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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document



Addl. District Sub-Registrar
Sonarpur, South 24 Parganas

DEED OF GIFT

THIS DEED OF GIFT made this 3rd day of October Two Thousand and Sixteen (2016).

BETWEEN

SRI. SUBAL CHANDRA NASKAR, PAN - ABPPN2229L, Son of Late Manmatha Nath Naskar, by faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, Resident of 9 Panditia Place, P.O. - Sarat Bose Road, P.S. - Gariahat, Kolkata - 700 029, hereinafter called and referred to as the **"DONOR"** (which expression shall unless excluded by or repugnant to the context mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SMT. SHARMILI BHOWMIK, PAN - ADYPN 2175 J, Wife of Mithun Bhowmik, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, Resident of 9 Panditia Place, P.O. - Sarat Bose Road, P.S. - Gariahat, Kolkata - 700 029, hereinafter called and referred to as the **"DONEE"** (which expression shall unless excluded by or repugnant to the context mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Donor herein is lawfully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Land measuring about **3 Decimal** along with 100 Sq. Ft. Asbestorse shed building more or less situated at C.S. Dag No. 396, 398, 399 corresponding to R.S. Dag No. 436, 439 & 440 under C.S. Khatian No. 408 R.S. Khatian No. 972 & 575 lying and situated at Mouza - Sonarpur, J.L. No. - 39, Paragana - Madonmolla, under A.D.S.R. Office Sonarpur, Police Station - Sonarpur, Dist - South 24 Parganas under the jurisdiction of Rajpur - Sonarpur Municipality ward No. 13, and Holding No.

WHEREAS One Manmatha Nath Naskar after got the aforesaid land with others landed property by way of inheritance from his father and then he recorded his name in the Revisional Settlement records in R.S. Khatian Nos. 972 & 575 respectively.

AND WHEREAS the said Manmatha Nath Naskar after recorded his name in two different R.S. Khatian while he enjoying the every right, title and interest over the said land he died intestate and leaving behind his surviving five sons namely Bhadreshwar Naskar, Jugol Kishor Naskar, Subal Chandra Naskar (Donor herein), Subhas Chandra Naskar, Ranjit Naskar and four daughters namely Krishna Sardar, Shukla Sanfui, Bhagabati Halder & Champarani Sardar as his legal heirs and successors of his lefted property.

AND WHEREAS in the aforesaid manner the said Bhadreshwar Naskar and others got the aforesaid land by way of inheritance in 1/9 th share each and then the said Krishna Sardar, Shukla Sanfui, Bhagabati Halder jointly Gifted their share of land to Bhadreshwar Naskar, Jugol Kishor Naskar, Subal Chandra Naskar, Subhas Chandra Naskar, Ranjit Naskar by way of a registered Gift Deed which was registered at the office of A.D.S.R. Sonarpur and recorded in Being No. 339 for the year 2004 and then Champarani Sardar died intestate and leaving behind husband Niranjan Sardar, four sons namely - Sri Gour Sankar Sardar, Sri Goutam Sardar, Sri Rathin Sardar & Sri Gadadhar Sardar and Three daughters namely - Smt. Gita, Smt. Binapani & Mina as her legal heirs and successors of her lefted property.

AND WHEREAS in the aforesaid manner the said legal heirs of Champarani Sardar Niranjan Sardar, Sri Gour Sankar Sardar, Sri Goutam Sardar, Sri Rathin Sardar, Sri Gadadhar Sardar Smt. Gita, Smt. Binapani & Mina while enjoying the every right, title and interest over the said land they jointly gifted their total share of land to Bhadreshwar Naskar, Jugol Kishor Naskar, Subal Chandra Naskar, Subhas Chandra Naskar, Ranjit Naskar by way of a registered Gift Deed which was registered at the office of A.D.S.R. Sonarpur and recorded in Being No. 160804564 for the year 2015.

AND WHEREAS in the aforesaid manner the said present vendor and his other brother jointly after got the land due to residential purpose they construct a 100 Sq. Ft. Asbestorse shed house on the said land and paid the rents to the appropriate authority regularly.

AND WHEREAS the donor herein has decided to make an absolute gift of **ALL THAT** piece and parcel of land containing an area more or less **3 Decimals together with 100 Sq. Ft. Asbestorse shed dwelling house** be the same a little more or less out of the **SCHEDULE** property, morefully described in **SCHEDULE** hereunder written hereinafter referred to as "**THE SCHEDULE PROPERTY**" in favour of his loving **DAUGHTER** due to natural love and affection.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the desire and in continuance of the natural love and affection which the Donor bears towards the Donee the said Donor Both by these presents grant, transfer by way of absolute gift unto the said Donee **ALL THAT** piece and parcel of land containing an area **3 Decimals together with 100 Sq. Ft. Asbestorse shed dwelling house** be the same a little more or less in the District of South 24 Parganas, under P.S. and A.D.S.R.O. Sonarpur, now with in the limits of Rajpur - Sonarpur Municipality morefully described in

SCHEDULE hereunder written **OR HOWSOEVER OTHERWISE** the said scheduled property or any part thereof now or heretofore were or was situated, butted, bounded called, known, numbered and distinguished together with all building, fixtures, courtyards, areas, sewers ways, paths, passage water, water courses, walls, boundary walls, light rights, liberties easement, privileges advantages and appurtenant whatsoever to the said scheduled property belonging to or anywise appertaining to or any part thereof hold and occupied, enjoyed or reputed to belong or belonging to or be appurtenant thereto and all these estate, right, title, interest remainder and/or reminders, reversion, and/or reversions, uses, claims and demands whatsoever both at law or in equity of the donor's or any part thereof hereinbefore granted and conveyed or otherwise expressed or intended so to be together with all title writting exclusively relating to the said property which are or hereafter all or may be in the custody or possession of the donor or any person or persons from whom he can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereby granted, transferred and conveyed or expressed or intended to be unto and to the use of the said donee absolutely and forever together with all title deeds, wirittings, muniments and other evidence of title and the donor doth hereby covenant with the donee that **NOTWITHSTANDING** any act, deed or thing whatsoever by the Donor done or executed or knowingly suffered to the contrary in the Donor has nor in himself good right full power and absolute authority to grant transfer the said premises hereby granted, transferred or conveyed expressed or intended so to be unto and to the use of the Donee in manner aforesaid and that the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises and receive proportionate rents, issues and profits thereof

without any lawful eviction and interruption claim demand whatsoever from or by the doner or by any persons lawfully or equitably claiming any estate right title interest claim or demand whatsoever or any part thereof from under interest for the donor shall and will and from time to time and all times hereafter at the request and cost of the Donee doth and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said scheduled property or every part thereof unto and to the use of the Donee in manner aforesaid as shall or may be reasonably required and the Donee doth hereby accept the gift of the said property made by the Donor to the Said Donee. Govt. Market Value is Rs. 26,48,184/- only.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided, unpartitioned Bastu land measuring 3 Decimals together with 100 Sq. Ft. Asbestorse shed dwelling house more or less out of 15 Decimals situated at C.S. Dag No. 396, 398, 399 corresponding to R.S. Dag No. 436, 439 & 440 under C.S. Khatian No. 408 R.S. Khatian No. 972 & 575 lying and situated at Mouza - Sonarpur, J.L. No. - 39, Paragana - Madonmolla, under A.D.S.R. Office Sonarpur, Police Station - Sonarpur, Dist - South 24 Parganas under the jurisdiction of Rajpur - Sonarpur Municipality ward No. 13, and Holding No.

C.S Dag No.	R.S. Dag No.	Nature of land	Sold Area
396	436	Bastu	2 Dec
398	439	Bastu	0.5 Dec
399	440	Bastu	0.5 Dec

OR HOWSOEVER OTHERWISE and more particularly delineated in the map or plan annexed hereto by **RED** border, Butted and bounded of total undivided land : --

On the North : Road.
On the South : Plot No. Kha, Ga & Unga.
On the East : 80 Ft. wide road.
On the West : Pond.

IN WITNESS WHEREOF the parties have hereunto set and subscribe their hands and seals on the day, month, and year first above written.

SIGNED, SEALED & DELIVERED

In presence of Witnesses : --

1. *Krishnendu Kayal*
Sonarpur

2. *Jugal Kishor Naskar*
Sonarpur

Subal Chandra Naskar
SIGNATURE OR THE DONOR

I Smt. Sharmili Bhowmik the Donee herein gladly accepted the aforesaid gifted Property.

Sharmili Bhowmik

SIGNATURE OF THE DONEE

Drafted & Prepared by me --

Santann Das
Santann Das Adv.
High Court, Calcutta
F-664/86/04

Computer print by --

Devojayoti Kayal
Devojayoti Kayal,
Dihi, Sonarpur.

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Subal Chandra Nayak SIGNATURE Subal Chandra Nayak

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME Sharmili Bhowmik SIGNATURE Sharmili Bhowmik

CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

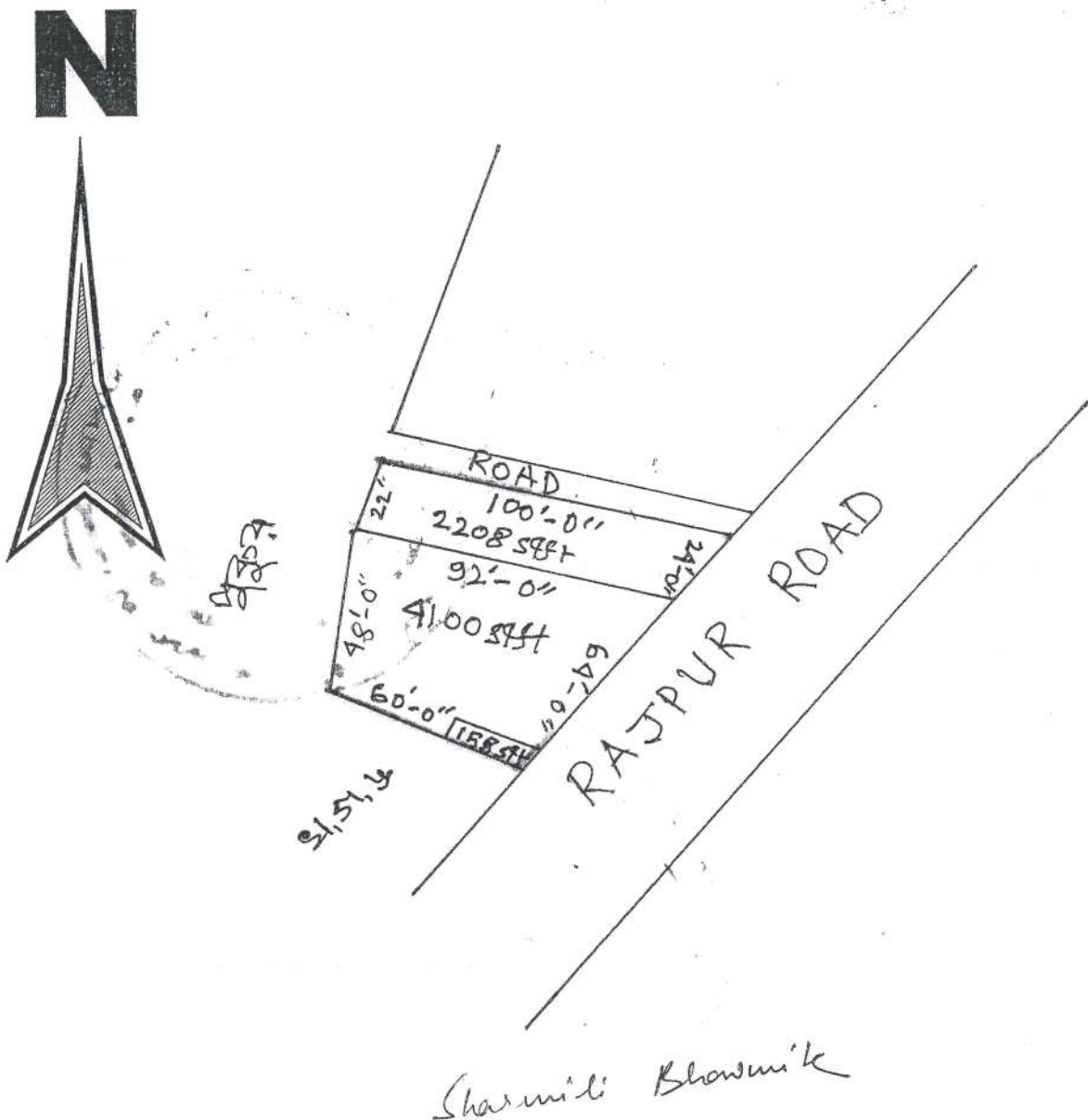
CLAIMENT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

NAME SIGNATURE

SITE PLAN OF R.S. DAG NO. 436, 439 & 440, R.S. KHATIAN NO.

OF MOUZA - SONARPUR, J.L. NO. 39, P.S. - SONARPUR, DIST - SOUTH 24

PARGANAS. PROPOSED AREA IN RED BORDER.



Subodh Chandra Sengupta
Thakur By.
Sengupta.
Sengupta
Sengupta 2A Pappas

Major Information of the Deed

Deed No :	I-1608-05406/2016	Date of Registration	10/3/2016 2:38:44 PM
Query No / Year	1608-0001340844/2016	Office where deed is registered	
Query Date	26/09/2016 4:34:54 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Das Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903139198, 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. 3,20,000/-		Rs. 26,48,184/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 13,261/- (Article:33(i))		Rs. 29,142/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Sonarpur

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	RS-436	RS-972	Bastu	Bastu	2 Dec	2,00,000/-	17,45,456/-	Width of Approach Road: 80 Ft.,
L2	RS-439	RS-972	Bastu	Bastu	0.5 Dec	50,000/-	4,36,364/-	Width of Approach Road: 80 Ft.,
L3	RS-440	RS-972	Bastu	Bastu	0.5 Dec	50,000/-	4,36,364/-	Width of Approach Road: 80 Ft.,
		TOTAL :			3Dec	3,00,000 /-	26,18,184 /-	
	Grand Total :				3Dec	3,00,000 /-	26,18,184 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	20,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	100 sq ft	20,000 /-	30,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Subal Chandra Naskar Son of Late Manmatha Nath Naskar Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office			
	03/10/2016	LTI 03/10/2016	03/10/2016	
9 Panditia Place, P.O:- Sarat Bose Road, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ABPPN2229L, Status :Individual				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sharmili Bhowmik Wife of Mr Mithun Bhowmik Executed by: Self, Date of Execution: 03/10/2016 , Admitted by: Self, Date of Admission: 03/10/2016 ,Place : Office			
	03/10/2016	LTI 03/10/2016	03/10/2016	
Wife of Mr Mithun Bhowmik Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADYPN2175J, Status :Individual				

Identifier Details :

Name & address	
Mr Krishnendu Kayal Son of Mr Dulal Kayal Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Subal Chandra Naskar, Mrs Sharmili Bhowmik	03/10/2016
	

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 Subal Chandra Naskar	Mrs Sharmili Bhowmik	Y	2 Dec	17,45,456/-
L2	Mr Subal Chandra Naskar	Mrs Sharmili Bhowmik	Y	0.5 Dec	4,36,364/-

L3	Mr Subal Chandra Naskar	Mrs Sharmili Bhowmik	Y	0.5 Dec	4,36,364/-
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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	Mr Subal Chandra Naskar	Mrs Sharmili Bhowmik	Y	100 Sq Ft	30,000/-

Endorsement For Deed Number : I - 160805406 / 2016

On 03-10-2016

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 13:23 hrs on 03-10-2016, at the Office of the A.D.S.R. SONARPUR by Mr Subal Chandra Naskar ,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 26,48,184/- . Family Members amount Rs 26,48,184/-

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

Execution is admitted on 03/10/2016 by 1. Mr Subal Chandra Naskar, Son of Late Manmatha Nath Naskar, 9 Panditia Place, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 2. Mrs Sharmili Bhowmik, Wife of Mr Mithun Bhowmik, 9 Panditia Place, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Krishnendu Kayal, , , Son of Mr Dulal Kayal, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 29,142/- (A(1) = Rs 29,128/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,142/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2016 10:52AM with Govt. Ref. No: 192016170025572471 on 03-10-2016, Amount Rs: 29,142/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 279349463 on 03-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,261/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 8,261/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1566, Amount: Rs.5,000/-, Date of Purchase: 28/09/2016, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2016 10:52AM with Govt. Ref. No: 192016170025572471 on 03-10-2016, Amount Rs: 8,261/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 279349463 on 03-10-2016, Head of Account 0030-02-103-003-02



Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2016, Page from 131238 to 131255

being No 160805406 for the year 2016.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.10.19 11:42:01 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 19-10-2016 11:41:59

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)