

SL.No - 454/18

1-480/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 555746

D 555746

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

Addl. Dist. Sub-Registrar
Raipur

13 MAR 2018

THIS DEED OF GIFT made on this 12th day of march, 2018

Market value Rs 12,35,115/- set forth value Rs 4,50,000/-

By

Sri Aditya Kumar Das a@ Girija Das (PAN NO - BQAPD3885P, EPIC NO - DHC1506708) son of Late Jugal Kishore Das by caste - Hindu, occupation cultivation, of Vill+P.O. - Bikrampur, P.S - Simlapal, Dist - Bankura, W.B, PIN - 722151, hereinafter referred to as the Donar (Which expression shall excluded by or made repugnant to the context be deemed to men and include his heirs, administrators executors and legel representatives) of the First Part.

Donor's Name: Girija Das
Adv. Khator cont.

Aditya Kumar Das @ Girija Das

AND

Sri Ramkrishna College Of Education, Institution, Represented by Sri Anup Kumar Patra, the Presedent of the institute(PAN NO- BGNPP8381D, EPIC NO – WB 36/245/513648) son of Late Bibhutibhusan Patra of Village- Jagannathpür, P.O – Simlapal, P.S – Simlapal, of the Donee institution and the institution is here in after referred to as **Donee**. (which expression shall unless excluded by or made repugnant to the context be deemed to mean and include the successors in interest, its administrator representatives and assign) of the **second part**.

WHEREAS, the Donor above named is the sole and absolute owner of the land as mentioned in the schedule below and he exercised his such right of absolute ownership without any let, hindrance, claim, question or demand being raised by anybody in this behalf and the L.R Khatian has duly been prepared and published under the provisions of the West Bengal Land Reforms Act. 1955, in his name and the said land is free from all encumbrances.

AND WHEREAS, for the better improvement and for the development of the Socio-Economic condition and for all other improvements of the locality the Donor above named has agreed to transfer his land by way of gift as mentioned in the schedule below to the Donee above named and the Donee above named has agreed gladly accepted such offer of Gift of the land as mentioned in the schedule below from the Donor above name and is delineated in red border in the map or plan appended hereto.

AND WHEREAS, by virtue of this Title Deed of Gift, the aforesaid **Sri Ramkrishna College Of Education**, has become the absolute owner of the land as mentioned in the schedule below and the Donor above named has lost his every right, title, interest and possession over the said land.

AND WHEREAS, the Donor doth from this day has delivered the every possession of the said land in favour of the Donee above named.

Aditya Kumar Das @ Ganga Saha.

*Baranta Mr. B. Min
Adv. Khatra Court.*

AND WHEREAS, the Donee above named will be able to use the said land as per the exclusive choice and convenience, by dint of this Title Deed of Gift and neither the Donor above named nor his successor or successors will be able to make any kind of objections or claim in this regard and if raise that will be completely dishonoured in the eye of law.

And whereas the donor specifically status and declares that this deed of gift is being executed by him out of his own volition and free will and not under any undue influence or coercion of anybody far less the donee herein and the donee has expressed its intention to accept the gift made by the donor through this instrument.

And whereas considering the fact that the said entire lands gifted herein had an area of 0.90 acres and the same are Garlayekpatit and Tora lands, it is valued at Rs 12,35,115 and as such this instrument which is being executed to gift absolutely the said land in favour of the donee, advalorem stamp duty is paid on this instrument on such valuation.

NOW THIS DEED OF GIFT WITNESSTH that at and for the consideration of natural love and affection that the donor bears towards the Donee the Donor doth hereby **GRANT GIFT TRANSFER ASSIGN and ASSURE** unto the Donee **ALL THAT** the land being the **SCHEDULED PROPERTY** (the entirety of which is more particularly described in the schedule here under written) **TOGETHER WITH** all area, liberties, rights, privileges, easement, advantages and appurtenances, whatsoever belonging thereunto or reputed so to belong and together with all muniments of title to the said Scheduled properly and together with the entire rents issues profits usufructs there form for the **DONEE TO HAVE AND TO HOLD** the same for an indefensible title in fee simple absolutely and forever and free from all encumbrances whatsoever **And** the donor doth hereby covenant with the donee that notwithstanding any act deed or thing done by the donor or knowingly suffered to the contrary he the donor hath in him a good right, full power and absolute authority to gift unto the Donee the aforesaid properly

Baranta. Mr. G. M. N.
Adv. Khatri Court.

Radhika Kumar Das @ Girij's Das

And that there is no latent or patent defect of title of the donor in the property hereby gifted and that there is no impediment or bar under any law or under any contract preventing the donor to do so and that the donee shall have a Good right and absolute title of ownership in the property hereby gifted and the donor doth hereby further covenant with the donee that the property hereby gifted is not subject to any charge, lien, lispendence, life interest, debutter, wakf, trust, scheme, attachment, requisition acquisition or alignment whatsoever and nothing shall alter or defeat the absolute title of ownership obtained by the Donee in the property hereby gifted which shall not be altered or defeated by reason of any claim question or demand that may be raised at any time in future by the donor or by anyone claiming through by or under authority from the donor or in trust or in equity And the donor doth hereby further covenant with the donee that the donee shall immediately after this instrument be vested with the right and authority of the donor to possess and utilize the aforesaid land for fulfilling its own purpose And that the Donor shall be bound to do all acts and sign execute and register if necessary all documents and papers for more perfectly assuring the title of the Donee obtained through this instrument and the donor doth hereby further covenants with the Donee that he shall without any action in law produce or cause to be produced all documents and papers relating to the said scheduled property that are being retained by him.

Basanta-ko. Guin
Adv. Kh. Tra. Cout.

Aditya Kumar Das @ Sprija Das

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of vacant Garlayekpatit and Tora land containing an area of 0.90 acres comprised in Mouza : - Katjuria, J.L. No. 60, P.S. Simlāpal, District : - Bankura as follows :-

Khatian No.	Plot No.	Kind	Area of land in acres	Proposed Kind
L/R - 6	LR 23/309	Garlayekpatit	0.22	Education Purpose
L/R - 6	LR 26/307	Tora	0.44	Education Purpose
L/R - 6	LR 26	Tora	0.24	Education Purpose

And is bounded as follows :-

On the North by

Remaining lands of the Doner

On the East by

Remaining lands of the Doner

On the West by

Land of the Doner

On the South by

Land of the Doner

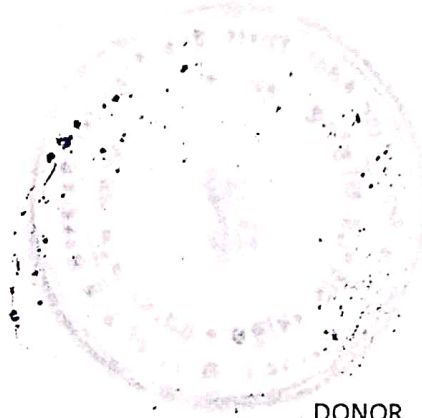
Baranta Kr. Guin
Adv. Kheta Court.

Aditya Kumar Das @ Gopinath Das

IN WITNESS WHEREOF the parties here to doth hereby set and subscribe their respective hands on the day month and year first above written.

SIGNED, SEALED and delivered by the parties

At Raipur in the presence of :-



DONOR

Aditya Kumar Das @ Gijir Das.

DRAFTED BY :

Basanta Kumar Guin
BASANTA KUMAR GUIN

M.A; L.L.B

ADVOCATE, KHATRA COURT

&

A.D.S. R OFFICE RAIPUR

VILL - RAIPUR

P.O - GARHRAIPUR

DIST - BANKURA

ENROLMENT NO : W.B 196/05

BASANTA KUMAR GUIN
M.A., LL.B. ADVOCATE
ENROLMENT NO. W.B. 196/2005
KHATRA COURT & A.D.S.R. OFFICE. RAIPUR

DONEE

Anur Kumar Patra

WITNESS

Swapen Satpathi
Son of Kirity Satpathi
Vill - Parulia
P.O - BIKRAMPUR
P.S - Simlapal
Dist - Bankura

Aditya Kumar Das @ Gijir Das.

Aditya Kumar Das @ Gijir Das.

Kamakhya College of Education Represented
by Sri Anup. Kumar. Patra,
নাম ও ছবি

বাম হাতের টিপ
— বৃদ্ধাঙ্গুল
— তর্জনী
— মধ্যমা
— অনামিকা
— কনিষ্ঠা



ডান হাতের টিপ
বৃদ্ধাঙ্গুল —
তর্জনী —
মধ্যমা —
অনামিকা —
কনিষ্ঠা —

প্রত্যয়িত হইল
Anup Kumar Patra
নাম ও ছবি

বাম হাতের টিপ Aditya Kumar Das, ডান হাতের টিপ
@ Giniya Das,

— বৃদ্ধাঙ্গুল
— তর্জনী
— মধ্যমা
— অনামিকা
— কনিষ্ঠা



বৃদ্ধাঙ্গুল —
তর্জনী —
মধ্যমা —
অনামিকা —
কনিষ্ঠা —

প্রত্যয়িত হইল

আদিত্য কুমার দাস ও গিনিয়া দাস
Aditya Kumar Das @ Giniya Das.

Major Information of the Deed



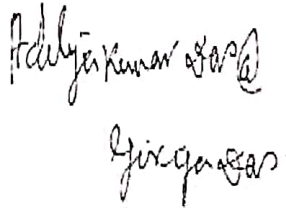
Deed No :	I-0106-00480/2018	Date of Registration	13/03/2018
Query No / Year	0106-0000387932/2018	Office where deed is registered	
Query Date	09/03/2018 11:37:41 AM	A.D.S.R. RAIPUR, District: Bankura	
Applicant Name, Address & Other Details	Aditya Kumar Das Bikrampur, Thana : Simlapal, District : Bankura, WEST BENGAL, Mobile No. : 9434529119, Status :Seller/Executant		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body			
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 12,35,115/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 61,756/- (Article:33(ii))	Rs. 12,351/- (Article:A(1))		
Remarks			

Land Details :

District: Bankura, P.S:- Simlapal, Gram Panchayat: BIKRAMPUR, Mouza: Kathjuria

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-23/309	LR-6	Danga	Garlayek Patit	22 Dec	1,10,000/-	3,01,917/-	
L2	LR-26/307	LR-6	Danga	Tora	44 Dec	2,20,000/-	6,03,834/-	
L3	LR-26	LR-6	Danga	Tora	24 Dec	1,20,000/-	3,29,364/-	
		TOTAL :			90Dec	4,50,000 /-	12,35,115 /-	
	Grand Total :				90Dec	4,50,000 /-	12,35,115 /-	

Donor Details :

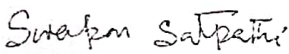
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Aditya Kumar Das, (Alias: Shri Girija Das) (Presentant) Son of Late Jugal Kishore Das Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office			
		12/03/2018	LTI 12/03/2018	12/03/2018
	Bikrampur, P.O:- Bikrampur, P.S:- Simlapal, District:-Bankura, West Bengal, India, PIN - 722151 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BQAPD3885P, Status :Individual, Executed by: Self, Date of Execution: 12/03/2018 , Admitted by: Self, Date of Admission: 12/03/2018 ,Place : Office			

Major Information of the Deed :- I-0106-00480/2018-13/03/2018

Details :**Name,Address,Photo,Finger print and Signature****Ramkrishna College Of Education Institution**Bikrampur, P.O:- Bikrampur, P.S:- Simlapal, District:-Bankura, West Bengal, India, PIN - 722151 , PAN No.:
BGNPP8381D, Status :Organization, Status : Not Executed**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Anup Kumar Patra Son of Late Bibhutibhusan Patra Jagannathpur, P.O:- Simlapal, P.S:- Simlapal, District:-Bankura, West Bengal, India, PIN - 722151, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : Ramkrishna College Of Education Institution (as PRESIDENT)

Identifier Details :

Name & address	
Shri Swapan Satpati Son of Shri Kirti Satpati Parulia, P.O:- Bikrampur, P.S:- Simlapal, District:-Bankura, West Bengal, India, PIN - 722151, Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Identifier Of Shri Aditya Kumar Das	
	12/03/2018

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	Shri Aditya Kumar Das	Ramkrishna College Of Education Institution		22 Dec	3,01,917/-
L2	Shri Aditya Kumar Das	Ramkrishna College Of Education Institution		44 Dec	6,03,834/-
L3	Shri Aditya Kumar Das	Ramkrishna College Of Education Institution		24 Dec	3,29,364/-

Major Information of the Deed :- I-0106-00480/2018-13/03/2018

Details as per Land Record

Bankura, P.S:- Simlapal, Gram Panchayat: BIKRAMPUR, Mouza: Kathjuria

Sl No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 23/309(Corresponding RS Plot No:- 23/309), LR Khatian No:- 6	Owner:আদিত্য কুমার দাস, Gurdian:যুগলকিশোর দাস, Address:বিক্রমপুর, Classification:গড়ায়েকপতিত, Area:0.52000000 Acre,
L2	LR Plot No:- 26/307(Corresponding RS Plot No:- 26/307), LR Khatian No:- 6	
L3	LR Plot No:- 26(Corresponding RS Plot No:- 26), LR Khatian No:- 6	Owner:আদিত্য কুমার দাস, Gurdian:যুগলকিশোর দাস, Address:বিক্রমপুর, Classification:ভড়া, Area:0.44000000 Acre,

Endorsement For Deed Number : I - 010600480 / 2018

On 12-03-2018

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

Presented for registration at 15:15 hrs on 12-03-2018, at the Office of the A.D.S.R. RAIPUR by Shri Aditya Kumar Das Alias Shri Girija Das, Executant.

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 12,35,115/-. Other amount Rs 12,35,115/-

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

Execution is admitted on 12/03/2018 by Shri Aditya Kumar Das, Alias Shri Girija Das, Son of Late Jugal Kishore Das, Bikrampur, P.O: Bikrampur, Thana: Simlapal, , Bankura, WEST BENGAL, India, PIN - 722151, by caste Hindu, by Profession Cultivation

Indetified by Shri Swapan Satpati, , , Son of Shri Kirti Satpati, Parulia, P.O: Bikrampur, Thana: Simlapal, , Bankura, WEST BENGAL, India, PIN - 722151, by caste Hindu, by profession Cultivation

(Signature)

Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIPUR
Bankura, West Bengal

On 13-03-2018

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 12,351/- (A(1) = Rs 12,351/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,351/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/03/2018 1:22PM with Govt. Ref. No: 192017180193654951 on 12-03-2018, Amount Rs: 12,351/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKF2406117 on 12-03-2018, Head of Account 0030-03-104-001-16

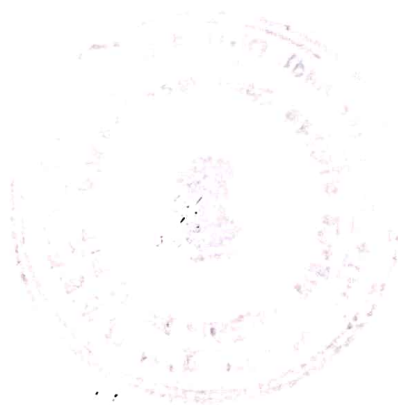
Major Information of the Deed :- I-0106-00480/2018-13/03/2018

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 61,756/- and Stamp Duty paid by Stamp Rs 5,000/-,
line = Rs 56,756/-
Description of Stamp
Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 271, Amount: Rs.5,000/-, Date of Purchase: 12/03/2018, Vendor name: Susanta
Kumar Guin
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/03/2018 1:22PM with Govt. Ref. No: 192017180193654951 on 12-03-2018, Amount Rs: 56,756/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKF2406117 on 12-03-2018, Head of Account 0030-02-103-003-02

S. Chakrobarty

Sourav Chakrobarty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIPUR
Bankura, West Bengal



ate of Registration under section 60 and Rule 69.
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ume number 0106-2018, Page from 9189 to 9204
eing No 010600480 for the year 2018.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2018.03.13 15:57:22 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 13-Mar-18 3:56:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIPUR
West Bengal.

(This document is digitally signed.)