J.N-3465/24. I - 3487/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

(Page : 1)

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL AU 572462

3-12836/6/24

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

Registrar 0/S 7(3)
District Sub-Registrar-I
North 24 Parganas, Barrackpore

24 MAY 2024

DEED OF GIFT
RELATING TO CORNERS LAND

THIS INDENTURE OF GIFT made on this the 24th day of May Two Thousand Twenty Four (2024).

নং - 4883.
সন ও তারিখ - 24.5.24
ক্রেতার নাম - ml. Shamim Akhtar
সাকিন - Haliara
স্ট্যাম্প মূল্য -
ভেন্ডার -
বারাসাত কোর্ট, উত্তর ২৪ পরগণা
ভেন্ডার - শ্রী হারান চন্দ্র সাধু
টি.ভি. 2 MAY 2024
তারিখ
মোট স্ট্যাম্প মূল্য - 1300000
ট্রেজারী অফিস - বারাসাত

SEAL OF THE DISTRICT SUB REGISTRAR NORTH 24 PARGANAS, BARASAT

Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat

24 MAY 2024

Iqbal Hossain
S/o- Golam Hossain
Barasat Court
P.O + P.S - Barasat

BETWEEN

MD. SHAMIM AKHTAR, having **PAN BTHPA9364E** and **EPIC GGC2137214** and **AADHAAR 8857 56007004** Son of Late Year Mohammad, residing at Hatiara Gote, P.O. - Hatiara, P.S. - New Town now Eco Park, Kolkata 700157, District - North 24 Parganas, by faith - Islam, by Nationality - Indian, by Occupation - Business, 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 legal heirs, executors, administrators'representatives'nominees and assigns) of the **ONE PART**.

-AND-

THE BIDHANNAGAR MUNICIPAL CORPORATION, a body corporate constituted under the Section 3 of the West Bengal Municipal Corporation Act, 2006 (West Bengal Act XXXIX of 2006) having its office at Poura Bhavan, FD 415A (2nd Floor), Salt Lake City, Sector-3, P.O. - CC Block, P.S. North Bidhannagar, Kolkata-700106, hereinafter called and referred to as the **DONEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor in office, executors, administrators, legal representatives etc.) of the **OTHER PART**,

WHEREAS:

A) The Donors herein, by virtue of a Sale Deed, duly executed by registered attorney holder [dated on 27/01/2016, Book No. 4, Volume No. 1502, Pages 339 to 361, beind deed No. 150200018, from D.S.R. II, North 24 Parganas, Barasat] namely Zinat Ara Bibi, wife of Md. Samim Akhtar, of Hatiara Gote, P.O. - Hatiara, P.S. - New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas on behalf of Land Owners Md. Safikul Islam, Md. Ariful Islam @ Arikul Islam & Mst. Farida Bibi, which was duly registered on 22/09/2022 before the D.S.R. III North 24 Parganas, Barasat, and recorded in Book No. I, Volume No 1525 Pages from 358976 to 359003 being No. 152513708 for the year 2022, became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring an area of **08(Eight) Decimal**, more or less, comprising in R.S. & L.R. Dag No. 1342, L.R. Khatian No. 17881, 17882 and 17883 be the same a little more or less, lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 160 – 162, 3, P.S. Rajarhat (now New Town), within the local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, District - North 24 Parganas, and mutated his name in the present **L.R. Khatian No. 21054** under **L.R. Dag No. 1342** and obtained the Conversion Certificate from the Rajarhat B.L. & L.R.O. vide Case No. CN/2023/1507/536 as the nature of **Bastu** land and absolutely seized and possessed the same peacefully free from all encumbrances and since then has been enjoying the same by paying the rent and taxes before the authority concern

regularly and otherwise well and sufficiently entitled to the said land and hereditament, morefully and particularly described in the First Schedule hereunder written free from all encumbrances liens, charges and mortgage whatsoever and also mutated his name in the records of the then Rajarhat-Gopalpur Municipality, under Ward No. 19, and obtained a Multi Storied sanctioned building plan and absolutely seized and possessed the same peacefully free from all encumbrances.

B) Since then, the Donors herein is seized and possessed of the aforesaid and has been enjoying the same peacefully freely absolutely and without any interruptions from any corners whatsoever and has the full right to transfer or gift the same to anybody in any way as the Donors herein shall think fit and proper.

C) Now, the Donors hereby gift and transfer of land measuring an area of **09 Chattaks. equivalent to 36.58 Sq.M.** (hereinafter called as the said land) more fully described in the Second Schedule hereinafter written out of said land area **08 Decimal** more fully described in the Schedule hereinafter written to the present Donee and the said land more fully and particularly described in the schedule hereinafter written and shown on the annexed site plan or map marked by red border.

The donated land shall be used for public purpose for widening of Municipal/Corporation Road.

NOW THIS DEED OF GIFT WITNESSETH that in pursuance of the intention and in consideration of natural responsibilities and consideration upon the Donee and the said Donor out of his free Will without framed erection or under influence from anybody whatsoever and in full possession of she sense do hereby gift, convey, grant, transfer and confirm unto the said donee all that land measuring an area of **09 Chattaks. equivalent to 36.58 Sq.M.** more fully described and mentioned in the Second schedule hereinafter written along with all easement rights of the same and also together with benefits and liberties and rights of electricity line, telephone line, sewerage line etc. along with all estate, right, title interest claims, demands whatsoever of the Donor together with all deeds, pattahs and muniments title whatsoever exclusively relating to the said land or may be in the possession power and/or any of his and may procure the same withoutany action suit TO HAVE AND TO HOLD the said land hereby granted, transferred and conveyed or expressed so to be done unto and to the use of the Donee absolutely in respect of the aforesaid land and forever and the donor hereby covenant with the Donee that notwithstanding any act deed or thing by the Donor done execute or knowingly suffered to the contrary the Donor is now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land hereby granted transferred and conveyed or expressed so to be the every part thereof perfect and individual estate of inheritance without any manner of encumbrances, charges, conditions or trust void the same that notwithstanding any such act, deed or things whatsoever the Donor herself good right and full power and absolute authority to grant, convey and assured the said land unto the Donee fully shall or may at all times hereafter

peacefully with full rights to use for public purpose, transfer the same by way of sale, gift, mortgage, lease whatsoever together with other appurtenances easements, thereto and receive rents issues and profits thereof without any lawful eviction interruptions claim or demand whatsoever from or by the Donor or any person or persons lawfully equitably claiming from under or in trust for the Donor and that free and clear and freely and clearly and absolutely exonerated discharged save harmless and kept indemnified against all estate and encumbrances effected by the Donor or any person having lawfully or equitably claiming any estate or interest in the said land from under or interest for the Donor shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute to be done all such acts deed and things whatsoever for the further and more perfectly assuring and also the said land mentioned in the Second schedule hereinafter written
It is clearly stated herein that : -

Total area of land (as per Physical)	: 08 Decimals.
Total area of land (as per Deed)	: 08 Decimals.
Donated area for Corners play	: **09 Chattaks equivalent to 36.58 Sq.M.**
Net area of land	: **04K-02Ch - 27 Sq.ft. = 279.49 Sq.M.**

THE SCHEDULE ABOVE REFERRED TO
(Description of GIFTED LAND hereby Gift)

ALL THAT piece and parcel of Bastu **CORNERS LAND** measuring an area of **09 Chittacks equivalent to 36.58 Sq.M.** out of land measuring an area of 04 (Four) COTTAHS 13 (Thirteen) CHITTACK 20 (Twenty) SQ.FT., equivalent to **08 Decimals**, be the same a little more or less, comprising in R.S. & L.R. Dag No. 1342, L.R. Khatian No. 17881, 17882 and 17883 be the same a little more or less, present **L.R. Khatian No. 21054** under **L.R. Dag No. 1342,** lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 160 – 162, 3, P.S. Rajarhat (now New Town), within the local limits of Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, District - North 24 Parganas, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, within the local limits of Rajarhat-Gopalpur Municipality now under **Bidhannagar Municipal Corporation, Ward No. 13,** Sardar Para(Hatiara), Kolkata - 700157, District - North 24 Parganas. **Nearest Road – Sardar Para (Hatiara),** which is butted and bounded as follows :

On the North	: R.S. & L.R. Dag No. 1343.
On the South	: R.S. & L.R. Dag No. 1341.
On the East	: R.S. & L.R. Dag No. 1337.
On the West	: 12'-0" wide Road.

It is clearly stated herein that the Donor hereby gifted land measuring **09 Chittacks equivalent to 36.58 Sq.M.** as mentioned above and for greater clearance of the said gifted land, one site plan

is annexed herewith marked by RED border which will be treated as a part of this indenture.

IN WITNESS WHEREOF the Donor has hereunto set and subscribed his hand 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 Donor at Kolkata in Presence of

1. Iqbal Hossain
Barasat Court

Md. Salim Akhtar

SIGNATURE OF THE DONOR

2. Zuleka Bibi
Madhya
P.O Aadiaa
P.S. Maudaan Kol - 157

Drafted by: -

Abdur Rahaman Sikder

Abdur Rahaman Sikder

PSRS/cu. **Advocate**

Dist. Judges Court, Barasat.

North 24 Parganas.

Computer by :-

Kuntal Singha Roy

Barasat Court.

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

(1) Name : Md. Shamim Akhtar

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

ডান হাত

Md. Shamim Akhtar

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

PHOTO PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

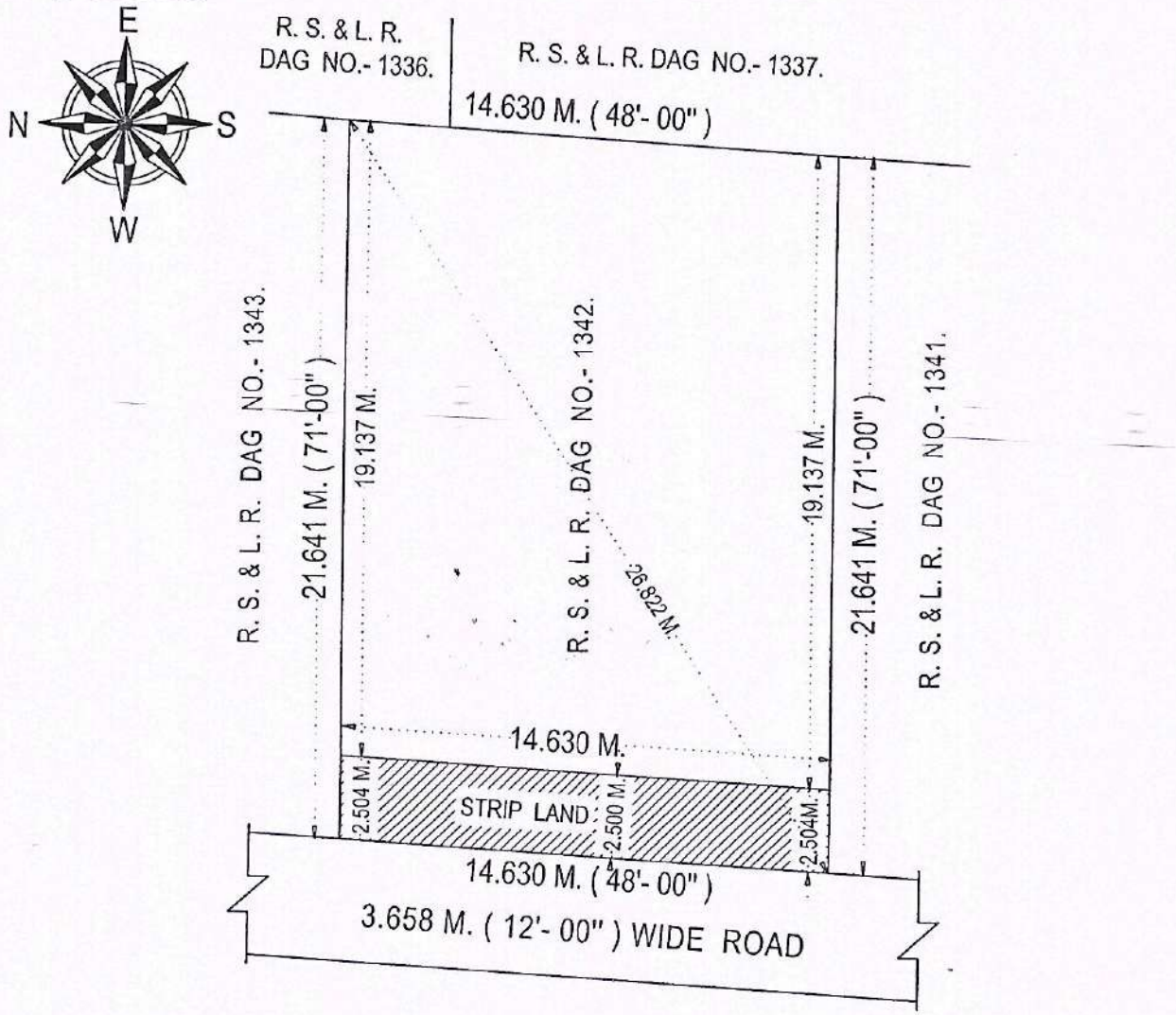
N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

SITE PLAN OF LAND AT MOUZA - HATIARA; IN R. S. & L. R. DAG NO.- 1342; L. R. KHATIAN NO.- 21054; J. L. NO.- 14; R. S. NO.- 188; TOUZI NO.- 160-162, 3; P. S.- ECO PARK; DIST.- 24-PARGANAS (N); UNDER WARD NO.- 13 OF BIDHAN NAGAR MUNICIPAL CORPORATION.

NAME OF OWNER :- MD. SHAMIM AKHTAR.

1. AREA OF LAND (AS PER DEED) -- 08 DEC. = 04 K.- 13 CH.- 20 SQ.FT. = 323 . 77 SQ.M.
2. AREA OF LAND (AS PER PHYSICAL) -------- 04 K.- 11 CH.- 27 SQ.FT. = 316 . 07 SQ.M.
3. STRIP AREA OF LAND ---------- 09 CH.- 00 SQ.FT. = 36 . 58 SQ.M.
4. NET AREA OF LAND ---------- 04 K.- 02 CH.- 27 SQ.FT. = 279 . 49 SQ.M.

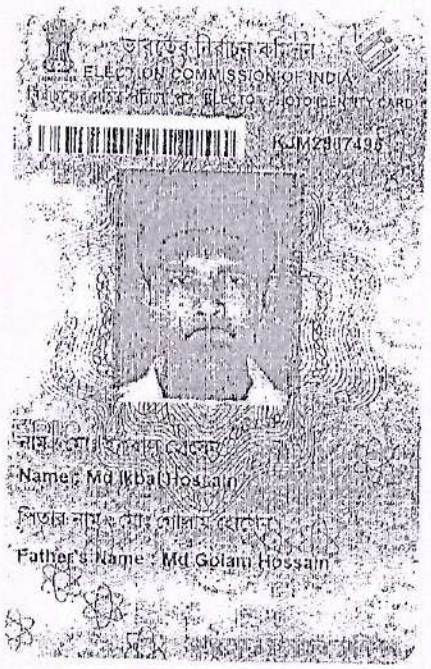
SCALE :- 1 : 2



Md. Shamim Akhtar

-: SIGNATURE OF OWNER :-

-: SIGNATURE OF L. B. S. :-



লিঙ্গ/Gender : পুং / Male

জন্ম তারিখ / বয়স 37

Date of Birth/ Age :

ঠিকানা : দক্ষিণপাড়া,ডেবুগ্রাম,চাপাড়, উত্তর ২৪

পরগনা : 743423

Address : Dakshinpara,Debugram, Chapra,NORTH 24 PARGANAS,743423

তারিখ Date : 03-11-2020 নির্বাচক নিবন্ধন আধিকারিক Electoral Registration Officer

বিধানসভা নির্বাচনক্ষেত্র নং ও নাম : 120-দেবাঙ্গা (সাধারণ)

Assembly Constituency No. and Name : 120-Deganga (GENERAL)

অংশ নং ও নাম : 78-ডেবুগ্রাম প্রাথমিক বিদ্যালয়

Part No. and Name : 78-Debugram P. P. School

বিঃ দ্রঃ / Note

1. আপনার কাছে এই কার্ডটি থাকা এবং এটি বর্তমান বিধানসভা নির্বাচনের তালিকায় আপনার নাম থাকাই প্রমাণ। প্রতিটি নির্বাচনের আগে অনুগ্রহ করে বর্তমান তালিকায় নাম আছে কিনা দেখে নিন।

Mere possession of this card is no guarantee that you are an elector in the current electoral roll. Please check your name in the current electoral roll before every election.

2. এই কার্ডে উল্লিখিত জন্ম তারিখ নির্বাচক তালিকায় নাম নথিভুক্তকরণ ব্যতীত অন্য কোন কাজে ব্যবহার করা যাবে না।

Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

Iqbal Hossain

Major Information of the Deed

Deed No :	I-1501-03487/2024	Date of Registration	24/05/2024
Query No / Year	1501-3001293676/2024	Office where deed is registered	
Query Date	24/05/2024 5:27:29 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	A R Sikder Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980425624, Status :Advocate		
Transaction			
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)		Additional Transaction	
Set Forth value			
Rs. 50,000/-		Market Value	
Stampduty Paid(SD)		Rs. 5,56,875/-	
Rs. 100/- (Article:33(ii))		Registration Fee Paid	
Remarks		Rs. 0/- (Article:A(1))	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sardarpara(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1342 (RS :-)	LR-21054	Bastu	Bastu	9 Chatak	50,000/-	5,56,875/-	Width of Approach Road: 12 Ft.,
	Grand Total :				.9281Dec	50,000 /-	5,56,875 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Shamim Akhtar (Presentant) Son of Late Year Mohammad Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	Captured LTI 24/05/2024	Md S Shamim Akhtar 24/05/2024
	Hatiara Gote, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , Aadhaar No: 88xxxxxxxx7004, Status :Individual, Executed by: Self, Date of Execution:			

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**The Bidhannagar Munucipal Corporation** Poura Bhavan, FD 415A 2nd Floor, Salt Lake City, Sector 3, City:- Not Specified, P.O:- CC Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

dentifier Details :

Name	Photo	Finger Print	Signature
Ikbal Hossain ion of Golam Hossain Barasat Court, City:- Not Specified, P.O:-Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:-00124		Captured	Ikbal Hossain
	24/05/2024	24/05/2024	24/05/2024
dentifier Of Md Shamim Akhtar			

.and Details as per Land Record

istrict: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: ardarpara(Hatiara), Mouza: Hatiara, , Ward No: 13,JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1342, LR Khatian No:- 21054	Owner:মহঃ সামিম আখতার , Gurdian:ইয়ার মহম্মদ, Address:হাতিয়ারা নিউটাউন , Classification:বাগান, Area:0.08000000 Acre,	Md Shamim Akhtar

Endorsement For Deed Number : I - 150103487 / 2024

On 24-05-2024

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 13:41 hrs on 24-05-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Md Shamim Akhtar ,Executant.

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

Execution is admitted on 24/05/2024 by Md Shamim Akhtar , Son of Late Year Mohammad , Hatiara Gote, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Muslim, by Profession Business

Indetified by Ikbal Hossain, , , Son of Golam Hossain, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Payment of Stamp Duty

Upadhyay

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2024, Page from 82025 to 82041

being No 150103487 for the year 2024.

Seal of the District Sub Registrar of North 24 -Parganas, District-North 24 Parganas

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.06.03 17:38:53 +05:30
Reason: Digital Signing of Deed.

Rajendra Prasad Upadhyay) 03/06/2024

)ISTRICT SUB-REGISTRAR

)FFICE OF THE D.S.R. - I NORTH 24-PARGANAS

Vest Bengal.