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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 398280

12/9/23

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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.


District Sub-Register-III
Alipore, South 24 Parganas

15-09-23

DEED OF GIFT

THIS DEED OF GIFT is made on this the **12th** day of **September 2023 (Two Thousand Twenty Three)**.

SRI TAPAS NASKAR (PAN NO: ADBPN9237G) (AADHAAR NO- 3293 1625 2444), son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at **14, Postal Park, P.O. & P.S. Bansdroni, Kolkata- 700070, Dist. South 24 Parganas**, hereinafter called and referred to as the "**DONOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART** :

A N D

SMT. PIYALI NASKAR (PAN- AJNPN0092M) (AADHAAR NO. 5337 3119 7924), wife of Sri Tapas Naskar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 14, Postal Park, P.O. and P.S- Bansdroni, Kolkata-700070, District South 24 Parganas hereinafter called the "**DONEE**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representative and assigns) of the **SECOND PART** :

WHEREAS one **Sri. Arun Kumar Sengupta**, was the sole and absolute owner and possessor by way of Purchased in respect of **ALL THAT piece and parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza – Bansdroni, J.L. No. 45, Pargana – Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata**

Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub- Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale, duly registered in the office of District Registrar at Alipore, recorded in Book No. I, Volume No. 41, pages from 20 to 24, Being No. 1601 for the year 1984 from its the then owners namely Mr. Abdul Gafur & others.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Sri. Arun Kumar Sengupta** sold, conveyed and transferred of his aforesaid of **ALL THAT** piece and parcel of **Danga Land** measuring more or less **04** Cotthas, lying and situated at **Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 16.03.1973, which was duly registered in the office of the District Sub Registrar at Alipore, recorded in Book-I, Volume No. 29, and Pages from 189 to 197, Being No. 1226, for the year 1973, unto and in favour of Sri. Shekharendra Nath Sengupta, son of Anil Chandra Sengupta of 11/4, Selimpur Road, P.S. - Jadavpur.**

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Sri. Shekharendra Nath**

Sengupta sold, conveyed and transferred of his aforesaid of **ALL THAT** piece and parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale, which was duly registered in the office of the District Sub Registrar at Alipore, recorded in **Book- I, Volume No. 23, and Pages from 213 to 220, Being No. 3048, for the year 1984,** unto and in favour of **Sri. Amit Chakraborty & Sri. Arup Chakraborty** both sons of Anil Kumar Chakraborty.

AND WHEREAS after such purchased the said **Sri. Amit Chakraborty & Sri. Arup Chakraborty**, became the joint and absolute owners and possessors in respect of **ALL THAT** piece and parcel of Danga Land measuring more or less 04 Cotthas, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas.

AND WHEREAS by virtue of **Deed of Partition**, in the year 1995, the said **Sri. Amit Chakraborty (the Second Party therein)** & **Sri. Arup Chakraborty (the First Party therein)**, made amicable partition in respect of aforesaid property and the said Partition Deed was duly registered in the office of **A.D.S.R. Alipore** and recorded in **Book No. 1, Volume No. 49, pages from 132 to 143, being No. 2038 for the year 1995.**

AND WHEREAS while seized and possessed of the aforesaid Partitioned landed property, the said **Sri. Amit Chakraborty** sold, conveyed and transferred of his aforesaid of **ALL THAT piece and parcel of Danga Land measuring more or less 01 Cottah 11 Chittaks 28 Sq. Ft., together with 150 sq.ft. tile shed structure standing thereon out of total property lying and situated at Mouza -Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No. 741, under P.S. formerly Tollygunge now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Raynagar Road, Kolkata- 700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 05.12.2014, which was duly registered in the office of the District Sub Registrar-I at Alipore, recorded in Book. I, C.D. Volume No. 20, and Pages from 1317 to 1332, Being No. 04014, for the year 2014, unto and in favour of **Sri. Tapas Naskar (the Donor herein).****

AND WHEREAS one **Smt. Bina Pani Chakraborty**, was the sole

and absolute owner and possessor by way of Purchased in respect of **ALL THAT piece and parcel of Danga Land measuring more or less 05 Chittaks, lying and situated at Mouza - Bansdrone, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No. 1366 & R.S. Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdrone, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Sabek Premises No. 84 & then 45/2, Postal Park, Kolkata- 700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 06.09.1957, duly registered in the office of S.R. Alipore, recorded in Book No. I, Volume No. 127, pages from 57 to 62, Being No. 7317 for the year 1957 from its the then owner namely Dinesh Chandra Sen, son of Late Shib Chandra Sen of 3B, Kundu Lane, Kolkata-700025.**

AND WHEREAS by virtue of Deed of Exchange, Dated 28.04.1999 the said **Sri. Amit Chakraborty** (Second Party therein) & **Smt. Bina Pani Chakraborty** (First Party therein), made **Exchanged** in respect of aforesaid **ALL THAT piece and parcel of Danga Land measuring more or less 05 Chittaks, out of total property lying and situated at Mouza - Bansdrone, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1366 & R.S. Dag No. 1366/1774, appertaining to Sabek Khatian No.379, in the name of Sri. Amit Chakraborty (Second Party therein) AND ALL THAT piece and parcel of Danga Land measuring**

more or less 05 Chittaks out of total property lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1362, appertaining to Sabek Khatian No.741 in the name of Smt. Bina Pani Chakraborty (First Party therein), more fully described Schedules therein, and the said Exchange Deed was duly registered in the office of **A.D.S.R. Alipore and recorded in Book No.I, Volume No.50, pages from 199 to 206, being No.1374 for the year 1999.**

AND WHEREAS that through aforesaid Exchange Deed the said **Sri. Amit Chakraborty**, became the sole and absolute owner of **ALL THAT** piece and parcel of Danga Land measuring more or less 05 Chittaks, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No.1366 & R.S. Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Sabek Premises No. 84 & then 45/2, Postal Park, Kolkata-700070; Sub- Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, the said land was clearly showed and delineated in the map or plan in Green Color annexed thereto.

AND WHEREAS while seized and possessed of the aforesaid Exchanged landed property, the said **Sri. Amit Chakraborty** sold, conveyed and transferred of his aforesaid of **ALL THAT** piece and parcel of Danga Land measuring more or less 05

Chittaks together with 150 sq.ft. tile shed structure standing thereon lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag No. 1366 & R.S. Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Sabek Premises No. 84 & then 45/2, Postal Park, Kolkata- 700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated 12.09.2017, which was duly registered in the office of the A.D.S.R. Alipore, recorded in Book- I, Volume No. 1605-2017, and Pages from 166331 to 166350, Being No. 160506047, for the year 2017, unto and in favour of Sri. Tapas Naskar (the Donor herein).

AND WHEREAS Smt. Bina Pani Chakraborty purchased from its previous owner Dinish Chandra Sen, Son of Late Shib Chandra Sen of ALL THAT piece and parcel of Danga Land measuring more or less 01 Cottah 02 Chittaks, lying and situated at Mouza- Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Dag No. 1366/1774, appertaining to Sabek Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No. 112, Premises No. 45/2, Postal Park, Kolkata-700070, Sub-Registry/ A.D.S.R. office at Alipore, in the District of 24-Parganas which was duly registered in the office of the S.R. Alipore, recorded in Book- I, Volume No. 127,

and Pages from 59 to 62, Being No. 7317, for the year 1957.

AND WHEREAS While seized and possessed of the aforesaid purchased landed property, the said **Smt. Bina Pani Chakraborty** died intestate on **18.01.2012** leaving behind herself, her five sons namely (1) **Sri. Samiran Chakraborty**, (2) **Sri. Anup Chakraborty**, (3) **Sri. Arup Chakraborty**, (4) **Sri. Amit Chakraborty** and (5) **Tarun Chakraborty**, as his joint legal heirs and successors to inherit his aforesaid property by way of inheritance according to Hindu Succession Act, 1956. And the aforesaid **Smt. Bina Pani Chakraborty's** Husband was predeceased on **30.06.2006**.

AND WHEREAS while seized and possessed of the aforesaid inherited landed property the said (1) **Sri. Samiran Chakraborty**, (2) **Sri. Anup Chakraborty**, (3) **Sri. Arup Chakraborty**, (4) **Sri. Amit Chakraborty** jointly **Gifted and transferred** of their 4/5th share of aforesaid property by virtue of a registered Deed of Gift Dated **24.12.2013**, which was duly registered in the office of the **D.S.R.-I, Alipore, South 24 Parganas**, which was recorded in **Book- I, C.D. Volume No. 21, Pages 3101 to 3114, Being No. 04955, for the year 2013**, unto and in favour of their full blooded brother namely **Sri. Tarun Chakraborty**.

AND WHEREAS while seized and possessed of the aforesaid inherited and Gifted landed property, the said **Sri. Tarun Chakraborty** sold, conveyed and transferred of his aforesaid of **ALL THAT piece and parcel of Danga Land measuring more or less 01 Cottah 02 Chittaks** lying and situated at Mouza -

Bansdroni, J.L. No. 45, Pargana – Magura, Touzi Nos. 63 & 64, comprised in R.S. Dag No. 1366/1774, appertaining to Khatian No. 379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Premises, no. 45/2, Postal Park, Kolkata- 700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated **08.08.2018**, which was duly registered in the office of the **D.S.R.-I at Alipore, recorded in Book-I, Volume No. 1601-2018 and Pages from 101392 to 101414, Being No. 160102903, for the year 2018**, unto and in favour of **Sri. Tapas Naskar (the Donor herein)**.

AND WHEREAS one **Smt. Bina Pani Chakraborty**, was the sole and absolute owner and possessor by way of Purchased in respect of **ALL THAT piece and parcel of Bastu Land measuring more or less 05 Cottahs** being Scheme Plot No.6, lying and situated at Mouza – Bansdroni, J.L. No. 45, Pargana – Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos.1366, 1367 appertaining to Sabek Khatian Nos.153 & 158 then Khatian No.379, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Kolkata-700070, Sub- Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated **06.09.1957**, duly registered in the office of **S.R. Alipore, recorded in Book No. I, Volume No. 127, pages from 57 to 62, Being No. 7317 for the year 1957** from its the then owner namely **Dinesh Chandra Sen**, son of Late Shib Chandra Sen of

3B, Kundu Lane, Kolkata - 700025.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Smt. Bina Pani Chakraborty** sold, conveyed and transferred of her aforesaid of **ALL THAT piece and parcel of Bastu Land measuring more or less 02 Cottahs** out of total land measuring more or less 05 Cottahs being Scheme Plot No.6, lying and situated at Mouza - Bansdrani, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos. 1366, 1367 appertaining to Sabek Khatian Nos.153 & 158 then Khatian No.379, under P.S. formerly Tollygunge then Regent Park now Bansdrani, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered Deed of Sale Dated **16.12.1997**, which was duly registered in the office of the **S.R. Alipore, recorded in Book-I, Volume No. 200, and Pages from 81 to 90, Being No. 5166, for the year 1997**, unto and in favour of **Sri. Anup Chakraborty**, son of Late Anil Chakraborty.

AND WHEREAS While seized and possessed of the aforesaid purchased landed property, the said **Sri. Anup Chakraborty** died intestate on **15/11/2016** leaving behind his wife namely **Smt. Sumita Chakraborty**, as his only legal heir and successor to inherit his aforesaid landed property by way of inheritance according to Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Sumita Chakraborty, being the absolute owner of the aforesaid property,

and she mutated her name in the record of L.R. Settlement vide L.R. Khatian No. 1248, L.R. Dag No. 1366/1774 and has been seizing and possessing her aforesaid recorded landed property without any claim, demand, attachments, encumbrances whatsoever from any corner upon payment of taxes thereto.

AND WHEREAS while seized and possessed of the aforesaid purchased landed property, the said **Bmt. Sumita Chakraborty** sold, conveyed and transferred of her aforesaid of **ALL THAT piece and parcel of Bastu Land measuring more or less 02 Cottaha** together with 400 sq.ft. tile shed structure standing thereon, lying and situated at Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos. 1366, 1367 appertaining to Sabek Khatian Nos. 153 & 158 then Khatian No 379, corresponding comprised in **L.R. Dag No. 1366/1774 appertaining to L.R. Khatian No. 1248**, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No 112, being **KMC premises No. 195, Postal Park**, vide Assessor No. 31-112-14-0195-6, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, by virtue of a registered **Deed of Sale Dated 25.01.2021**, which was duly registered in the office of the **A.D.S.R. Alipore, recorded in Book-1, Volume No. 1605-2021, and Pages from 19234 to 19255, Being No. 160500300, for the year 2021, unto and in favour of Sri. Tapas Naskar (the Donor herein).**

AND WHEREAS by way of aforesaid four Deed of Sale, the said

Sri. Tapas Naskar (the Donor herein), became the absolute owner of **ALL THAT** land measuring **05 Cottahs 02 Chittaks 28 Sq.Ft.** more fully described in Schedule hereunder written, he got assessed his name in **Kolkata Municipal Corporation, under Ward No. 112, being KMC Premises No. 195, Postal Park, Kolkata - 700070, Assessee No. 31-112-14-0195-6** and has been seizing and possessing his aforesaid assessed landed property without any claim, demand, attachments, encumbrances whatsoever from any corner and upon payment of taxes thereto.

AND WHEREAS the Donee herein is **legally married wife** of Donor and Donor has still have great love and affection upon the Donee herein for which the Donor herein desire to make a free gift in respect of **ALL THAT** piece and parcel of Assessed Bastu land measuring more or less **05 Cottahs 02 Chittaks 28 Sq. Ft. along with 500 Sq. Ft. R.T. Shed** structure standing thereon, lying and situated at **Mouza - Bansdroni, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos.1366, 1367 appertaining to Sabek Khatian Nos.153 & 158 then Khatian Nos. 741 & 379, corresponding comprised in L.R. Dag No. 1366/1774 appertaining to L.R. Khatian No. 1248, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the **Kolkata Municipal Corporation, Ward No.112, being KMC premises No. 195, Postal Park, vide Assessee No. 31-112-14-0195-6, (Mailing Adress - 14, Postal Park, P.O. & P.S. - Bansdroni, Kolkata - 700070,** under the jurisdiction of Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas which are more fully and**

particularly described in the Schedule written hereunder in favour of the Donee and the Donee herein has agreed to accept the said gift and accordingly the Donor's herein has prepared this Deed of Gift and executed the same in favour of the Donee herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above and in consideration of the said facts and circumstances the Donor doth hereby forever acquit, release and discharge the Donee and by these present grant, give, transfer, convey, assure and assign all those the messuage land, building, tenements, hereditaments **ALL THAT** piece and parcel of Assessed Bastu land measuring more or less **05 Cottahs 02 Chittaks 28 Sq. Ft. along with 500 Sq. Ft. R.T. Shed** structure standing thereon, lying and situated at **Mouza - Bansdroni**, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos. 1366, 1367 appertaining to Sabek Khatian Nos. 153 & 158 then Khatian Nos. 741 & 379, corresponding comprised in L.R. Dag No. 1366/1774 appertaining to L.R. Khatian No. 1248, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the **Kolkata Municipal Corporation, Ward No. 112, being KMC premises No. 195, Postal Park, vide Assessee No. 31-112-14-0195-6, (Mailing Address - 14, Postal Park, P.O. & P.S. - Bansdroni, Kolkata - 700070**, under the jurisdiction of Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas **TOGETHER WITH** undivided proportionate share or interest on the land and which is morefully and particularly described in the Schedule hereunder written **TOGETHER WITH** all easement rights of

common passage, electric lines OR HOWSOEVER OTHERWISE the said property or any part thereof nor are or is or heretofore were or was situated butted and bounded, called, known, numbered or distinguished TOGETHER WITH all liberties, privileges easements and appurtenances whatsoever annexed thereto to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant there to and all the estate, right, title, interest, claim and demand whatsoever of the said Donor under or to the property hereby transferred and every part thereof to hold the same to the said Donee absolutely and forever.

The Donor and all persons claiming under his do hereby covenant with the Donee, her heirs, executors, administrators, legal representatives and assigns that the Donor is now lawfully seized and possessed of the said property free from all encumbrances or defects whatsoever and they had absolute authority to give and transfer in any manner of the said property in the manner aforesaid and the Donee shall hereafter peaceably and equitably possess and enjoy the said property and premises in khas or through tenants without any claim or demand whatsoever from the Donor or any person or persons claiming through or under their and the Donor, their heirs, executors, administrators, legal representatives, etc covenant to save harmless and indemnified the Donee from or against all encumbrances, charges, and equities whatsoever and the Donor further covenant that if required in future at all reasonable times they shall at the request of the Donee and at their cost do execute or cause to be done or executed all such acts, deeds and

things whatsoever for further or more particularly conveying and assuring the said property and common passage with all common facilities and amenities thereto and every part thereof in the manner aforesaid as also putting the Donee into possession of the said property according to the true covenant with the Donee having mutata her name in the Office of the KMC & B.L.R.O office and where necessary and the Donor also hereby agrees to keep harmless and indemnified the Donee from all losses, damages, costs, expenses and charges which may sustain or incur by reason at any claim being made by anybody whomsoever to the said property and the Donor further covenants that if it transpires that the said property hereby gifted by the Donor is not free from all encumbrances and/or litigations then the Donor shall be liable for all eventualities.

In pursuance of the said Deed of Gift and in consideration of the purpose of which the schedule mentioned property is needed by the Donee. The Donor is beneficial owner do hereby gift the schedule mentioned property in favour of the Donee.

The Donor further declare that the schedule mentioned property has not been previously sold, leased, mortgaged, gifted or any other way transferred and there is no charges, lien or lispendences and there is no case or suit or proceeding case against the schedule mentioned property before any court of law.

The Donee do hereby thankfully accept the gift as mentioned herein-above and described under the Schedule hereunder and by virtue of the instant Gift, the Donee herein-named shall become the sole and absolute Owner and Possessor

in respect of the entire Schedule mentioned property.

After this deed of gift the Donee herein will enjoy, look after, maintain the entire Schedule mentioned property peacefully and equity without any interference AND Donee can sale, transfer, mortgage, gift or any kind of transfer the entire Schedule mentioned property.

If any error or omission in the recital of this deed subsequently transpires at a later date the Donor at the cost of the Donee to be done or executed any supplementary deed or deeds of rectification in favour of the Donee herein.

And that the Donee herein accepts this gift of the said schedule mentioned property hereunder made as testified by her and executing these presents.

The estimated value of the said property hereby gifted is **Rs. 40,00,000/- (Rupees Forty lakh) only.**

THE SCHEDULE ABOVE REFERRED TO

(LAND HEREBY GIFTED)

ALL THAT piece and parcel of Assessed Bastu land measuring more or less **05 Cottahs 02 Chittaks 28 Sq. Ft. along with 500 Sq. Ft. R.T. Shed** structure standing thereon, lying and situated at **Mouza - Bansdroni**, J.L. No. 45, Pargana - Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in Sabek Dag Nos. ~~1366~~, 1362, 1367 appertaining to Sabek Khatian Nos. 153 & 158 then Khatian

C S F R S

Nos. 741 & 379, corresponding comprised in ~~L.R.~~ Dag No. 1366/1774 appertaining to ~~L.R. Khatian No. 1248~~, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the **Kolkata Municipal Corporation, Ward No.112, being KMC premises No. 195, Postal Park, vide Assessee No. 31-112-14-0195-6, (Mailing Address - 14, Postal Park, P.O. & P.S. - Bansdroni, Kolkata - 700070**, under the jurisdiction of Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, together with all easements right to draw electric line, water line, drainage, sewerage, ingress and egress in or upon the Road of the said property hereby contained. The particular of such property is clearly shown in the **MAP/PLAN** annexed hereto and delineated in border '**RED**' colour which is butted and bounded as follows:-

On the North: 12ft wide black top road

On the South: Premises 146 Postal park

On the East: Vacant land

On the West: House of Paritosh Mukherjee

IN WITNESS WHEREOF the Parties to this Deed put their signature the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the DONOR in presence of :-

WITNESSES:

1. *MASHOOMA SHAIKH*
Alipore police Court,
UA-27

2. *Soumitra Banerjee*
Alipore police Court,
UA-70027

Japas Naskar

SIGNATURE OF THE DONOR

I accept this Gift

Piyali Naskar

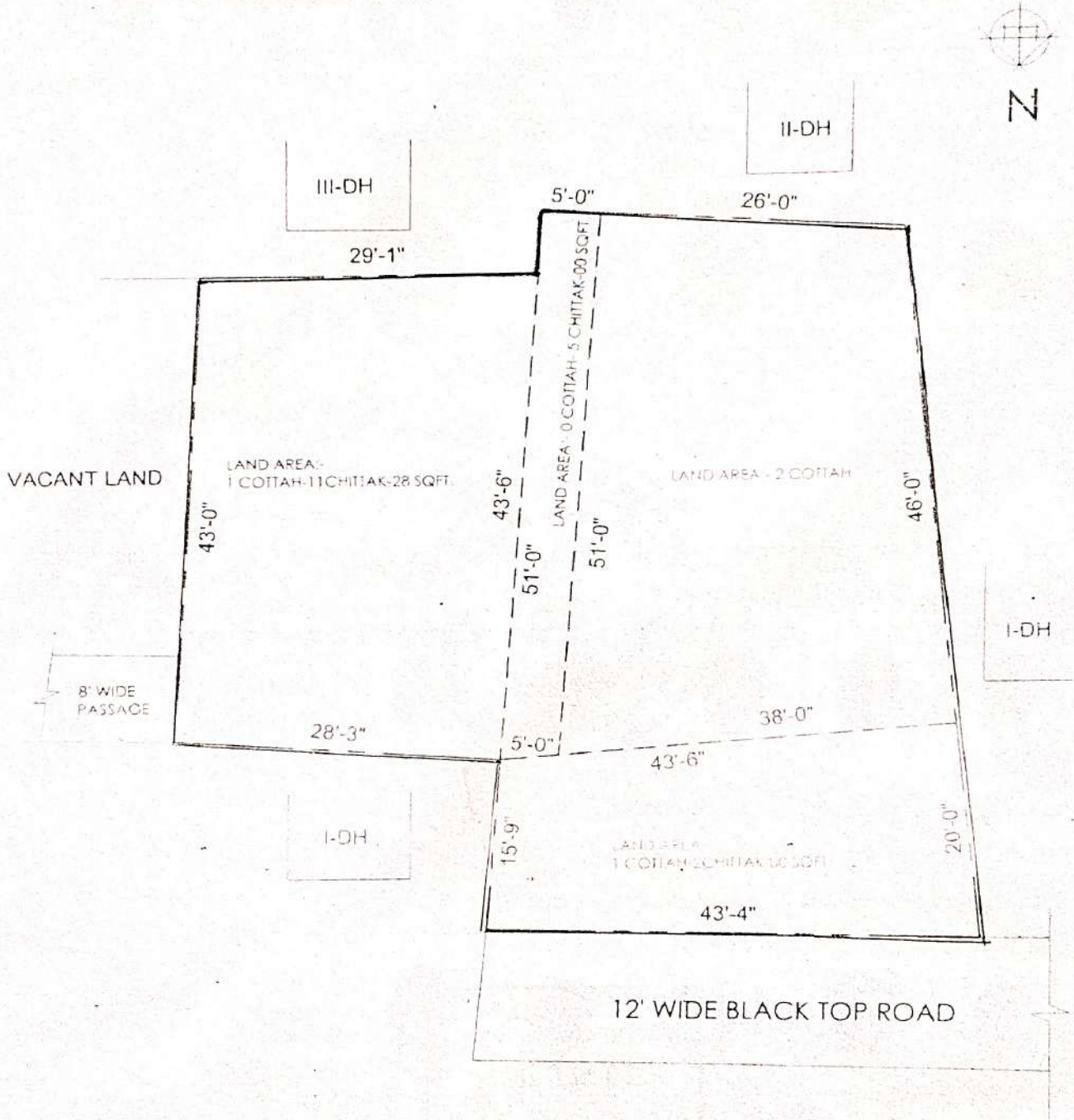
SINGNATURE OF THE DONEE

Drafted by me

Rajesh Dasgupta
Advocate *WB 294*

SITE PLAN FOR AMALGAMATION UNDER MOUZA- BANSDRONI, DAG NO. 1366, 1367, 1366/1774 KHATIAN NO- 379, J.L. NO.- 45 AFTER REVISIONAL SETTLEMENT L.R. DAG NO. 1366/1774, L.R KHATIAN NO- 1264 AT PREMISE 195 POSTAL PARK IN WARD NO.- 112, BOROUGH - XI, P.S. - BANSDRONI, KOLKATA- 700070

AREA OF LAND :- 5K -02 CH- 28 SQFT.



Sudhangshu Lahiri
 SUDHANGSHU LAHIRI
 L.S.S. No. 329(1)
 POSTAL PARK, BANSDRONI
 KOLKATA-700070
 Mob. No. : 9336799711

Japan Naskar
 SIG OF OWNERS/Donor

DRAWN BY

Piyali Naskar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Jagan Naskar

SIGNATURE.....




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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

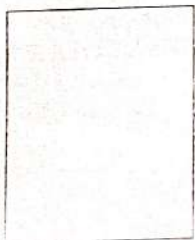
SIGNATURE..... *Piyali Naskar*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE..... *Rajesh Kumar*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE.....

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr TAPAS NASKAR (Presentant) Son of Mr ANUKUL NASKAR 14 POSTAL PARK, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Pvt. Residence</p>

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs PIYALI NASKAR Wife of Mr TAPAS NASKAR 14 POSTAL PARK, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/09/2023 , Admitted by: Self, Date of Admission: 13/09/2023 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Rajesh Laskar Son of Mr Nuruddin Laskar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Mr TAPAS NASKAR, Mrs PIYALI NASKAR			

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 TAPAS NASKAR	Mrs PIYALI NASKAR	Y	8.52042 Dec	52,69,010/-

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 TAPAS NASKAR	Mrs PIYALI NASKAR	Y	500 Sq Ft	1,35,000/-

Endorsement For Deed Number : I - 160314339 / 2023

On 08-09-2023

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 54,04,010/-. Family Members amount Rs 54,04,010/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-09-2023

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

Presented for registration at 22:30 hrs on 13-09-2023, at the Private residence by Mr TAPAS NASKAR ,Executant.

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

Execution is admitted on 13/09/2023 by 1. Mr TAPAS NASKAR, Son of Mr ANUKUL NASKAR, 14 POSTAL PARK, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mrs PIYALI NASKAR, Wife of Mr TAPAS NASKAR, 14 POSTAL PARK, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr Rajesh Laskar, , , Son of Mr Nuruddin Laskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-09-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,086.00/- (A(1) = Rs 54,040.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 54,086/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/09/2023 4:24PM with Govt. Ref. No: 192023240220921008 on 14-09-2023, Amount Rs: 54,086/-, Bank: SBI EPay (SBIEPay), Ref. No. 1265596299027 on 14-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,040/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 27,030/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12111, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/09/2023 4:24PM with Govt. Ref. No: 192023240220921008 on 14-09-2023, Amount Rs: 27,030/-, Bank: SBI EPay (SBlePay), Ref. No. 1265596299027 on 14-09-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 390789 to 390816

being No 160314339 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.20 18:49:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/09/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.