

8529/18

I-7280/18



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 253248

16.11.18
12:28
1605000
1729799/8

पश्चिमबङ्ग पश्चिम बंगाल
पश्चिमबङ्ग पश्चिम बंगाल
पश्चिमबङ्ग पश्चिम बंगाल

16 NOV 2018

DEED OF GIFT

THIS DEED OF GIFT is made on this 16th Day of November, Two Thousand Eighteen (2018) of the Christian Era

BY AND BETWEEN

6136 Date 14/11/18
Sold to Piyali Naskar
at 14, Postal Pura, Kol-70
Rupees 100

Das
Samiran Das
Stamp Vendor
Alipore Police Const
South 24 Pp., Kol-70



Joy Chakrabarty
S/O Lt Sisir Chakrabarty
Kolkata perphaser
KOL-153 ps bnp.
(Boris)

Adtl. Dist. Sub-Registrar
Kolkata
16 NOV 2018
South 24 Parganas
Kolkata-700027

SMT. PIYALI NASKAR, (PAN-AJNPN0092M), wife of Sri. Tapas Naskar, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 14, Postal Park, P.O. – Raynagar, P.S. Bansdroni, Kolkata-700070, District – South 24-Pargaans, hereinafter called and referred to as the **DONOR**, (which term or expression shall unless excluding by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

SRI. TAPAS NASKAR, (PAN-ADBPN9237G), son of Sri. Anukul Naskar, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 14, Postal park, P.O. – Raynagar, P.S. Bansdroni, Kolkata-700070, District – South 24-Pargaans, hereinafter called and referred to as the **DONEE**, (which term or expression shall unless excluding by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, representatives and assigns) of the **OTHER PART.**



Addl. District Registrar
Alipore
16 NOV 2018
South 24 Parganas
Kolkata-700015

WHEREAS the Donor herein purchased **ALL THAT** piece and parcel of a land measuring about 03 Cottah 09 Chattak 03 Sq. Ft. be the same a little more or less lying and situated at Mouza - Roynagar, J.L. No. 47, R.S. No. 175, Touzi No. 3, comprised in R.S. Dag No. 227/537, appertaining to R.S. Khatian No. 503,509,516, within the limit of the Kolkata Municipal Corporation Ward No. 114, P.S. Regent Park, from one Fatejan Beowa by way of a Sale Deed, which was duly registered at District Sub Registrar Alipore on 10/05/2002 vide Book No. I, Volume No. 68, Pages 131 to 134, Being No. 4210 for the year 2002.

AND WHEREAS after said purchase the Donor mutated her name in the record of The Kolkata Municipal Corporation and the said premises had been known and numbered as South Roy Nagar, Kolkata-700070.

AND WHEREAS the Donor is the lawful married wife of the Donee herein and also has love upon him and for that the Donor herein decided to gift the Scheduled property in favour of the Donee herein and the Donee herein have agreed to accept the said gift and accordingly the Donor herein has prepared this Deed of Gift and executed the same in favour of the Donee herein.



Addl. District Registrar
16 NOV 2018
South 24 Parganas
Kolkata-700027

NOW THIS INDENTURE WITNESSETH that in consideration of natural love which the Donor had and still has upon the Donee, later being the Donees herein is the lawful married husband of the Donor herein, the Donor herein do hereby and hereunder renounce all there estate, right, title and interest in respect of the Schedule Property with intend to vest the same in favour of the Donee herein and donor hereby grants, conveys, transfers, gifts, assures and assigns unto and to the use of the Donee herein freely and voluntarily in respect of the said property which is more clearly and specifically delineated in **RED** Border Lines in the attached Plan/Map which is the part and parcel of this Indenture, the Donor **DOETH** hereby grant, convey, gift, transfer, assign and assure absolutely unto the Donee **ALL THAT** estate right title & interest upon the impartibly undivided proportionate interest in the land of the said schedule Premises **TOGETHER WITH** the all easement and quasi-easement or other stipulations and provisions for the beneficial use and enjoyment of the property, along with the right to use the common areas, more fully described in the Schedule-A hereunder written and free uninterrupted ingress, egress & use of the said property **OR HOWSOEVER OTHERWISE** the said property now are or is or at any time heretofore were, was,



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Adtl. Dist. Supt. Registrar
Kolkata
16 NOV 2018
South 24 Parganas
Kolkata- 700027

situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all yards, compounds areas and other rights, lights, liberties, easements, privileges, appendages, appurtenances, benefits and advantages, whatsoever belonging or in anywise appertaining to or usually held and occupied, enjoyed, accepted or reputed to belong or appurtenant thereto **AND** the reversion or reversions, reminders and the rents, issues and profits thereof and every part thereof **AND** all the estate right, title, interest, inheritance, use, trust, property and possession claim and demands whatsoever upon the said property both at law and in equity of the donor unto and upon or in respect of the said gifted property or every part thereof **AND** all deeds, muniments, writing/writings and other evidences of title exclusive relating to or concerning the said property or any part thereof which now are or is-or at any time or times shall or may be in possession custody or power of the donor herein and can or may procure the same without any action or suit of law or in equity **TO HAVE AND TO HOLD** the said property hereby gifted unto and in favour of the donee herein and forever delivered & transferred the peaceful possession of the said gifted property as mentioned in the Schedule hereunder written which is absolutely free from all



[Handwritten signature]



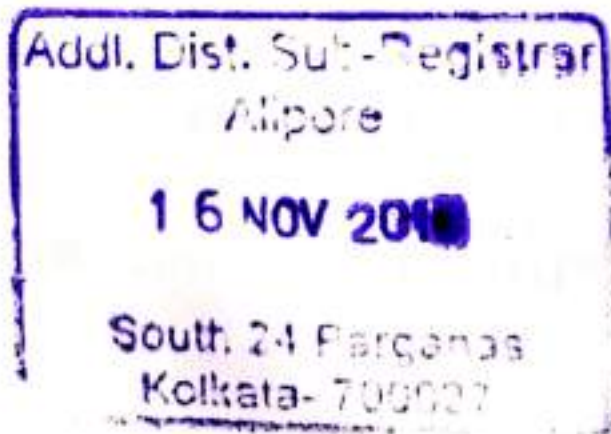
encumbrances, trusts, liens, lispendences, attachments, claims and demands **WHATSOEVER** and the property thus gifted by donor to the Donee and Donee herein along with her all heirs executors successors shall have right to use, occupy and possess the said gifted property of the said premises absolutely together with complete old and dilapidated three storied building described in the respective schedule hereunder **AND** the Donees shall have right and authority to use, occupy, possess, let out and also shall have right to sell, convey, transfer, gift, lease, mortgage, let out or dispose of the building hereby gifted **AND** also subject to the Donee paying and discharging payment of all taxes and other impositions of said gifted schedule mention property.

THAT the **DONOR DOTH** hereby covenant with the Donee as follows:

NOTWITHSTANDING anything hereto before done or suffered to the contrary the **DONOR** has good and absolute right, title and, authority to grant, convey, gift and transfer the said gifted portion of the property as gift, which is free from all encumbrances, charges, liens, demands, claims whatsoever particularly described in the respective Schedule hereunder written and all rights,



[Handwritten signature]



privileges and appurtenances thereunto belonging and hereby gifted, conveyed and transferred and that the Donor has not done or knowing-fully suffered anything whereby the said property may be encumbered effected or impeached in estate right, title, interest or otherwise.

THAT the Donor shall and will at all times indemnify and keep indemnified and keep harmless ~~the Donee~~ against all claims, demands whatsoever in respect of the said the share of property hereby gifted or conveyed and make good the Donee against all losses, damages, costs & expenses that may be accrued or be incurred by reason of any defect, deficiency that may be found or detected in right, title & interest in the said property and getting the same right.

THAT the Donee shall henceforth peacefully and quietly hold, possess, enjoy the rents, ~~issues and profits~~ desirably from and out of the said gifted property without any hindrances, interruption or disturbances from or by the Donor or any other person or persons claiming through or under entrust for the Donor and without any lawful let, hindrances and interruption or disturbances by any other person or persons whatsoever.



Addl. Dist. C. & Registrar
Kolkata
1 6 NOV 2018
South 24 Parganas
Kolkata-700027

THAT all the rates, taxes and revenues and other impositions payable in respect of the said property hereby gifted have fully been paid by the Donor.

THAT upon getting delivery of possession of the said property hereby gifted, the Donee herein shall be entitled to use, possess and enjoy peaceful possession of the same and every part thereof exclusively and to the rent issues and profits thereof and shall have right to mutate the same in his name before the Kolkata Municipality and other concerned authority.

THAT the Donee shall pay all the Municipal rates and taxes & other outgoings or impositions proportionately in respect of the said property hereby gifted as mentioned in the Schedule herein from the date of execution of this deed of gift.

THAT the said schedule mention property hereby granted or gifted/transferred and conveyed shall be heritable and transferable.

THAT the Donee herein shall have right to apply before the Kolkata Municipal Corporation and other competent authority for mutating their names as absolute owner in respect of the gifted property and



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Addl. Dist. Sub-Registrar
Kolkata
16 NOV 2018
South 24 Parganas
Kolkata- 700027

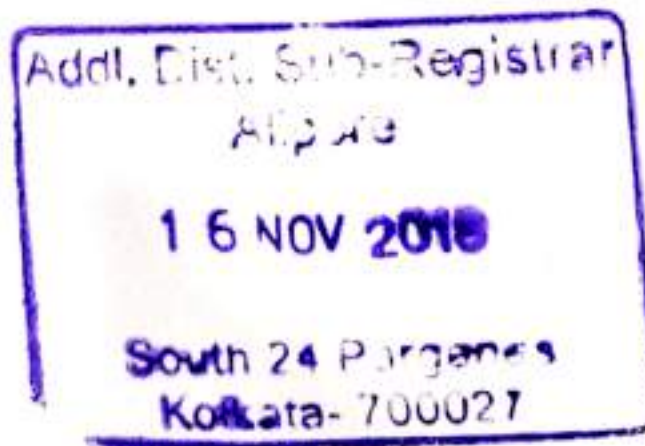
shall use, enjoy and possess the same peacefully without any disturbance from any corner.

The Value of the Gifted Property is **Rs.2,00,000/- (Rupees One Lakhs) only.**

SCHEDULE - A ABOVE REFERRED TO

ALL THAT piece and parcel of a land measuring about **03 Cottah 09 Chattak 03 Sq. Ft.** be the same a little more or less along with **300 sq. ft. R.T. Shed** lying and situated at Mouza - Roynagar, J.L. No. 47, R.S. No. 175, Touzi No. 3, comprised in R.S. Dag No. 227/537, appertaining to R.S. Khatian No. 503,509,516, within the limit of the Kolkata Municipal Corporation **Ward No. 112**, South Roy Nagar, Kolkata-700070, **P.S. Regent Park**, District - South 24-Parganas, which is butted and bounded as follows:-

NORTH	: 6' feet wide Road;
SOUTH	: R.S. Dag No. 227/537.
EAST	: R.S. Dag No. 227/537.
WEST	: 6' ft wide Road.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED

By the Donor & Donees in Kolkata

In the presence of:

1. Joy Chakraborty,
Lashypore. P. 1 Sonp-
100153
2. Shubhas. Datta
P. 1 Sonpore.

Drafted by me
Japan Chakraborty
Advocate

Alipore Police Court,
Kolkata-700001
Regd No. WB/2691/99.

Computer Printed by:

Soumita Biswas

MAA MANASHA XEROX

Alipore Police Court
Kolkata-700027

Riyali Naskar
SIGNATURE OF THE DONOR

Japan Naskar
SIGNATURE OF THE DONEE



Adl. Dist. Sub-Registrar
Alipora
16 NOV 2018
South 24 Parganas
Kolkata-700027

		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 TAPAS NASKAR

Signature Tapas Naskar

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

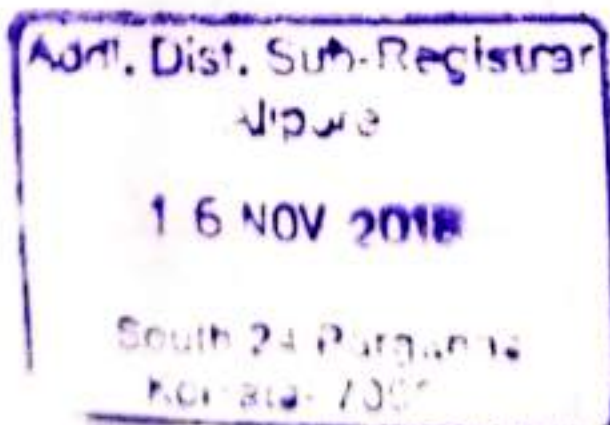
Name PIYALI NASKAR

Signature Piyali Naskar

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

Name

Signature



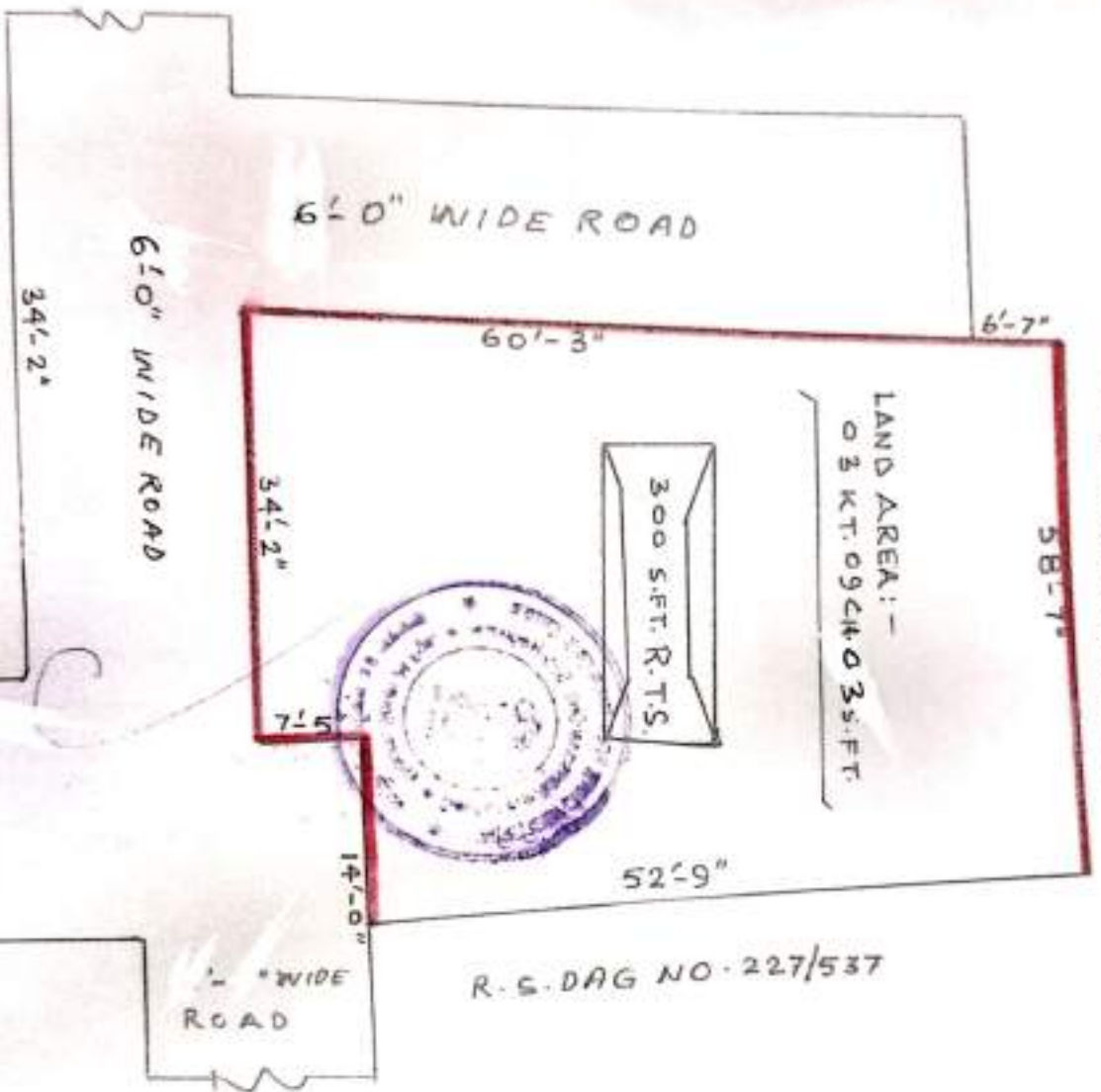
PART SITE LAND 8' R.T.S. GIFT DEED PLAN
 IN MOUZA RAVNAGAR, T.L. NO 47, PART OF
 R.S. DAG NO. 227/537 P.S. BANDRONI, UNDER
 K.M.C. WARD NO. 112, AT PREMISES NO. 792,
 SOUTH RAYNAGAR, KOLKATA-700070, DISTRICT
 SOUTH 24 PARGANAS SCALE 1 1/2" = 08' 0"

AREA OF GIFT LAND: 03 KT. 09 CH 03 SFT (ML)
 WITH 300 S.F.T. R.T.S.

GIFT AREA SHOWN IN RED BORDER



R.S. DAG NO. 227/537



R.S. DAG NO. 227/537



SIG. OF DONOR
Bigali Markar

SIG. OF DONEE
Jopoo Markar

DRAWN BY:-

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-030603613-1

Payment Mode Online Payment

GRN Date: 15/11/2018 15:33:55

Bank : United Bank

BRN : 12544980

BRN Date: 15/11/2018 15:27:04

DEPOSITOR'S DETAILS

Id No. : 16050001729799/2/2018
(Query No./Query Year)

Name : SOUMITRA BISWAS

Contact No. :

Mobile No. : +91 9007536671

E-mail :

Address : KOLKATA

Applicant Name : Mr JOY CHAKRABORTY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Gift, Gift in Favour of family members

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001729799/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	9635
2	16050001729799/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	21244

Total

30879

In Words : Rupees Thirty Thousand Eight Hundred Seventy Nine only

Major Information of the Deed

Deed No :	I-1605-07280/2018	Date of Registration	16/11/2018
Query No / Year	1605-0001729799/2018	Office where deed is registered	
Query Date	15/11/2018 2:20:59 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	JOY CHAKRABORTY LASKARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674526230, Status : Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,00,000/-		Rs. 21,23,003/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,635/- (Article:33(ii))		Rs. 21,244/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No. 0, Ward No: 112

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			Bastu		3 Katha 9 Chatak 3 Sq Ft	1,10,000/-	20,33,003/-	Width of Approach Road: 6 Ft.,
Grand Total :					5.885Dec	1,10,000 /-	20,33,003 /-	

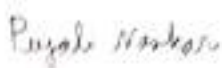
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	90,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: T Shed, Extent of Completion: Complete					
Total :		300 sq ft	90,000 /-	90,000 /-	

Major Information of the Deed :- I-1605-07280/2018-16/11/2018



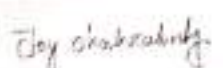
Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt PIYALI NASKAR Daugther of Shri TAPAS NASKAR Executed by: Self, Date of Execution: 16/11/2018 , Admitted by: Self, Date of Admission: 16/11/2018 ,Place : Office	 16/11/2018	 LTI 16/11/2018	 16/11/2018
14, POSTAL PARK, P.O:- ROYNAGAR, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJNPN0092M, Status :Individual, Executed by: Self, Date of Execution: 16/11/2018 , Admitted by: Self, Date of Admission: 16/11/2018 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri TAPAS NASKAR (Presentant) Son of Shri ANUKUL NASKAR Executed by: Self, Date of Execution: 16/11/2018 , Admitted by: Self, Date of Admission: 16/11/2018 ,Place : Office	 16/11/2018	 LTI 16/11/2018	 16/11/2018
Son of Shri ANUKUL NASKAR Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPN9237G, Status :Individual, Executed by: Self, Date of Execution: 16/11/2018 , Admitted by: Self, Date of Admission: 16/11/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr JOY CHAKRABORTY Son of Late SISIR CHAKRABORTY LASKARPUR, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153. S Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt PIYALI NASKAR, Shri TAPAS NASKAR	16/11/2018
	

Major Information of the Deed :- I-1605-07280/2018-16/11/2018

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	Smt PIYALI NASKAR	Shri TAPAS NASKAR	Y	5 885 Dec	20.33.003/-

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	Smt PIYALI NASKAR	Shri TAPAS NASKAR	Y	300 Sq Ft	90.000/-

Endorsement For Deed Number : I - 160507280 / 2018

On 16-11-2018

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 (i) of Indian Stamp Act 1899.

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

Presented for registration at 12:28 hrs on 16-11-2018, at the Office of the A.D.S.R. ALIPORE by Shri TAPAS NASKAR, 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 21,23,003/- Family Members amount Rs 21,23,003/-

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

Execution is admitted on 16/11/2018 by 1. Smt PIYALI NASKAR, Daughter of Shri TAPAS NASKAR, 14, POSTAL PARK, P.O. ROYNAGAR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070. by caste Hindu, by Profession House wife, 2. Shri TAPAS NASKAR, Son of Shri ANUKUL NASKAR, 14, POSTAL PARK, P.O. ROYNAGAR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu. by Profession Business

Indetified by Mr JOY CHAKRABORTY, , Son of Late SISIR CHAKRABORTY, LASKARPUR, P.O. LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,244/- (A(1) = Rs 21,230/- ,E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,244/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W
Online on 15/11/2018 3:27PM with Govt. Ref. No: 192018190306036131 on 15-11-2018, Amount Rs. 21,244/- B
United Bank (UTBI00CH175), Ref. No. 12544980 on 15-11-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1605-07280/2018-16/11/2018

30/11/2018 Query No:-16050001729799 / 2018 Deed No : I - 160507280 / 2018, Document is digitally signed.

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Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,635/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 9,635/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4136, Amount: Rs.1,000/-, Date of Purchase: 14/11/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/11/2018 3:27PM with Govt. Ref. No: 192018190306036131 on 15-11-2018, Amount Rs: 9,635/-, Bank:
United Bank (UTBI00CH175), Ref. No. 12544980 on 15-11-2018, Head of Account 0030-02-103-003-02

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-07280/2018-16/11/2018

30/11/2018 Query No:-16050001729799 / 2018 Deed No :- 160507280 / 2018, Document is digitally signed.

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Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2018, Page from 240460 to 240478
being No 160507280 for the year 2018.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2018.11.30 13:25:30 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 30/11/2018 13:25:17
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)