

3254

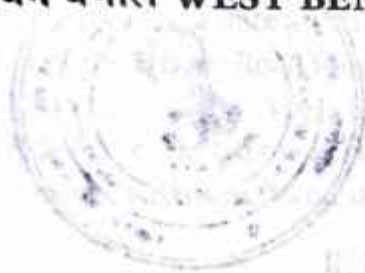
I. 3236/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 799856

9
1-52 P.m
19/06/2024



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

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

19 JUN 2024

19 JUN 2024

Query No. 3001507736/2024

DEED OF GIFT**GIFT IN FAVOUR OF LOCAL BODIES (EXEMPTED CASES)**

Property gifted is : More or less 66.85 Sq. fts of land within District Paschim Bardhaman, P.S. Raniganj, Ward No. 34, Asansol Municipal Corporation, Mouza -Amrasota, J.L. No. 18, R.S. Plot No. 1294 & 1296, L.R. Plot No. 3052 & 3047, L.R. Khatian No. 3851 & 49 respectively.

THIS DEED OF GIFT made on this the 18th day of June 2024.

Cont....P/2

:: 2 ::

:-BY:-

Avinash Luharuwalla alias Avinash Kumar Luharuwalla, Son of Late Bhadarmal Luharuwalla @ Bahadurmal Luharuwalla, by faith Hindu, Nationality Indian, Occupation-Business, resident of 34/1, N.S.B.Road, Raniganj, P.O. & P.S. Raniganj, Dist Paschim Bardhaman, Pin-713347, within the State of West Bengal, here-in-after called the "DONOR" (Which expression shall unless excluded by or repugnant to the context include all his legal heirs, successors, legal representatives, administrators and assigns) of the ONE PART.

IN FAVOUR OF

ASANSOL MUNICIPAL CORPORATION, a body corporate constituted under the West Bengal Act LIV of 1980, represented by its **Mayor ' Bidhan Upadhyaya**, having its Central Office at G.T. Road, P.O. Asansol-1, P.S. Asansol (South), Sub-Division Asansol, Addl District Sub-Registry Office Asansol, District Paschim Bardhaman, Pin No. 713301, within the State of West Bengal, here-in-after called the "DONEE" (Which expression shall unless excluded by or repugnant to the context include all its successors and assigns) of the OTHER PART.

WHEREAS the Donor is the sole and absolute owner of the schedule mentioned ' Bastu ' land measuring in total 75.428 decimal approx comprised in R.S. Plot No. 1294 & 1296 corresponding to L.R. Plot No. 3052 & 3047 under L.R. Khatian No. 3851 & 49 of Mouza Amrasota and its such ownership and possession has been duly recorded in the finally published Record of Rights.

AND WHEREAS the Donor is going to submit a building plan before the authorities of Asansol Municipal Corporation for Construction of a building upon the said land at Mouza Amrasota, J.L. No. 18 which is situated on the junction of two roads in two sides.

Cont....P/3

:: 3 ::

AND WHEREAS the Donor has expressed its desire to make a free gift of the land for the corner splay portion measuring in total 66.85 Sq.ft. in L.R. Plot No. 3052 & 3047 out of the total land measuring 75.428 decimal in L.R. Plot No. 3052 & 3047 in the public interest more fully described and written in the schedule hereafter and delineated in the sketch map annexed hereto and demarcated with Red Colour as required under Section 405 of the Municipal Corporation Act 2007 for sanction of building plan.

AND WHEREAS the said proposal or offer of the Donor has been accepted by the Asansol Municipal Corporation, the Donee herein, and it has been decided inter-alia, that the Gift of the land of the corner splay measuring about 66.85 Sq.Ft of the said land at Mouza-Amrasota, J.L. No. 18 in Ward No. 34 of Asansol Municipal Corporation for sanction of building plan be accepted under section 485 of the Asansol Municipal Corporation Act 2007.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:

That in consideration and premises as aforesaid the Donor out of his own free will and accord and while in a sound state of body and mind, hereby grant and convey unto the Asansol Municipal Corporation ALL THAT land more fully passage, light, privileges, easement and appurtenance what-so-ever attached and concerning to the said property free from any or all encumbrances and delivered possession of the same unto and in favour of the Donee TO HAVE AND TO HOLD the said property hereby granted, conveyed and transferred unto and to the use of the said Donee absolutely and unconditionally forever and the Donor do hereby declare and covenant with the said Donee, that the Donor has good title, full power and absolute right to transfer the schedule mentioned property and further declare that the Donor is seized and possessed of or otherwise well and sufficiently entitled to the said property and have not in any way encumbered the said property intended to be transferred by this Deed of Gift in favour of the Asansol Municipal Corporation.

Contd....P/4

-: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Raniganj, Sub-Division Asansol, Addl District Sub-Registry Office Raniganj, within **Mouza - Amrasota, J.L. No. 18**, under the limits of Asansol Municipal Corporation, Ward No. 34, all that piece or parcel of 'Bastu' land for the corner splay measuring more or less -

1] 3.09 Sq.Mt. or 33.27 Sq.Ft in R.S. Plot No. 1294, corres-ponding to L. R. Plot No. 3052 of Mouza- Amrasota, out of the total land measuring 0.07428 acre comprised in R.S. Plot No. 1294 Corresponding to L.R Plot No. 3052 under **L.R. Khatian No. 3851** .

2] 1.56 Sq.Mt. or 16.79 Sq.Ft in R.S. Plot No. 1296, corres-ponding to L. R. Plot No. 3047 of Mouza- Amrasota, out of the total land measuring 0.56 acre comprised in R.S. Plot No. 1296 Corresponding to L.R Plot No. 3047 under **L.R. Khatian No. 3851** .

3] 1.56 Sq.Mt. or 16.79 Sq.Ft in R.S. Plot No. 1296, corres-ponding to L. R. Plot No. 3047 of Mouza- Amrasota, out of the total land measuring 0.08 acre comprised in R.S. Plot No. 1296 Corresponding to L.R Plot No. 3047 under **L.R. Khatian No. 49** .

IN TOTAL LAND MEASURING AN AREA 66.85 SQ.FT. OR 6.21 SQ.MT. or .1531 Decimal hereby gifted out of donor own area 0.75428 acre.

The land gifted is more fully delineated in the sketch plan and thereon shown in Red Colour which shall form part and parcel of this Deed of Gift

The Finger Print of the Donors are taken on a separate sheets, and attached herewith which should be treated as part of this deed

Proportionate ground rent is payable to the State of West Bengal through the B.L. & L.R.O. Raniganj.

:: 5 ::

IN WITNESS WHEREOF THE Donor have signed these presents on the day, Month and Year written at the outset of this deed

WITNESS:-

1.

Bablu Mahato

Bablu Mahato
S/o Sri Janki Mahato
Sukanta Pally,
P.O.Searsole Rajbari,
P.S.Raniganj,
Dist. Paschim Bardhaman
West Bengal, Pin -713358

2.

Harsh Maheshwari

Harsh Maheshwari
S/o Sri Raj Kumar Maheshwari
3, P.N.Malia Road, Sishubagan
P.O.+ P.S.Raniganj
Dist. Paschim Bardhaman
West Bengal, Pin -713358

Aninash Luharwalla
Adv. Aninash Kumar Luharwalla
SIGNATURE OF THE DONOR

DRAFTED AND PREPARED BY ME

AND PRINTED IN MY OFFICE

Asansol

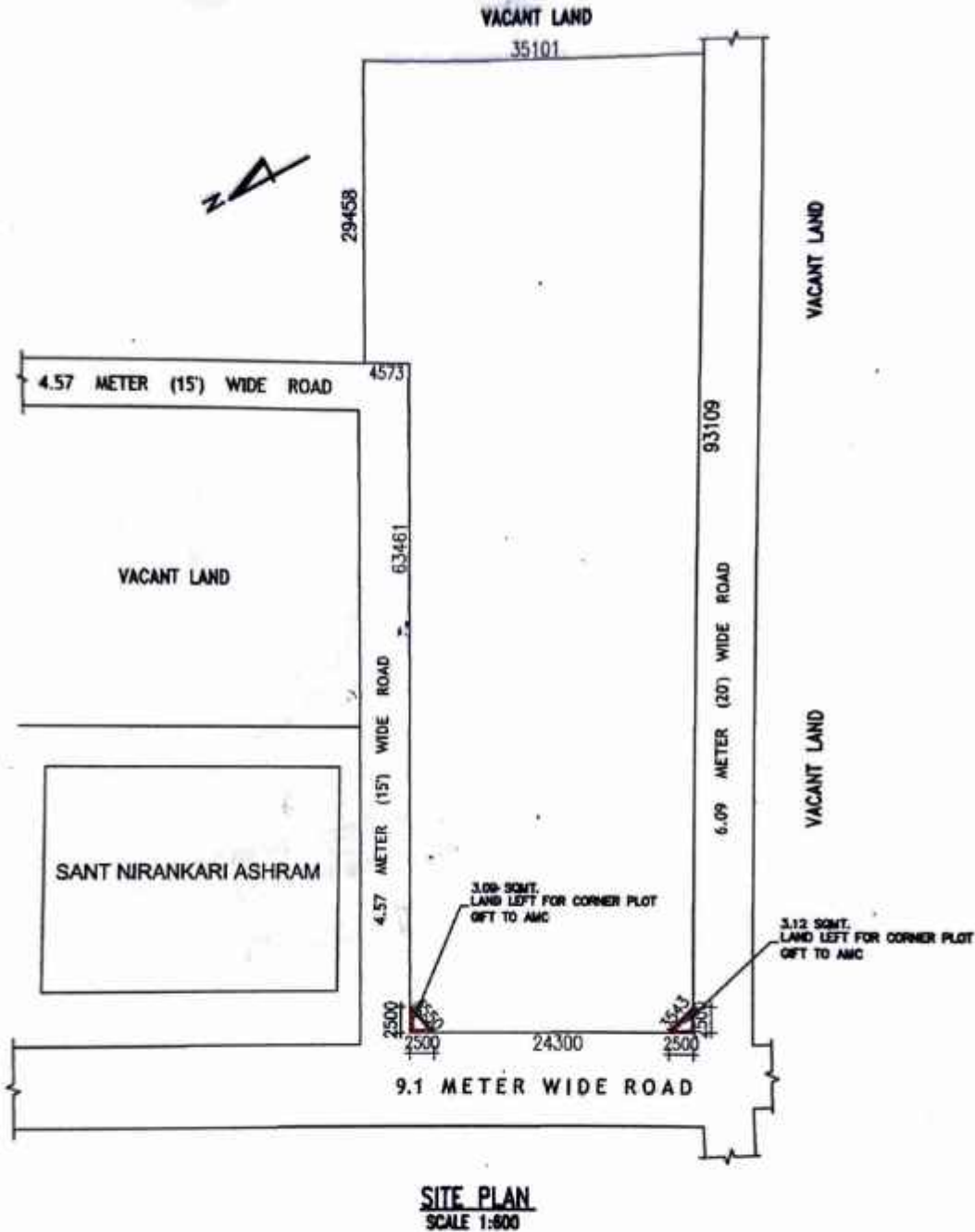
Mr. Bablu Mahato
Advocate
Asansol Court
Enrl. No. - F/207/956/2012

ING PLAN SHOWING THE LAND LEFT FOR CORNER PLOT GIFT TO ASANSOL MUNICIPAL CORPORATION. R. S. PLOT
1296 & 1294, L. R. PLOT NO. -3047 & 3052, R. S. KHATIAN NO. -292 & 93, L. R. KHATIAN
-3851 & 49, P. O. & P. S. -RANIGANJ, WITHIN MOUZA-AMRASOTA, J. L. NO. -18, DIST. -PASCHIM
RDHAMAN, UNDER ASANSOL MUNICIPAL CORPORATION.

LAND LEFT FOR CORNER PLOT ----- 66.85 SQFT OR 6.21 SQ.M.

Gifted Area:-

R.S.Plot No. 1294, L.R.Plot No. 3052 Under L.R.Khatian No. 3851 measuring 33.27 Sq.Ft. or 3.09 Sq.Mt.
R.S.Plot No. 1296, L.R.Plot No. 3047 Under L.R.Khatian No. 3851 measuring 18.79 Sq.Ft. or 1.66 Sq.Mt.
R.S.Plot No. 1296, L.R.Plot No. 3047 Under L.R.Khatian No. 49 measuring 16.79 Sq.Ft. or 1.66 Sq.Mt.

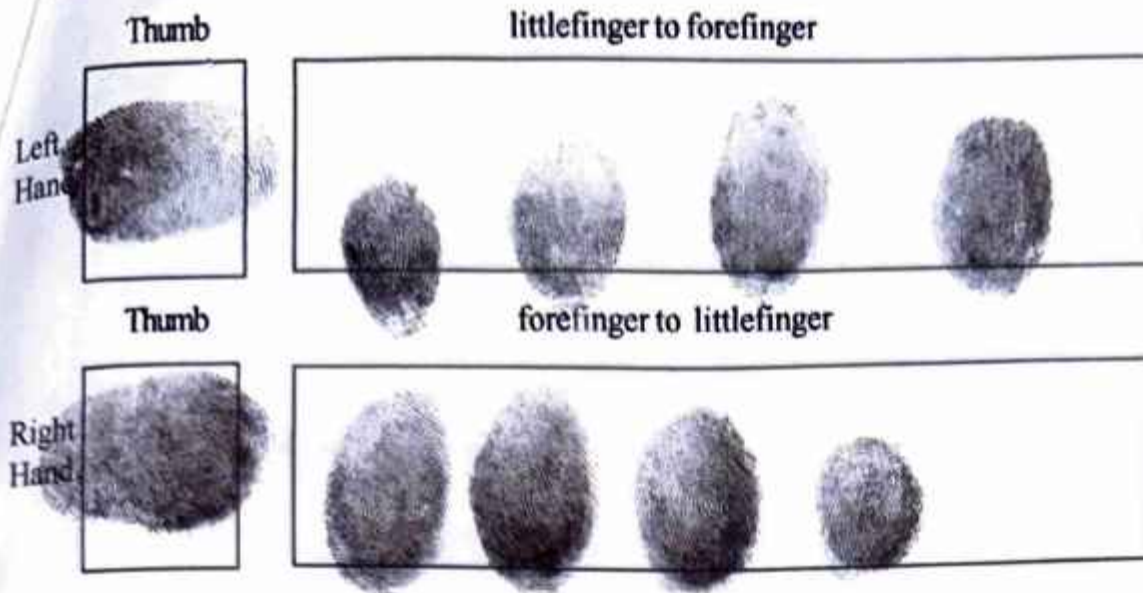


Arinash Suharwalla
alias Arinash kumar Suharwalla

SIGNATURE OF OWNER

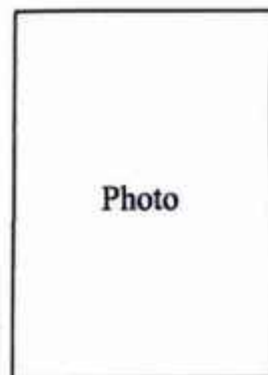
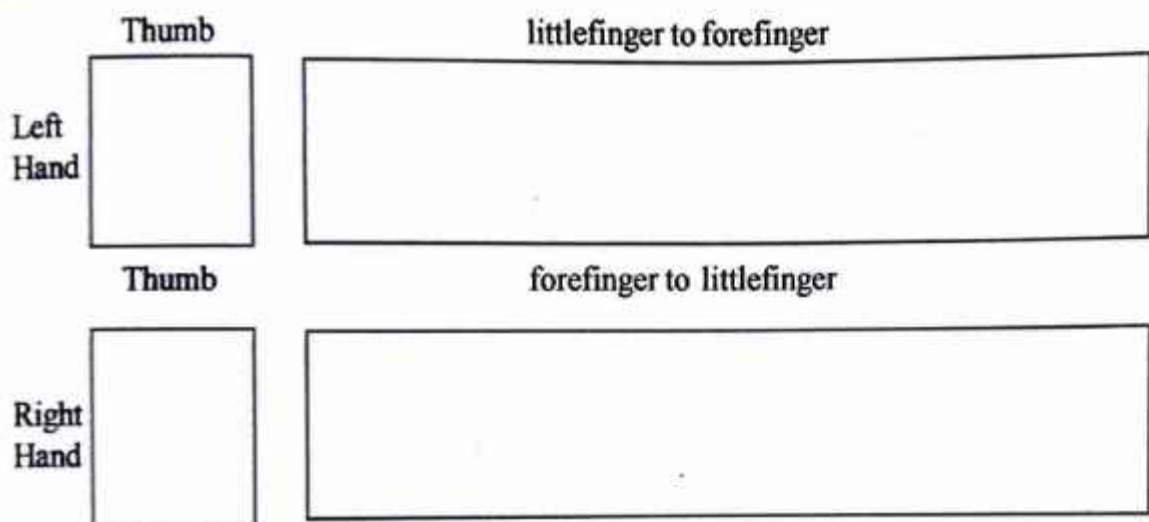
Sajal Kumar Bandopadhyay
Sajal Kumar Bandopadhyay
BE (CIVIL) MIE
CHARTERED ENGINEER
NO-M-107537/8
AMC LBS NO 051

SIGNATURE OF L.B.S.

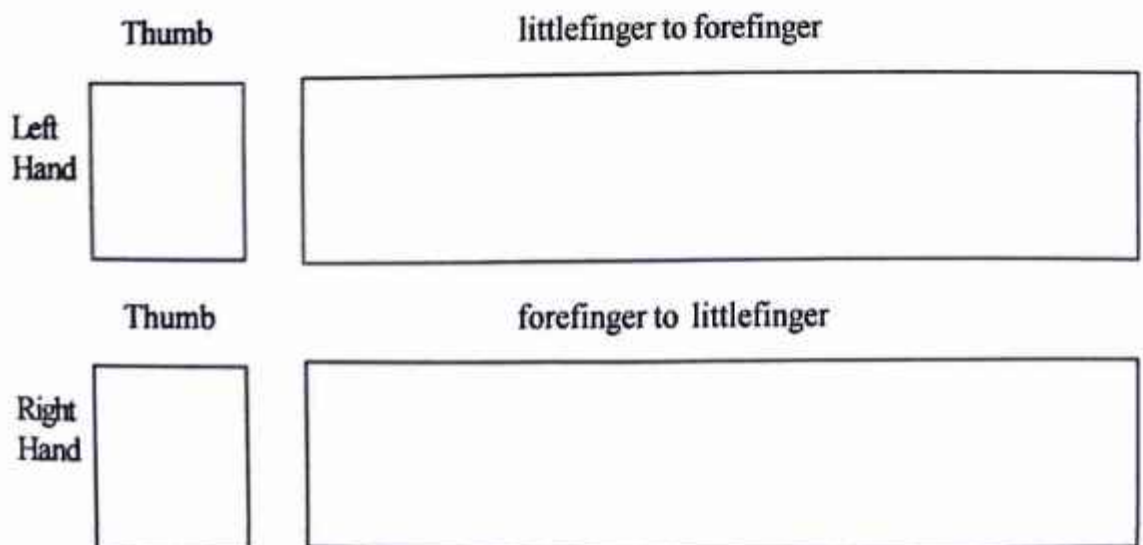


Anamash Kharuwalla
alias Anamash Kharuwalla
Anamash Kharuwalla

Finger Print attested by me: Anamash Kharuwalla alias Anamash Kumar Kharuwalla



Finger Print attested by me:



Finger Print attested by me:

Major Information of the Deed

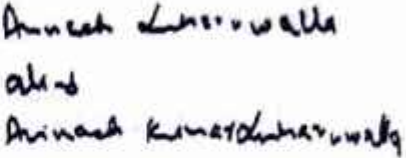
Deed No :	I-2304-03236/2024	Date of Registration	19/06/2024
Query No / Year	2304-3001507736/2024	Office where deed is registered	
Query Date	19/06/2024 1:46:48 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Bablu Mahato Raniganj, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9832169630, Status :Advocate		
Transaction		Additional Transaction	
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value		Market Value	
		Rs. 38,356/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:33(ii))		Rs. 0/- (Article:A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: Unnamed Municipal Road (Raniganj), Mouza: Amrasata, JI No: 18, Pin Code : 713358

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-3052 (RS :-)	LR-3851	Rasta	Vastu	33.27 Sq Ft		20,280/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-3047 (RS :-)	LR-3851	Rasta	Vastu	16.79 Sq Ft		9,038/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-3047 (RS :-)	LR-49	Rasta	Vastu	16.79 Sq Ft		9,038/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			.1532Dec	0 /-	38,356 /-	
		Grand Total :			.1532Dec	0 /-	38,356 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Avinash Luharuwalla, (Alias: Mr Avinash Kumar Luharuwalla) (Presentant) Son of Late Bhadarmal Luharuwalla Alias Bahadurmal Luharuwalla Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 LTI 19/06/2024 Captured	Signature  19/06/2024
34/1 N S B Road Raniganj, City:- , P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 71xxxxxxx9485, Status :Individual, Executed by: Self, Date of Execution: 18/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

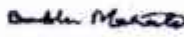
Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASANSOL MUNICIPAL CORPORATION G T ROAD, ASANSOL, City:- , P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIDHAN UPADHYA Son of Mr UPADHYA G T ROAD, ASANSOL, City:- , P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASANSOL MUNICIPAL CORPORATION (as MAYOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BABLU MAHATO Son of JANKI MAHATO SUKANTA PALLY RANIGANJ, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	 19/06/2024	 Captured	 19/06/2024
Identifier Of Mr Avinash Luharuwalla			

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 Avinash Luharuwalla	ASANSOL MUNICIPAL CORPORATION		0.0762439 Dec	20,280/-
L2	Mr Avinash Luharuwalla	ASANSOL MUNICIPAL CORPORATION		0.0384771 Dec	9,038/-
L3	Mr Avinash Luharuwalla	ASANSOL MUNICIPAL CORPORATION		0.0384771 Dec	9,038/-

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: Unnamed Municipal Road (Raniganj),
Mouza: Amrasata, JI No: 18, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3052, LR Khatian No:- 3851	Owner:অভিনাশ লাহারুয়াল, Gurdian:ভদ্রমল , Address:34/1 এন.এস.রোড, রানীগঞ্জ , Classification:বাইদ, Area:0.09000000 Acre,	Mr Avinash Luharuwalla
L2	LR Plot No:- 3047, LR Khatian No:- 3851	Owner:অভিনাশ লাহারুয়াল, Gurdian:ভদ্রমল , Address:34/1 এন.এস.রোড, রানীগঞ্জ , Classification:বাইদ, Area:0.56000000 Acre,	Mr Avinash Luharuwalla
L3	LR Plot No:- 3047, LR Khatian No:- 49	Owner:অভিনাশ কুমার লাহারুয়াল, Gurdian:ব্রজমল , Address:বিজ , Classification:বাইদ, Area:0.13000000 Acre,	Mr Avinash Luharuwalla

Endorsement For Deed Number : I - 230403236 / 2024

On 19-06-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

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

Presented for registration at 13:52 hrs on 19-06-2024, at the Office of the A.D.S.R. RANIGANJ by Mr Avinash Luharuwalla Alias Mr Avinash Kumar Luharuwalla,Executant.

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

Execution is admitted on 19/06/2024 by Mr Avinash Luharuwalla, Alias Mr Avinash Kumar Luharuwalla, Son of Late Bhadarmal Luharuwalla Alias Bahadurmali Luharuwalla, 34/1 N S B Road Raniganj, P.O: Raniganj, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Indetified by Mr BABLU MAHATO, , , Son of JANKI MAHATO, SUKANTA PALLY RANIGANJ, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Payment of Stamp Duty



**Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2024, Page from 58574 to 58586

being No 230403236 for the year 2024.



Digitally signed by SANKHA BANDYOPADHYAY
Date: 2024.06.21 16:58:39 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 21/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.