter jointly and severally called the '**DONORS**' (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns) of the **ONE PART**;

IN FAVOUR OF :

SRI ROHIT PODDAR (PAN.AEOPP3895C), Son of Late Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar, by faith-Hindu, Citizenship-Indian, by occupation- Business, resident of Kumhar Para, Hanuman Charai, Barakar, P.O.Barakar, Pin-713324, P.S. Kulti, Dist. Paschim Bardhaman hereinafter called the '**DONEE**' (which expression shall unless excluded by or repugnant to the context include all his heirs, successors, legal representatives and assigns) of the **OTHER PART**;

WHEREAS one Ram Lal Poddar @ Ram Lal Poddar (since deceased) son of Late Badridas Poddar purchased the land measuring an area of 12(twelve)satak comprised in C.S.Plot No.2160(two one six zero) corresponding to R.S. Plot No.2882 (two eight eight two) and measuring an area of 64 (sixty four) satak comprised in C.S.Plot No.2165 (two one six five) corresponding to R.S. Plot No.2887 (two eight eight seven) of mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman (previously under Dist.Burdwan) from its previous owners by virtue of a registered Deed of Sale dated 30.03.1972 registered in Book No.1, being Deed No.2276 for the year 1972 of Asansol Sub-Registry office for valuable consideration.

Kusum Poddar
Lisha Shah

-:3:-

Rajendra Poddar

AND WHEREAS aforesaid Ram Lal Poddar @ Ram Lal Poddar (since deceased) further purchased the land measuring an area of 10 (ten) satak comprised in C.S.Plot No.2164 (two one six four) corresponding to R.S. Plot No.2886 (two eight eight six) of the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman (previously under Dist.Burdwan) from its previous owner by virtue of a registered Deed of Sale dated 28.06.1972 registered in Book No.1, volume No.54, pages 219 to 221 being Deed No.4865 for the year 1972 of Asansol Sub-Registry office for valuable consideration.

AND WHEREAS aforesaid Ram Lal Poddar @ Ram Lal Poddar and Rajendra Prasad Poddar @ Rajendra Prasad Poddar @ Rajendra Poddar (both since deceased) who were the full brothers in relation jointly purchased the land measuring an area of 33 (thirty three) satak comprised in R.S. Plot No. 2878 (two eight seven eight) of the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman (previously under Dist. Burdwan) from its previous owner by virtue of a registered Deed of Sale dated 11.04.1986 registered in Book No.1, volume No.34, pages 281 to 287 being Deed No.2072 for the year 1986 of Asansol A.D.S.R. Office for valuable consideration.

AND WHEREAS aforesaid Rajendra Prasad Poddar @ Rajendra Prasad Poddar @ Rajendra Poddar (since deceased) purchased the land measuring an area of 09 (nine) satak comprised in C.S.Plot No.2161(two one six one) corresponding to R.S. Plot No.2883 (two eight eight three) of the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman(previously under Dist.Burdwan) from its previous owner by virtue of a registered Deed of Sale dated 13.06.1972 registered in Book No.1, volume No.26, pages 298 to 300 being Deed No. 4449 for the year 1972 of Asansol A.D.S.R. Office for valuable consideration .

AND WHEREAS in that circumstances aforesaid Ram Lal Poddar @ Ram Lal Poddar became owner-in-possession of the land measuring an area 12(twelve) satak comprised in C.S.Plot No.2160 (two one six zero) corresponding to R.S. Plot No.2882 (two eight eight two), measuring an

Contd....P/4

Kusum Poddar
Richa Shah

-:4:-

Rajendra Poddar

area of 64(sixty four) satak comprised in C.S.Plot No.2165 (two one six five) corresponding to R.S.Plot No.2887 (two eight eight seven), measuring an area of 10(ten) satak comprised in C.S.Plot No.2164 (two one six four) corresponding to R.S. Plot No.2886(two eight eight six)and measuring an area of 16.50(sixteen point five zero)satak comprised in R.S. Plot No.2878 (two eight seven eight) having total area of 102.50(one hundred two point five zero)satak the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman (previously under Dist.Burdwan).

AND WHEREAS while owning and possessing his said lands as mentioned above aforesaid Ram Lal Poddar @ Ram Lal Poddar by executing a registered Deed of Gift dated 31.08.2006,register in Book No. I, CD Volume No.10, pages from 6173 to 6188 being No. 3962 for the year 2012 of Asansol A.D.S.R.Office transferred all his right ,title ,interest and possession of the said lands unto and infavour of aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar.

AND WHEREAS in that circumstances aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar (since deceased) was the lawful owner-in-possession of the lands measuring an area 12(twelve) satak comprised in C.S.Plot No.2160 (two one six zero) corresponding to R.S. Plot No.2882 (two eight eight two), measuring an area of 64(sixty four) satak comprised in C.S.Plot No.2165 (two one six five) corresponding to R.S. Plot No.2887 (two eight eight seven), measuring an area of 10 (ten) satak comprised in C.S.Plot No.2164 (two one six four) corresponding to R.S. Plot No.2886 (two eight eight six),measuring an area of 33(thirty three) satak comprised in R.S. Plot No.2878 (two eight seven eight) and measuring an area of 09 (nine) satak comprised in C.S.Plot No.2161 (two one six one) corresponding to R.S. Plot No.2883 (two eight eight three) having total area of 128 (one hundred twenty eight) satak the said mouza-Barakar, P.S.Kulti, Dist. Paschim Bardhaman (previously under Dist.Burdwan).

Contd....P/5

Kusum Poddar
Richa Shah

-:5:-

Rohit Poddar

AND WHEREAS the said lands have been duly and correctly recorded in the name of the aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar in the finally published L.R. Record of Rights under L.R. Khatian No.3427 of the said mouza being L.R. Plot No. 2878, 2882, 2883, 2886 and 2887 corresponding to R.S. Plot No. 2878, 2882, 2883, 2886 and 2887.

AND WHEREAS the while owning and possessing the said lands which are morefully mentioned in the schedule aforesaid Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar died on 27.05.2021 leaving behind his widow named Smt. Kusum Poddar (i.e. the Donor No.1 herein), one son named Sri Rohit Poddar (i.e. the Donee herein) and one married daughter namely Smt. Richa Shah (i.e. the Donor No.2 herein) as his only legal heirs and successors who jointly inherited the schedule mentioned lands left by deceased Rajendra Prasad Poddar @ Rajendra Prosad Poddar @ Rajendra Poddar in equal undivided $1/3^{\text{rd}}$ shares each under the provisions of Hindu succession act. 1956.

AND WHEREAS the Donors and the Donee had been and have been jointly owning and possessing the said lands which are morefully mentioned in the schedule below to the extent of their undivided $1/3^{\text{rd}}$ shares each within the notice and knowledge of all.

AND WHEREAS the said lands are from all encumbrances, charges and/or mortgages;

AND WHEREAS the Donee is the son of the Donor No.1 and the elder brother of the Donor No.2.

AND WHEREAS there have been a cordial and sweet relation between the Donors and the Donee having sincere, love respect and affection to each other.

AND WHEREAS the Donee is very amiable in nature and is very docile and obedient to his mother and sister i.e. the Donors with heart felt love, care, regard and devotion at which the Donor are highly charmed and satisfied.

Contd....P/6

Rusum Poddar
Licha Shah

-:6:-

Rohit Poddar

AND WHEREAS the Donors out of their natural love and affection towards the Donee declared and expressed their intention to make absolute gift of their said undivided collective $2/3^{\text{rd}}$ share i.e. each having undivided $1/3^{\text{rd}}$ share over the said lands which are morefully mentioned in the schedule below unto and infavour of the Donee.

AND WHEREAS the Donee agreed to accept the said gift with due honour and respect;

AND WHEREAS by virtue of such gift made by the Donors the Donee who has undivided $1/3^{\text{rd}}$ share has thus become absolute owner of the schedule mentioned lands to the extent of $1/16$ annas share.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :-

1. That in pursuance of the above and in consideration of natural love and respect which the Donors had and still have towards the Donee, the Donors out of their free **WILL**, without any coercion or undue influence from anybody whosoever and in full possession of their senses doth hereby absolutely and forever gift, convey and transfer unto and in favour of the Donee all that lands more fully mentioned in the schedule below to the extent of their undivided collective $2/3^{\text{rd}}$ share including all rights attached thereto free from any or all encumbrances **TO HAVE AND TO HOLD** the said lands hereby gifted, conveyed and transferred unto and to the use of the said Donee having all transferable rights therein such as sale, gift, lease, mortgage, exchange or otherwise to be exercised by the Donee.

2. That the Donee including all his legal heirs and successors shall and will for all times to come peacefully and quietly hold, possess, use and enjoy the schedule mentioned lands as absolute and rightful owner thereof without any obstructions, interruption, claim and/or demand whatsoever from or by the Donors or any person or persons lawfully/equitably claiming under or through the Donors, and the Donee including all his legal heirs and successor will be entitled to use the schedule mentioned lands as absolute owner for all times to come.

Kusum Poddar
Disha Shah
-: 7 :-
Rajit Poddar

3. That the Donors with the execution of this deed of gift has delivered peaceful khas possession of the schedule mentioned lands to the extent of their collective $2/3^{\text{rd}}$ shares hereby gifted to the Donee and the Donee by accepting the said gift with due honour and respect has taken possession of the schedule mentioned lands.

4. That the Donee by virtue of this deed of gift shall be competent and entitled to get his name mutated in the records of B.L. & L.R.O. kulti under the state of West Bengal as also in the records of Asansol Municipal Corporation and the Donors undertakes to render all such help and assistance as will be found essential in this regard.

5. That for the purpose of determination of stamp duty payable for registration the market value of the lands hereby gifted is Assessed at Rs. 2,66,53,795/- (Rupees two crores sixty six lacs fifty three thousand seven hundred ninety five) only by the Registering Authority.

SCHEDULE ABOVE REFERRED TO:

In the Dist. Of Paschim Bardhaman (previously under Dist. Burdwan), P.S. Kulti, Chowki-Asansol, A.D.S.R. Office-Kulti, within Mouza-Barakar, J.L. No. 30 under the limits of Asansol Municipal Corporation, all those 'Baid' and 'Kanali' class of vacant lands measuring an area 12 (twelve) satak comprised in C.S. Plot No. 2160 (two one six zero) corresponding to R.S. & L.R. Plot No. 2882 (two eight eight two), measuring an area of 64 (sixty four) satak comprised in C.S. Plot No. 2165 (two one six five) corresponding to R.S. & L.R. Plot No. 2887 (two eight eight seven), measuring an area of 10 (ten) satak comprised in C.S. Plot No. 2164 (two one six four) corresponding to R.S. & L.R. Plot No. 2886 (two eight eight six), measuring an area of 33 (thirty three) satak comprised in R.S. & L.R. Plot No. 2878 (two eight seven eight), measuring an area of 09 (nine) satak comprised in C.S. Plot No. 2161 (two one six one) corresponding to R.S. & L.R. Plot No. 2883 (two

Kusum Poddar
Licha Shah

:- 8 :-

Rohit Poddar

eight eight three) having total area of 128(one hundred twenty eight)satak under L.R. Khatian No.3427 (three four two seven) with all easement rights.

The said lands are more specifically delineated in a sketch map hereto annexed and thereon shown in Red border and the said sketch Map shall form part of this Deed.

OUT OF WHICH AND WITHIN THIS BOUNDARY: all that undivided collective $2/3^{\text{rd}}$ share (i.e. undivided $1/3^{\text{rd}}$ share each of the Donors) the land measuring an area of 08 (eight) satak comprised in and being part of R.S. & L.R. Plot No.2882 (two eight eight two) measuring an area of 42.67 (four two point six seven) satak comprised in and being part of R.S. & L.R. Plot No.2887(two eight eight seven) measuring an area of 06.67(six point six seven) satak comprised in and being part of R.S. & L.R. Plot No.2886 (two eight eight six) measuring an area of 22(twenty two) satak comprised in and being part of R.S. & L.R. Plot No.2878 (two eight seven eight) measuring an area of 06 (six) satak comprised in and being part of R.S. & L.R. Plot No.2883(two eight eight three) under L.R.Khatian No. 3427 (three four two seven) having total area of 85.34(eight five point three four) satak with all easement rights hereby gifted by the Donors to the Donee.

Contd....P/9

IN WITNESSES WHEREOF the Donors & Donee named above signed and executed this deed of gift on this the day, month & year first above written.

WITNESSES :-

1. Raghu Poddar
(RAGHAV PODDAR)

Kusum Poddar

S/O : ROHIT PODDAR

KUMHAR PARA, HANUMAN CHARAI

P.O: BARAKAR, KULTI

P/S: KULTI, PIN - 713324

DIST: PASCHIM BARDHAMAN

Lisha Shah

SIGNATURE OF THE DONORS

2. MANISH SINGH

(Manish)

S/O P. L. SINGH

32, SOUTHERN AVENUE

MUMBAI HOUSE

WORTHINGTON 028

Rohit Poddar

SIGNATURE OF THE DONEE

Drafted & Prepared by me
As per instruction of the Donors
& read over explained by me to
Them & typed in my office.

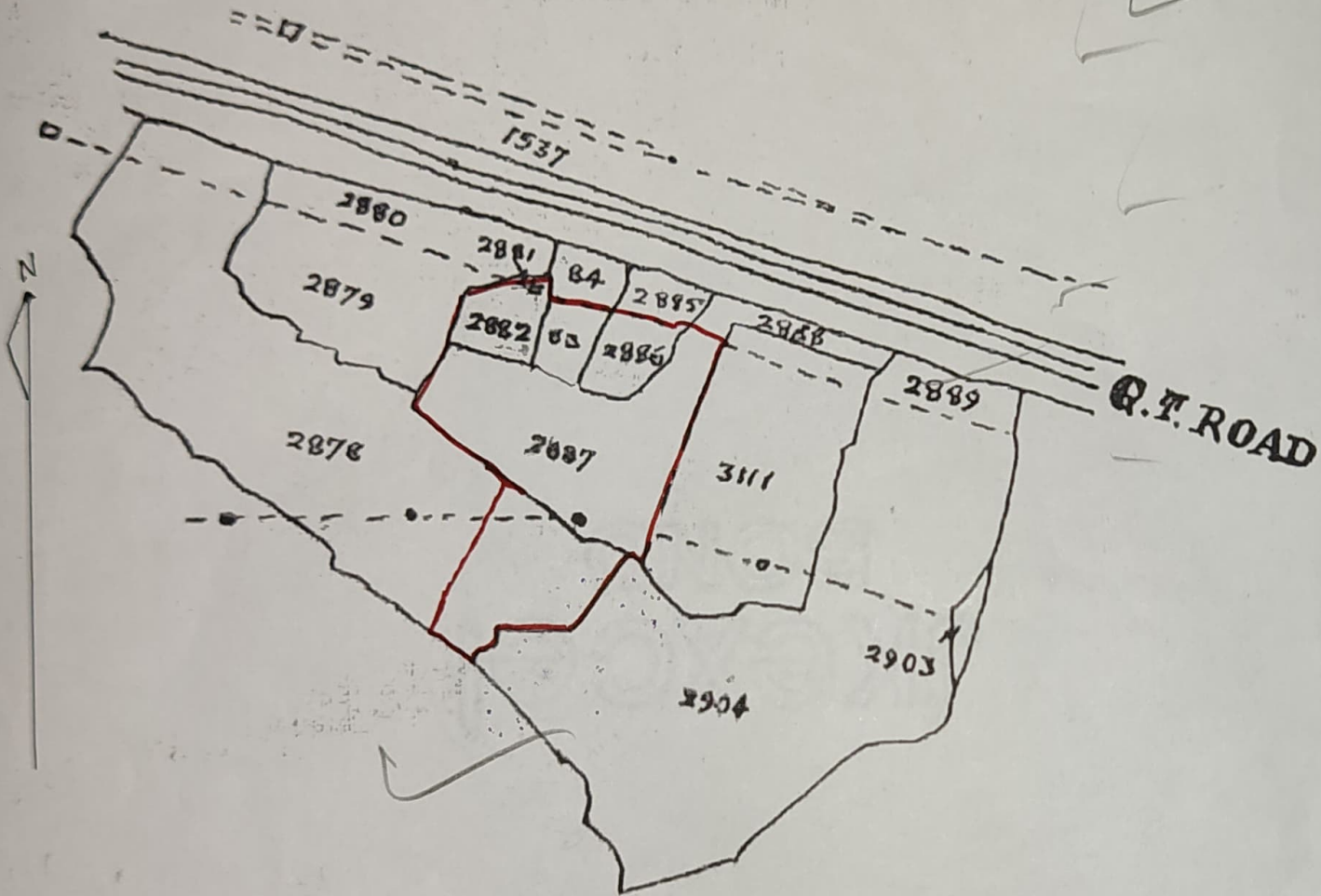
Pallab Roychowdhury

PALLAB ROYCHOWDHURY
Advocate Asansol Court
E. No. F - 506/99

SKETCH MAP SHOWING THE LANDS MEASURING 12 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2882(P), MEASURING 64 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2887(P), MEASURING 10 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2886(P), MEASURING 33 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2878(P), AND MEASURING 09 SATAK COMPRISED IN R.S. PLOT NO. 2883(P) HAVING TOTAL AREA OF 128 (one hundred twenty eight) satak or 01.28 (one point two eight) acres under L.R. Khatian No. 3427 OF MOUZA-BARAKAR P.S. KULTI, DIST. PASCHIM BARDHAMAN SHOWN IN RED BORDER.

OUT OF WHICH AND WITHIN THIS BOUNDARY: ALL THAT UNDIVIDED COLLECTIVE $\frac{2}{3}$ RD SHARE THE LAND MEASURING 08 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2882 (P) MEASURING 42.67 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2887(P) MEASURING 06.67 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2886(P) MEASURING 22 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2878 (P) AND MEASURING 06 SATAK COMPRISED IN R.S. & L.R. PLOT NO. 2883 UNDER L.R. KHATIAN NO. 3427 HAVING TOTAL AREA OF 85.34 (EIGHT FIVE POINT THREE FOUR) SATAK HEREBY GIFTED

SCALE:- N.T.S.



T. Mitra
TUFAN KUMAR MITRA
 PLANNER & ESTIMATOR
 LIC No. 084 of
 Asansol Municipal Corporation

DRAWN BY:-

Rohit Poddar
 SIGNATURE OF THE DONEE

Kusum Poddar
Richa Shah
 SIGNATURE OF THE DONOR

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Kusum Poddar
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	Kusum Poddar
RIGHT HAND						

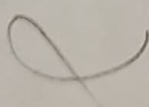


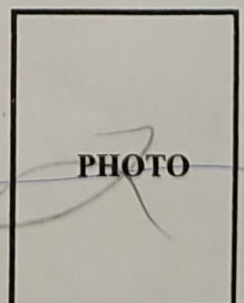
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Richa Shah
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	Richa Shah
RIGHT HAND						



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	Rohit Poddar
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	Rohit Poddar
RIGHT HAND						

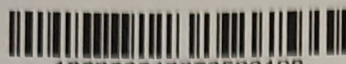


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB	
LEFT HAND						
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
RIGHT HAND						





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



192023240073503108

GRN Details

GRN:	192023240073503108	Payment Mode:	SBI Epay
GRN Date:	29/05/2023 13:19:53	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1074654158740	BRN Date:	29/05/2023 13:25:20
Gateway Ref ID:	231495680624	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	290520232007350308	Payment Init. Date:	29/05/2023 13:19:53
Payment Status:	Successful	Payment Ref. No:	2001338121/12/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Rohit Poddar
Address:	Kumhar Para, Hanuman Charai, Barakar -713324
Mobile:	7001048194
Period From (dd/mm/yyyy):	29/05/2023
Period To (dd/mm/yyyy):	29/05/2023
Payment Ref ID:	2001338121/12/2023
Dept Ref ID/DRN:	2001338121/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001338121/12/2023	Property Registration- Stamp duty	0030-02-103-003-02	128289
2	2001338121/12/2023	Property Registration- Registration Fees	0030-03-104-001-16	266552
Total				394841

IN WORDS: THREE LAKH NINETY FOUR THOUSAND EIGHT HUNDRED FORTY ONE ONLY.

PAID



[Handwritten signature]

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

29 MAY 2023

Major Information of the Deed

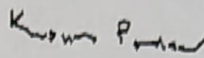
Deed No :	I-2324-02290/2023	Date of Registration	29/05/2023
Query No / Year	2324-2001338121/2023	Office where deed is registered	
Query Date	24/05/2023 5:54:12 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pallab Roychowdhury Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7001048194, Status :Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 26,43,623/-		Rs. 2,66,53,795/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,33,289/- (Article:33(i))		Rs. 2,66,552/- (Article:A(1), E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

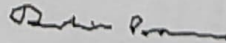
District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Barakar, Mouza: Barakar, JI No: 30, Pin Code : 713324

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2882 (RS :-2882)	LR-3427	Other Commercial Usage	Baid	8 Dec	6,00,000/-	40,22,839/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-2887 (RS :-2887)	LR-3427	Bastu	Kanali	42.67 Dec	10,00,000/-	1,07,28,391/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-2886 (RS :-2886)	LR-3427	Other Commercial Usage	Baid	6.67 Dec	2,00,000/-	33,54,042/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-2878 (RS :-2878)	LR-3427	Bastu	Kanali	22 Dec	6,43,623/-	55,31,394/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-2883 (RS :-2883)	LR-3427	Other Commercial Usage	Baid	6 Dec	2,00,000/-	30,17,129/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		TOTAL :			85.34Dec	26,43,623 /-	266,53,795 /-	
		Grand Total :			85.34Dec	26,43,623 /-	266,53,795 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt KUSUM PODDAR (Presentant) Wife of Late RAJENDRA PRASAD PODDAR Alias RAJENDRA PODDAR Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	29/05/2023	LTI 29/05/2023	29/05/2023	
KUMHAR PARA HANUMAN CHARAI BARAKAR, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx2F, Aadhaar No: 99xxxxxxxx0152, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office				
2	Name Smt RICHIA SHAH Wife of Shri MANISH SHAH Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	29/05/2023	LTI 29/05/2023	29/05/2023	
SOUTHERN AVENUE SARAT BOSE ROAD KOLKATA, City:- , P.O:- SARAT BOSE ROAD, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1A, Aadhaar No: 57xxxxxxxx0418, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office				

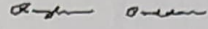
Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ROHIT PODDAR Son of Late RAJENDRA PRASAD PODDAR Alias RAJENDRA PODDAR Executed by: Self, Date of Execution: 29/05/2023 , Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	29/05/2023	LTI 29/05/2023	29/05/2023	

Son of Late RAJENDRA PRASAD PODDAR Alias RAJENDRA PODDAR KUMHAR PARA HANUMAN CHARAI BARAKAR, City:- , P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5C, Aadhaar No: 57xxxxxxxx1782, Status :Individual, Executed by: Self, Date of Execution: 29/05/2023

, Admitted by: Self, Date of Admission: 29/05/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAGHAV PODDAR Son of Mr ROHIT PODDAR KUMHAR PARA HANUMAN CHARAI BARAKAR, City:- Kulti, P.O:- BARAKAR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713324			
	29/05/2023	29/05/2023	29/05/2023
Identifier Of Smt KUSUM PODDAR, Shri ROHIT PODDAR, Smt RICHA SHAH			

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	Smt KUSUM PODDAR	Shri ROHIT PODDAR	Y	4 Dec	20,11,420/-
L1	Smt RICHA SHAH	Shri ROHIT PODDAR	Y	4 Dec	20,11,420/-
L2	Smt KUSUM PODDAR	Shri ROHIT PODDAR	Y	21.335 Dec	53,64,196/-
L2	Smt RICHA SHAH	Shri ROHIT PODDAR	Y	21.335 Dec	53,64,196/-
L3	Smt KUSUM PODDAR	Shri ROHIT PODDAR	Y	3.335 Dec	16,77,021/-
L3	Smt RICHA SHAH	Shri ROHIT PODDAR	Y	3.335 Dec	16,77,021/-
L4	Smt KUSUM PODDAR	Shri ROHIT PODDAR	Y	11 Dec	27,65,697/-
L4	Smt RICHA SHAH	Shri ROHIT PODDAR	Y	11 Dec	27,65,697/-
L5	Smt KUSUM PODDAR	Shri ROHIT PODDAR	Y	3 Dec	15,08,565/-
L5	Smt RICHA SHAH	Shri ROHIT PODDAR	Y	3 Dec	15,08,565/-

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Barakar, Mouza: Barakar, JI No: 30, Pin Code : 713324

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2882, LR Khatian No:- 3427	Owner:রাজেন্দ্র প্রসাদ পোদার, Gurdian:বদরীদাস , Address:নিজ , Classification:বাইদ, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 2887, LR Khatian No:- 3427	Owner:রাজেন্দ্র প্রসাদ পোদ্দার, Gurdian:বদরীদাস , Address:নিজ , Classification:কানালী, Area:0.64000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2886, LR Khatian No:- 3427	Owner:রাজেন্দ্র প্রসাদ পোদ্দার, Gurdian:বদরীদাস , Address:নিজ , Classification:বাইদ, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2878, LR Khatian No:- 3427	Owner:রাজেন্দ্র প্রসাদ পোদ্দার, Gurdian:বদরীদাস , Address:নিজ , Classification:কানালী, Area:0.33000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2883, LR Khatian No:- 3427	Owner:রাজেন্দ্র প্রসাদ পোদ্দার, Gurdian:বদরীদাস , Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 29-05-2023**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 14:50 hrs on 29-05-2023, at the Office of the A.D.S.R. KULTI by Smt KUSUM PODDAR ,
one of the Executants.

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
2,66,53,795/-. Family Members amount Rs 2,66,53,795/-

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

Execution is admitted on 29/05/2023 by 1. Smt KUSUM PODDAR, Wife of Late RAJENDRA PRASAD PODDAR Alias
RAJENDRA PODDAR, KUMHAR PARA HANUMAN CHARAI BARAKAR, P.O: BARAKAR, Thana: Kulti, , City/Town:
KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by caste Hindu, by Profession House wife, 2. Shri
ROHIT PODDAR, Son of Late RAJENDRA PRASAD PODDAR Alias RAJENDRA PODDAR, KUMHAR PARA
HANUMAN CHARAI BARAKAR, P.O: BARAKAR, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN -
713324, by caste Hindu, by Profession Business, 3. Smt RICHA SHAH, Wife of Shri MANISH SHAH, SOUTHERN
AVENUE SARAT BOSE ROAD KOLKATA, P.O: SARAT BOSE ROAD, Thana: Tollygunge, , South 24-Parganas, WEST
BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by Mr RAGHAV PODDAR, , Son of Mr ROHIT PODDAR, KUMHAR PARA HANUMAN CHARAI BARAKAR,
P.O: BARAKAR, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713324, by
caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,66,552.00/- (A(1) = Rs 2,66,538.00/- ,E =
Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,66,552/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2023 1:25PM with Govt. Ref. No: 192023240073503108 on 29-05-2023, Amount Rs: 2,66,552/-,
Bank: SBI EPay (SBlePay), Ref. No. 1074654158740 on 29-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

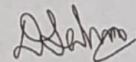
Certified that required Stamp Duty payable for this document is Rs. 1,33,289/- and Stamp Duty paid by Stamp Rs
5,000.00/-, by online = Rs 1,28,289/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1102, Amount: Rs.5,000.00/-, Date of Purchase: 23/05/2023, Vendor name: P Kr
Das

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/05/2023 1:25PM with Govt. Ref. No: 192023240073503108 on 29-05-2023, Amount Rs: 1,28,289/-,
Bank: SBI EPay (SBlePay), Ref. No. 1074654158740 on 29-05-2023, Head of Account 0030-02-103-003-02


Debasish Sahoo**ADDITIONAL DISTRICT SUB-REGISTRAR****OFFICE OF THE A.D.S.R. KULTI****Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2023, Page from 40953 to 40971

being No 232402290 for the year 2023.



Digitally signed by DEBASISH SAHOO
Date: 2023.05.30 17:27:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 2023/05/30 05:27:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)