137°.

## DEED OF GIFT

## <u>BETWEEN</u>

# SRI PURNA CHANDRA SARDAR alias PURNA SARDAR ...Donor

## AND

- (1) SRI JADAB SARDAR
- (2) SRI SADHAB SARDAR
  - (3) SANJAY SARDAR
- (4) SRI SANJIT SARDAR

... Donees



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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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 Cistrict Sub-Registrar Rajamat, New York, North 24-Pgs.

3 1 OCT 2814

## DEED OF GIFT

THIS INDENTURE OF GIFT is made on this day of October, Two Thousand Fourteen (2014)

BETWEEN

अर्डित वर 28 10 2014 - 5000/ मार्थ अर्थ प्राप्त कार्य कार्य कि अर्थ कार्य कार



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Rohamat SK, Sto. Ahammad St. Konchpukur, P.O- Hadgacha, P.S. K.L.C., 24P&(S) KOL 700156 - Business Additional District Sub-Registrar Rajarhat, New Town, North 24-Pgs.

3 1 OCT 2014

SRI PURNA CHANDRA SARDAR alias PURNA SARDAR son of Late Upen Sardar, permanently residing at Thakdari, P.O. Krishnapur, P.S. New Town, Kolkata- 700102, in the District of North 24 Parganas, by faith- Hindu, by Occupation- Cultivation, by Nationality- Indian, hereinafter called and referred to as the DONOR (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 ONE PART.

#### -AND -

(1) SRI JADAB SARDAR (2) SRI SADHAB SARDAR (3) SANJAY SARDAR all are the sons of Sri Purna Chandra Sardar alias Purna Sardar and (4) SRI SANJIT SARDAR son of Late Madhab Sardar (grand-son of Sri Purna Chandra Sardar alias Purna Sardar) all residing at Thakdari, P.O. Krishnapur, P.S. New Town, Kolkata-700102, in the District of North 24 Parganas, all by faith Hindu, all by occupation- Business, all by Nationality- Indian, hereinafter jointly called and referred to as the DONEES (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 OTHER PART.

#### WHEREAS:

A) The Donor herein Sri Purna Sardar alias Purna Chandra Sardar is the owner and possessor of four plots of Sali bastu and danga land admeasuring an area of 27.24 Satak be the same a little more or less comprised in R.S. Dag Nos. 1430, 1435, 1436 & 1438 all under L.R.

Recorded land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
10.44 Satak	0.1304	80 Satak	1430	471	Sali
05.29 Satak	0.1429	37 Satak	1435	471	Sali
03.01 Satak	0.1429	21 Satak	1436	471	Bastu
08.50 Satak	0.5000	17 Satak	1438	471	Danga

27.24 Satak more or less

lying and situated at Mouza- THAKDARI, J.L. No. 19, R.S. No. 216, Touzi No. 145 at present Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas, by virtue of purchased and thereafter own L.R. Settlement Record of Rights being L.R. Khatian No. 471 absolutely free from all encumbrances whatsoever.

- Since then, the said Sri Purna, Sardar alias Purna Chandra Sardar (the Donor herein) is seized and possessed of the aforesaid plots of land admeasuring an area of 27:24 Satak more or less with 100 sft. tiles shaded kancha room on the said bastu land, by virtue of above L.R. Settlement Record of rights and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever and has the full right to dispose or transfer the same by way of Sale or Gift to any body in any way as he will think fit and proper.
- C) Now, the Donee Nos. 1 to 3 herein are the sons and the Donee No. 4 herein is the grand-son of the present Donor and the said Donor has great love, confidence and affection for the said Donee and the Donor

hereby agreed to gift and transfer unto the Donces (equally as 1/4th share each) in respect of the aforesaid plots of land admeasuring an area of 27.24 Satak (hereinafter called as the said property) more fully and particularly described in the schedule hereinafter written together with all easement rights of the same.

The said property hereby gifted has valued at Rs. 16,95,000/- (Rupees sixteen lacs ninety five thousand) only.

NOW THIS DEED OF GIFT WITNESSETH that in pursuance of the intention and in consideration of natural love and affection and consideration upon the Donees and the said Donor out of his free Will without framed erection or under influence from any body whatsoever and in full possession of his sense do hereby gift, convey, grant, transfer and confirm unto the said Donees all that the said land admeasuring 27.24 Satak together with 100 sft. tiles shaded room standing thereon (equally as 1/4th share each) more fully described in the Schedule hereinafter written 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 with out any action suit TO HAVE AND TO HOLD the said property hereby granted, transferred and conveyed or expressed so to be done unto and to the use, enjoy, sell, transfer etc. of the Donees absolutely forever and the donor hereby covenant with the donees 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 property 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 has now in himself good right and full power and absolute authority to grant, convey and assured the said land unto the donees fully shall or may at all times hereafter peacefully with full rights to 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 evidiction 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 of the said property 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 donees do and execute to be done or execute to done all such acts deed and things whatsoever for the further and more perfectly assuring also the said land mentioned in the schedule hereinafter written.

## THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of property hereby gifted to the Donees)

ALL THAT piece or parcel of four plots of Sali, bastu and danga land admeasuring an area of 27.24 Satak be the same a little more or less with one 100 sft. tiles shaded kancha room, comprised in R.S. Dag Nos. 1430, 1435, 1436 & 1438 all under L.R. Khatian No. 471 (in the name of Purna Sardar, the Donor herein) and the said land under the following

## manner as per Dag wise -

Gifted land area	Share of land	Out of total	R.S. Dag No.	L.R. Khatian No.	of land	
	0.1304	land 80 Satak	1430	471	Sali	
10.44 Satak	Stationary co.	300	1435	471	Sali	
05.29 Satak	0.1429	37 Satak		10000000	Bastu	
03.01 Satak	0.1429	21 Satak	1436	471	10000000	
08.50 Satak	0.5000	17 Satak	1438	471	Danga	

27.24 Satak more or less

lying and situated at Mouza-THAKDARI, J.L. No. 19, R.S. No. 216, Touzi No. 145 at present Touzi No. 10, within the local limits of Mahisbathan 2 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, at present New Town Police Station, under A.D.S.R. office- Rajarhat (New Town), in the District of North 24 Parganas, in the state of West Bengal and the said landed property is butted and bounded as under:-

Land area 10.44 Satak in R.S. Dag No. 1430 is butted and bounded :-

ON THE NORTH BY: R.S. Dag No. 1430 (P)

ON THE SOUTH BY: R.S. Dag No. 1430 (P)

ON THE EAST BY: R.S. Dag No. 1430 (P)

ON THE WEST BY : R.S. Dag No. 1430 (P)

Land area 5.29 Satak in R.S. Dag No. 1435 is butted and bounded :-

ON THE NORTH BY: R.S. Dag No. 1435 (P)

ON THE SOUTH BY: R.S. Dag No. 1435 (P)

ON THE EAST BY : R.S. Dag No. 1435 (P)

ON THE WEST BY : R.S. Dag No. 1435 (P)

Land area 3.01 Satak in R.S. Dag No. 1436 is butted and bounded :-

ON THE NORTH BY: 16'-0" wide Panchayet Road.

ON THE SOUTH BY: R.S. Dag No. 1436 (P)

ON THE EAST BY: R.S. Dag No. 1436 (P)

ON THE WEST BY : R.S. Dag No. 1436 (P)

Land area 8.50 Satak in R.S. Dag No. 1438 is butted and bounded :-

ON THE NORTH BY: 16'-0" wide Panchayet Road.

ON THE SOUTH BY: R.S. Dag No. 1438 (P)

ON THE EAST BY: R.S. Dag No. 1438 (P)

ON THE WEST BY : R.S. Dag No. 1438 (P)

It is clearly stated herein that the Donor hereby gifted the aforesaid plots of land admeasuring an area of 27.24 (twenty seven point two four) Satak more or less unto and in favour of all the Donees where each donee will be entitled to get land area 6.81 Satak as 1/4<sup>th</sup> share each out of said 27.24 Satak by virtue of this Deed of Gift under the following manner:-

The Donee No. 1 herein SRI JADAB SARDAR will be entitled to get -

Gifted land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
02.60 Satak	0.0326	80 Satak	1430	471	Sali
01.32 Satak	0.0357	37 Satak	1435	471	Sali
00.76 Satak	0.0358	21 Satak	1436	471	Bastu
02.13 Satak	0.1250	17 Satak	1438	471	Danga

06.81 Satak more or less

The Donce No. 2 herein SRI SADHAB SARDAR will be entitled to get -

Gifted land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
02.60 Satak	0.0326	80 Satak	1430	471	Sali
01.32 Satak	0.0357	37 Satak	1435	471	Sali
00.76 Satak	0.0358	21 Satak	1436	471	Bastu
02,13 Satak	0.1250	17 Satak	1438	471	Danga

06.81 Satak more or less

## The Donee No. 3 herein SRI SANJAY SARDAR will be entitled to get -

Gifted land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
02.60 Satak	0.0326	80 Satak	1430	471	Sali
01.32 Satak	0.0357	37 Satak	1435	471	Sali
00.76 Satak	0.0358	21 Satak	1436	471	Bastu
02.13 Satak	0.1250	17 Satak	1438	471	Danga

06.81 Satak more or less

## The Donee No. 4 herein SRI SANJIT SARDAR will be entitled to get -

Gifted land area	Share of land	Out of total land	R.S. Dag No.	L.R. Khatian No.	Nature of land
02.60 Satak	0.0326	80 Satak	1430	471	Sali
01.32 Satak	0.0357	37 Satak	1435	471	Sali
00.76 Satak	0.0358	21 Satak	1436	471	Bastu
02.13 Satak	0.1250	17 Satak	1438	471	Danga

06.81 Satak more or less

The annual rent will be payable by the Donees as per State Govt. Rules and Regulations after execution of this Deed of Gift.

IN WITNESS WHEREOF the Donor herein has hereunto set and subscribed his hand and seal 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 New Town in Presence of:

1. Robernat SK Korchphens Purna Chambra Sastar Purna Chambra Sastar Purna Sastar by the Ren of Rahamet Sk.

SIGNATURE OF THE DONOR

We hereby accepted the said gifted property.

2. शेक्ट प्रवादान

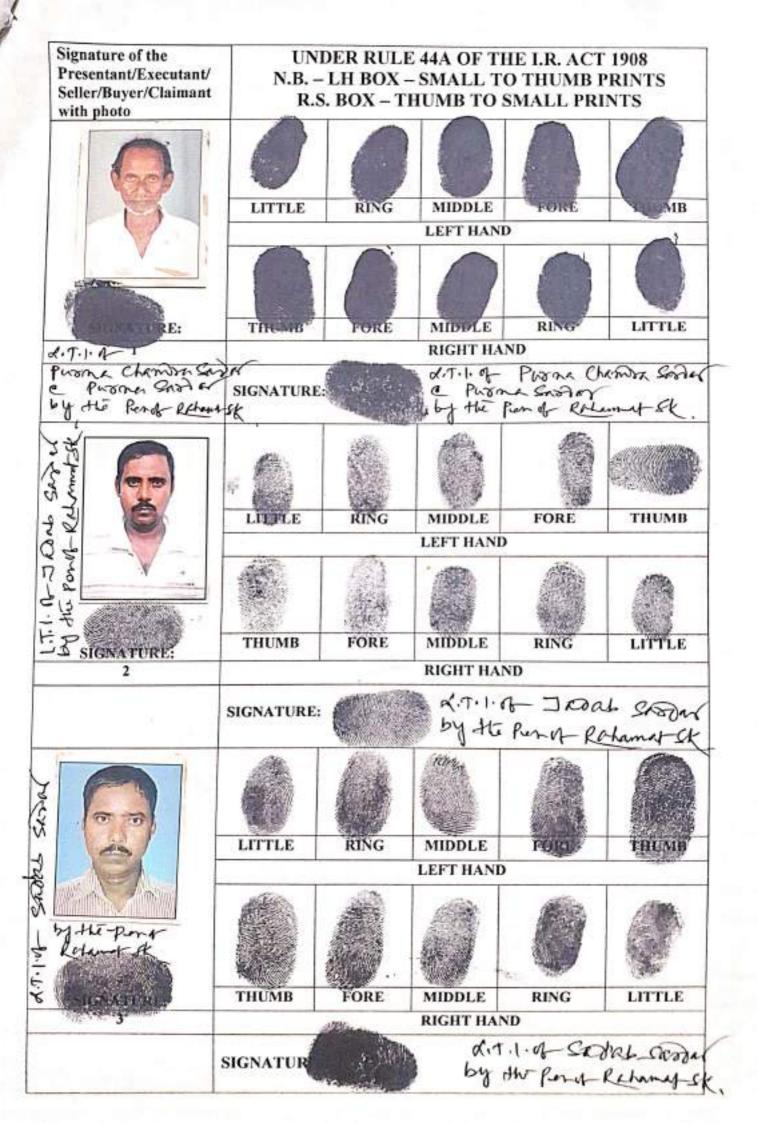
िश्रह्म प्राचित्र प्रविधाय

Read over and emplained Bengdi to the Dinas of the promess-by mi;

Relamont &K.

SIGNATURE OF THE DONEES

Deed prepared by Composed by (Rahamal Shaikh) 200091



Signature of the Presentant/Executant/ Seller/Buyer/Claimant with photo	N.B	LH BOX	E 44A OF TH - SMALL TO HUMB TO S	O THUMB I	PRINTS		
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Government of West Bengal Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas Signature / LTI Sheet of Serial No. 13080 / 2014, Deed No. (Book - I , 11933/2014) Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Purna Chandra Sardar Thakdari, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	31/10/2014	LT1 31/10/2014	Proma charan Capar by the Rorge Rochamet 8t

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Purna Chandra Sardar Address -Thakdari, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self		LΠ	by the Road Rahamat &
			31/10/2014	31/10/2014	
2	Jadab Sardar Address -Thakdari, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	31/10/2014	LTI 31/10/2014	FORK SAND By the per Relember
3	Sadhab Sardar Address -Thakdari, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	31/10/2014	LTI 31/10/2014	Stohots Sa by the por Rechange
4	Sanjay Sardar Address -Thakdari, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	31/10/2014	LTI 31/10/2014	अक्टिंग सिर्ध

Accitional District Sub-Registrar Rajamat, New Town, North 24-Pgs.

(Debasish Dhar)

Government of West Bengal

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas

Signature / LTI Sheet of Serial No. 13080 / 2014, Deed No. (Book - I , 11933/2014)

Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sanjit Sardar Address -Thakdari, Kolkata, Thana:-New Town, P.O. :-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	31/10/2014	LTI 31/10/2014	Bunail Bosto

Name of Identifier of above Person(s)

Rahamat Sk. Konchpukur, Kolkata, Thana:-K L C, P.O.:-Hatgacha, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700156 Signature of Identifier with Date

Refune CK: 21/10/2014



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

Endorsement For Deed Number : I - 11933 of 2014 (Serial No. 13080 of 2014 and Query No. 1523L000021788 of 2014)

#### On 31/10/2014

#### 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

- Rs. 49500/- is paid, by the draft number 666486, Draft Date 29/10/2014, Bank Name State Bank of India, Terminus Building New Town, received on 31/10/2014
- Rs. 49500/- is paid, by the draft number 666487, Draft Date 29/10/2014, Bank Name State Bank of India, Terminus Building New Town, received on 31/10/2014
- Rs. 49500/- is paid , by the draft number 666488, Draft Date 29/10/2014, Bank Name State Bank of India, Terminus Building New Town, received on 31/10/2014
- Rs. 49811/- is paid, by the draft number 666489, Draft Date 29/10/2014, Bank Name State Bank of India, Terminus Building New Town, received on 31/10/2014

( Under Article : A(1) = 198297/- ,E = 14/- on 31/10/2014 )

## 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.-1,80,27,289/-

Certified that the required stamp duty of this document is Rs.- 90156 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

#### Deficit stamp duty

#### Deficit stamp duty

- Rs. 40000/- is paid, by the draft number 666484, Draft Date 29/10/2014, Bank: State Bank of India, Terminus Building New Town, received on 31/10/2014
- Rs. 45156/- is paid , by the draft number 666485, Draft Date 29/10/2014, Bank ; State Bank of India, Terminus Building New Town, received on 31/10/2014

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

Presented for registration at 11.00 hrs on :31/10/2014, at the Office of the A.D.S.R. RAJARHAT by Purna Chandra Sardar Alias Purna Sardar, Executant.

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

Execution is admitted on 31/10/2014 by

Additional District Sub-Registrar

1 OCT 2014 (Debasish Dhar)
'Additional District Sub-Registrar

EndorsementPage 1 of 2

31/10/2014 11:32:00



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

#### Endorsement For Deed Number : I - 11933 of 2014 (Serial No. 13080 of 2014 and Query No. 1523L000021788 of 2014)

- Purna Chandra Sardar Alias Purna Sardar, son of Late Upen Sardar, Thakdari, Kolkata, Thana:-New Town, P.O.:-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700102, By Caste Hindu, By Profession: Cultivation
- Jadab Sardar, son of Purna Chandra Sardar Alias Purna Sardar, Thakdari, Kolkata, Thana:-New Town, P.O.:-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700102, By Caste Hindu, By Profession: Business
- Sadhab Sardar, son of Purna Chandra Sardar Alias Purna Sardar, Thakdari, Kolkata, Thana:-New Town, P.O.:-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700102, By Caste Hindu, By Profession: Business
- Sanjay Sardar, son of Purna Chandra Sardar Alias Purna Sardar, Thakdari, Kolkata, Thana:-New Town, P.O.:-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700102, By Caste Hindu, By Profession: Business
- Sanjit Sardar, son of Purna Chandra Sardar Alias Purna Sardar, Thakdari, Kolkata, Thana:-New Town, P.O.:-Krishnapur, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700102, By Caste Hindu, By Profession: Business

Identified By Rahamat Sk., son of Ahammad Sk., Konchpukur, Kolkata, Thana:-K L C, P.O. :-Hatgacha, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste: Hindu, By Profession: Business.

( Debasish Dhar ) Additional District Sub-Registrar