

15050

13728/2014

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

अभिचयञ्ज पश्चिम बंगाल WEST BENGAL

S 707451

Certified that the document is admitted  
to registration. The signature sheet/sheets  
& the endorsement sheet/sheets attached  
with this document are the part of this  
document.

Additional District Sub-Registrar  
Regional, New Town, North 24 P.S.  
1 DEC 2014

DEED OF ABSOLUTE GIFT

THIS DEED OF ABSOLUTE GIFT made on this the 10<sup>th</sup> day of December,  
Two thousand and fourteen (2014) of the Christian era

BETWEEN

(1) SMT. CHHABI RANI MONDAL widow of Madan Mohan Mondal, residing at - TM-2/7, Tegharia, Mondalpara, P.S - Baguiati, Kolkata - 700 157 (2) SMT. TRISHNA NASKAR wife of Sri. Utpal Naskar & daughter of late Madan Mohan Mondal, residing at - Mathkol, P.S - Dum Dum, Kolkata - 700 065 (3) SMT. TRIPTI DHAMURIA wife of Sri. Sushanta Dhamuria & daughter of late Madan Mohan Mondal, residing at - Narayanpur, Tantultola, P.S - Airport, Kolkata - 700 135, all by caste - Indian Hindu, by occupation - Homemaker, hereinafter called and referred to as the DONORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

AND

(1) SRI. BHASKAR MONDAL (2) SRI. SUBHANKAR MONDAL are sons of Late Madan Mohan Mondal, by Caste - Indian Hindu, by occupation - Business, residing at - TM-2/7, Tegharia, Mondalpara, P.S - Baguiati, Kolkata - 700 157 hereinafter called and referred to as the DONEES (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the OTHER PART.

WHEREAS Madan Mohan Mondal, since deceased son of late Rajani Kanta Mondal of Tegharia was well seized and possessed of and/or other wise well and sufficiently entitled to the property by virtue of Record of Rights and enjoyed the same with good right full and absolute power of ownership by paying usual rents thereof ALL THAT piece or parcel of bagan/danga land measuring being total 19.25 decimal out of 01.16 acre, comprised in part of R.S/L.R Dag Nos.314, 316 & 317 under L.R Khatian No. 327 along with other properties situate lying at Mouza - Tegharia, J.L. No. 9, P.S - Baguiati formerly Rajarhat, in the District of North 24 Parganas which is more fully and particularly described in the schedule here under written, absolutely free from all encumbrances whatsoever.

AND WHEREAS the said Madan Mohan Mondal died intestate leaving behind his surviving, legal representatives and heirs as follows: -

- (1) Smt. Chhabi Rani Mondal, widow of the deceased.
- (2) Smt. Trishna Naskar, daughter of the deceased.
- (3) Smt. Tripti Dhamuria, daughter of the deceased.
- (4) Sri. Bhaskar Mondal, son of the deceased.
- (5) Sri. Subhankar Mondal, son of the deceased.



AND WHEREAS the said Smt. Chhabi Rani Mondal along with four others i.e. here above named sons & daughters who are became the sole and absolute owners of the said property together with other properties which was left by Madan Mohan Mondal at the time of his death, by virtue of hereditary rights, each having equaled and undivided  $1/5^{\text{th}}$  share thereof according to the provisions of the Hindu Succession Act, 1956.

AND WHEREAS the said Chhabi Rani Mondal, Trishna Naskar and Tripti Dhamuria, the donors herein out of their natural love and affection for their co-owners sons and brothers namely the said Bhaskar Mondal and Subhankar Mondal, the donees herein are desirous of making an absolute gift in respect of their undivided  $3/5^{\text{th}}$  share of the schedule property measuring 11.55 decimal out of 19.25 decimal of entire 01.16 acre along with all easement rights of Common Passages and other facilities attached thereto in favour of the donees for the betterment of their future life.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of the natural love and affection which the donors had and still have for the donees, the latter being their sons and brothers, the donors doth hereby and hereunder renounce all estate and right, title and interest with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the donees, freely and voluntarily, the property mentioned and described in the schedule hereunder written and hereinafter referred to as "*the said property*" and delivered possession of the same unto and in favour of the donees equally TO HAVE AND TO HOLD the same for their sole use and benefit absolutely and unconditionally forever.

AND THE DONORS DOTH HEREBY COVENANT WITH THE DONEES AS FOLLOWS: -

1. THAT notwithstanding any acts, deed or things hereto before done executed or knowingly suffered to the contrary, the donors now lawfully, rightfully and absolutely seized and possessed of the said property, free from all encumbrances, attachments or defect of title whatsoever and the donors have full power and absolute authority to transfer the said property in the manner aforesaid.
2. THAT the donee shall hereafter peaceably and quietly hold, possess and enjoy the said property in khass without any claim or demand whatsoever from the donors or any person claiming through or under him.
3. FURTHER that the donors, their other heirs, executors, administrators or assigns covenant with the donees, their heirs, executors, administrators and assigns to save harmless

indemnify and keep indemnified the donees, their executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever.

4. THAT the donees herein shall be entitle to mutate their names in respect of the said piece or parcel of land with the authorities concerned and will pay the proportionate revenue to the State Government of West Bengal.

5. THAT the donees shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby gifted.

6. THAT the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/or are or is not acquired by the State Government of West Bengal under the Estate Acquisition Act, 1956 or statutory modification thereof or under the Urban Land (Ceiling and Regulation) Act, 1976 or any other law for the time being in force.

7. IT IS HEREBY declared that the land as described in the schedule below, is the self-acquired property of the donors and they are not the benamdars of any one.

8. AND THE donors deliver this day khas possession of the said property unto the donees hertein.

9. AND that the donees accept the gift of the said property hereunder made as testified by them being a party hereto and executing these presents.

10. The estimated value of the said property is Rs. 21,00,000/- (Rupees twenty one lakhs) only.

THE SCHEDULE OF THE PROPERTY AS ABOVE REFERRED TO: -

ALL THAT undivided 3/5<sup>th</sup> share piece or parcel of revenue paying bagan/danga land measuring 11.55 (eleven point fifty five) decimal out of 19.25 decimal of entire 01.16 acre along with all easement rights of 8'-0" wide Common Passages and other facilities attached thereto comprised in part of R.S/L.R Dag Nos. 414, 416 & 417 under L.R. Khatian No. 327 within the limit of Baguiati formerly Rajarhat Police Station, Additional District Sub-Registration office New Town under Rajarhat - Goplpur Municipality within ward No. 11 of Mondalpara Circle and according to the Settlement Record of Rights finally published the plot is comprised at Pargana - Kolkata, Mouza - Tegharia, J.L. No. 9, R.S. No. 116, Touzi No. 191, in the District of North 24 Parganas.

IT IS ALSO HEREBY DECLARED that the donees herein also the co-owners of the remaining 2/5<sup>th</sup> share of the said property measuring 07.70 decimal out of entire 19.25 decimal which left by their predecessor-in-title namely Madan Mohan Mondal.

### ABSTRACT

R.S/L.R	L.R.	CLASSIFICATION	TOTAL LAND	GIFTED AREA
DAG NO.	KH. NO.	OF LAND	IN DECIMAL	IN DECIMAL
414	327	BAGAN	46.00	08.10
416	327	BAGAN	49.00	02.10
417	327	DANGA	21.00	01.35
Total -			116.00	11.55

IN WITNESS WHEREOF the donors hereto hath hereunto set and subscribed their respective hands and seals after going through the contents of this deed of gift on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
by the donors at Kolkata in presence-of: -

1. *Jamaluddin Mondal*  
*Maunipur, Kol-79*
2. *K. Gokan Mondal*  
*Rajarhat*  
*KOC-125*

*Trishna Naskar*

*Trishna Naskar*

*Trishna Naskar*

SIGNATURE OF THE DONORS.

*Bhaskar Mondal*

*Subhankar Mondal*

SIGNATURE OF THE DONEES.

PREPARED BY:-  
*Aftabuddin Ahmed*  
(AFTAB UDDIN AHMED)  
of Ghuni, Kolkata-59,  
License No. DW - XVI-25  
A.D.S.R.O. Bidhannagar.  
Mob: 98301 77438/99032 82772.

COMPOSED BY:-  
*Shabnam Akhtar*  
(SHABNAM AKHTAR)  
Teghari, Kolkata - 157.



BUYER/SELLER/  
ACQUAINTANCE  
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS



LH.



RH.



Bhasnar Mondal

ATTESTED :- Bhasnar Mondal



LH.



RH.

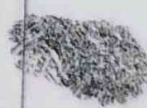


Subhankar Mondal

ATTESTED :- Subhankar Mondal



LH.



RH.



ह्रिदी अनिल चौधरी

ATTESTED :- ह्रिदी अनिल चौधरी

OF THE  
ANT/  
/SELLER/  
CAIMENT  
PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS



LH.

RH.

Trishna Markan

ATTESTED :- Trishna Markan



LH.

RH.

Triple Dhamuria

ATTESTED :- Triple Dhamuria

PHOTO

LH.

RH.

ATTESTED





Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 13728 of 2014  
(Serial No. 15050 of 2014 and Query No. 1523L000025999 of 2014)

On 10/12/2014

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

Presented for registration at 20.40 hrs on :10/12/2014, at the Private residence by Bhaskar Mondal , one of the Claimants.

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

Execution is admitted on 10/12/2014 by

1. Chhabi Rani Mondal, wife of Lt. Madan Mohan Mondal , T M = 2/7, Teghoria, Mondalpara, Thana:-Baguiati, P.O. :-D. B. Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : House wife
  2. Trishna Naskar, wife of Sri Utpal Naskar , Mathkol, Thana:-Dum Dum, P.O. :-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065, By Caste Hindu, By Profession : House wife
  3. Tripti Dhamuria, wife of Sri Sushanta Dhamuria , Narayanpur, Tentultala, Thana:-Airport, P.O. :-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
  4. Bhaskar Mondal, son of Lt. Madan Mohan Mondal , T M - 2/7, Teghoria , Mondalpara, Thana:-Baguiati, P.O. :-D. B. Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Business
  5. Subhankar Mondal, son of Lt. Madan Mohan Mondal , T M - 2/7, Teghoria , Mondalpara, Thana:-Baguiati, P.O. :-D. B. Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Business
- Identified By Jamaluddin Mondal, son of Lt. Alauddin Mondal, Manikpur, P.O. :-Manikpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700079, By Caste: Muslim, By Profession: Business.

( Debasish Dhar )

Additional District Sub-Registrar

On 11/12/2014

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), 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

1. Rs. 9814/- is paid , by the draft number 667951, Draft Date 09/12/2014, Bank Name State Bank of India, Terminus Building New Town, received on 11/12/2014
2. Rs. 49000/- is paid , by the draft number 667943, Draft Date 09/12/2014, Bank Name State Bank of India, Terminus Building New Town, received on 11/12/2014

Additional District Sub-Registrar

Rajarat, New (Debasish Dhar)

Additional District Sub-Registrar





Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 13728 of 2014

(Serial No. 15050 of 2014 and Query No. 1523L000025999 of 2014)

3. Rs. 49000/- is paid , by the draft number 667942, Draft Date 09/12/2014, Bank Name State Bank of India, Terminus Building New Town, received on 11/12/2014  
( Under Article : A(1) = 107800/- ,E = 14/- on 11/12/2014 )

**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.-98,00,001/-

Certified that the required stamp duty of this document is Rs.- 49020 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 48920/- is paid , by the draft number 667952, Draft Date 09/12/2014, Bank : State Bank of India, Terminus Building New Town, received on 11/12/2014

( Debasish Dhar )  
Additional District Sub-Registrar

11 DEC 2014

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Parganas

( Debasish Dhar )

Additional District Sub-Registrar

11/12/2014 12:49:00

Endorsement Page 2 of 2



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
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( Debasish Dhar )  
Additional District Sub-Registrar

11 DEC 2014

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

( Debasish Dhar )  
Additional District Sub-Registrar

11/12/2014 12:49:00

Endorsement Page 2 of 2