

1838/2020

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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

F 373141

SNR. 283796/2020
20/2/2020

DEED OF GIFT

P.S. - RAIGANJ

MUNICIPALITY - RAIGANJ

MOUZA - MOHANBATI

J.L.NO. - 151

GIFTED PROPERTY -

11.55 DECIMALS OF LAND

VALUE ASSESSED BY THE

REGISTRATION AUTHORITY -

Rs. 79,79,999/-

Hira Lal Kalyani
Uma Shankar Kalyani
(M. Kalyani)

Confirmed to register the document with the Additional Deputy Sub-Registrar, Raiganj, Uttaranchal

20 FEB 2020

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Subshant Saha Adv

(2)

Hiralal Kalyani

Uma Shankar Kalyani

THIS DEED OF GIFT MADE THIS 20TH DAY OF FEBRUARY, 2020

BETWEEN

UMA SHANKAR KALYANI, S/o – Sri Hiralal Kalyani, By Faith – Hindu, By Profession – Service, Nationality – Indian, Resident of Bandar Barindra Para, P.O. & P.S – Raiganj, Dist. - Uttar Dinajpur, West Bengal, Pin - 733134, PAN – AGWPK5584D, hereinafter called the DONEE (which term or expression shall unless repugnant or contrary to the context include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

HIRALAL KALYANI, S/o – Late Keshari Chand Kalyani, By Faith – Hindu, By Profession – Businessman, Nationality – Indian, Resident of Bandar Barindra Para, P.O. & P.S – Raiganj, Dist- Uttar Dinajpur, West Bengal, Pin - 733134, PAN – AIEPK7637F, hereinafter called the DONOR (which term or expression shall unless repugnant or contrary to the context include his heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS, the land of the schedule plot along with others were originally belonged to Keshari Chand Kalyani, who acquired the same by virtue of registered Partition deed no. 6376 for 1955 registered in the office of the S.R. Raiganj. Said Keshari Chand Kalyani died leaving wife Gomti Devi Kalyani and four sons namely Hiralal Kalyani (Donor), Radhakrishna Kalyani, Nanda Kishore Kalyani and Lalit Mohan Kalyani as his only legal heirs. Said Gomti Devi Kalyani, Hiralal Kalyani (Donor), Radhakrishna Kalyani, Nanda Kishore Kalyani and Lalit Mohan Kalyani inherited the properties left by deceased Keshari Chand Kalyani. Thereafter Gomti Devi Kalyani died leaving her aforesaid four sons namely Hiralal Kalyani (Donor), Radhakrishna Kalyani, Nanda Kishore Kalyani and Lalit Mohan Kalyani as her only legal heirs and they inherited the properties left by Gomti Devi Kalyani. Subsequently Lalit Mohan Kalyani died bachelor leaving behind his three brothers Hiralal

Subhagjit Saha
Adv

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(3)

Hiralal Kalyani

Uma Shankar Kalyani

Kalyani (Donor), Radhakrishna Kalyani, Nanda Kishore Kalyani as his only legal heirs. Thus Hiralal Kalyani (Donor), Radhakrishna Kalyani, Nanda Kishore Kalyani acquired the schedule property by virtue of inheritance. Subsequently Hiralal Kalyani (Donor) for partition of their joint/ejmali property filed a Partition Suit bearing no. 30/2002 P.S. before the Civil Judge (Senior Division), at Raiganj. Said Partition Suit was disposed off in terms of Compromise as per the Compromise Petition filed by the Plaintiff and Defendants of 30/2002 P.S. and as per Decree of case no. 30/2002 P.S. Hiralal Kalyani i.e. the Donor acquired 24.73 Decimals of land in R.S. Plot No. 1096 corresponding to L.R. Plot No. 782/872 of Mouza – Mohanbati, P.S. – Raiganj, Dist. – Uttar Dinajpur and peacefully possessing the same. Donor also mutated the said property in his name in L.R.r.o.r. no. 6582 as Dokan.

Whereas the Donor is being desirous to grant the 11.55 Decimals of land out of his 24.73 Decimals of land under the schedule plot which is more fully and specifically described in the schedule written hereunder to the Donee as gift in consideration of natural love and affection subject to the condition herein after mentioned.

AND NOW THIS DEED WITNESSETH that in consideration of natural love and affection which the DONOR had and still have for the DONEE i.e. the son of the DONOR, the DONOR do hereby and hereunder renounce all his estate and right, title and interest with intent to vest the same to DONEE and in grant, convey, transfer, give and assure unto and to the use of the DONEE, free, voluntarily the property mentioned and specifically described in the schedule hereunder and hereinafter referred to as the Schedule Property and delivered the possession of the same. TOGETHER WITH all trees, fences, waves, easements, liberties, privileges and appurtenances whatsoever to the schedule property belonging for in any way appertaining or usually held or occupied therewith or reputed to belonged to or be appurtenant thereto and every part thereof TO HAVE and TO HOLD the same unto and to the sole use and benefit absolutely and unconditionally forever. NOTWITHSTANDING any act, deed hereto before done, executed or knowingly or suffered to the contrary the DONOR are now lawfully seized and possession of the land and property free from all encumbrances

Subhagat Saha

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(4)

Hiralal Kalyani

Uma Shankar Kalyani

attachment or defecting title whatsoever and the DONOR have full power and absolute authority to transfer the property in any manner whatsoever as per schedule hereunder AND the DONEE shall hereafter peaceably and quietly hold, possess and enjoy the said land and property in Khas with absolute right, title and interest, without any claim or demand whatsoever by the DONOR or any persons through or under him AND that this deed of gift is executed at freewill.

AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the said scheduled property and premises or any part thereof from under or in trust for the Donor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said scheduled property and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee or his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

SCHEDULE OF THE GIFTED PROPERTY

District - Uttar Dinajpur, P.S. - Raiganj, Municipality - Raiganj, Road - Tulshipara (Road Zone - 1), Mouza - Mohanbati, J.L.No. - 151, R.S. Khatian No. 304, L.R. Khatian No. - 6582, R.S. Plot No. - 1096 corresponding to L.R. Plot No. 782/872 an area of 11.55 Decimals of vacant land (Boundary and Measurement of which is given hereunder) of DOKAN Classification is hereby gifted by the DONOR to the DONEE through this Deed of Gift. The gifted property is specifically shown and described in the Sketch Map annexed herewith.

BOUNDARY :- On the North - Property of Gobinda Kalyani and Kshirod Kumar Kalyani and Kulik Apartment, On the South - Property of Dibyendu Dey and Pushpendu Dey and others, On the East - Property of Donor i.e. Hiralal Kalyani, On the West - Kulik Apartment.

Subhajit Saha

Contd...P/5

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MEASUREMENT

Hira Lal Kalyani

Uma Shankar Kalyani

Part (A) - On the North - 18 Feet, On the South - 18 Feet, On the East - 65 Feet 6 Inch,
On the West - 65 Feet 6 Inch.

Part (B) - On the North - 56 Feet 10 Inch, On the South - 56 Feet 9 Inch, On the East -
69 Feet 3 Inch, On the West - 66 Feet 9 Inch.

AND in witness whereof I the said HIRALAL KALYANI after going through the contents of
this deed of gift have set and subscribe my hand in my simple mind, full knowledge and
without any provocation in presence of two witnesses on this day, month, year written first
above.

This deed contains 5 pages of which 1 page is written on Non-Judicial Stamp paper valued Rs.
5000.00 and 4 pages are written on white bond papers along with a Sketch Map of the gifted property
and one extra sheet contains photographs and fingerprints of DONEE and DONOR.

I have accepted this gift

Uma Shankar Kalyani
SIGNATURE OF THE DONEE

Hira Lal Kalyani
SIGNATURE OF THE DONOR

In the Presence of :-

1. Gopinath Kalyan
S/o Nanda Krishna Kalyan
~~Bandar~~, Barindrapur
Raiganj, Dist. Uttar Dinajpur
Pin - 733134

2. Jay Shankar Kalyani
S/o. Radha Krishna Kalyani
Bandar Barindrapur
Raiganj, Uttar Dinajpur
733134

Drafted by & Typed by -

Subhajit Saha
Subhajit Saha
Advocate
En. No. F/1049/2008
Raiganj, U/Dinajpur

MOUZA :- MOHANBATI ; J L NO :- 151 ; SHEET NO :- RS-7, LR-4

L.T.L./Signature of

PLOT NO : C.S-782/372 KHATTAN NO :- LR-6582

PS :- RAIGANJ DIST :- UTTAR DINAJPUR

AREA :- 11.55 DECIMAL (SATAK)

NORTH

GOBINDA KALYANI &
KSHIROD KR. KALYANI

KULICK TOWER

KULICK TOWER

WEST

EAST

EAST

DONOR'S SELF

18'-0"

56'-10"

(A)

66'-9"

(B)

69'-3"

65'-6"

65'-6"

18'-0"

56'-9"

DIBYENDU DEY & PUSHPENDU DEY & OTHERS.

SCHEDULE OF LAND (According to Possession) :-

PART NO :- (A) = $18 \times 65.50 = 1179$ SQ. FT.

PART NO :- (B) = $68 \times 56.79 = 3861$ SQ. FT.

(A) + (B) = TOTAL AREA = 5040 SQ. FT.

5040

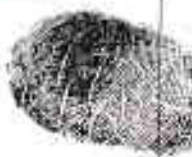
= 7.50 KATHA

= 11.55 DECIMAL

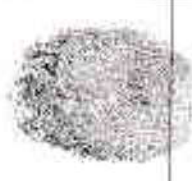
Hiralal Kalyani
Uma Shankar Kalyani

Amin
Ratan Bose
6/02/2020
RATAN BOSE (Amin)
Debnagar, Raiganj, U.P.
Regd No - 820528

SPECIMEN FOR TEN FINGER PRINTS

L.T.I./Signature of 	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

SPECIMEN FOR TEN FINGER PRINTS

L.T.I./Signature of 	LEFT HAND	L	R	M	F	T
						
	RIGHT HAND	T	F	M	R	L
						

SPECIMEN FOR TEN FINGER PRINTS

L.T.I./Signature of	LEFT HAND	L	R	M	F	T
	RIGHT HAND	T	F	M	R	L

SPECIMEN FOR TEN FINGER PRINTS

L.T.I./Signature of	LEFT HAND	L	R	M	F	T
	RIGHT HAND	T	F	M	R	L

স্থায়ী সনাক্তকরণ / PERMANENT ACCOUNT NUMBER
AIEPK7637F

নাম / NAME
HIRA LAL KALYANI

পিতা का नाम / FATHER'S NAME
KESHARI CHAND KALYANI

জন্ম তারিখ / DATE OF BIRTH
21-10-1950

স্বাক্ষর / SIGNATURE
Hiralal Kalyani

অতিরিক্ত আয়কর, প.ম. - III
COMMISSIONER OF INCOME-TAX, W.B. - III

Hira Lal Kalyani

ভারত সরকার
Government of India

মিরাল কল্যানী
Miral Kalyani

পিতা : লেট কেশরি চন্দ্র কল্যানী
Father : LATE KESHARI CHANDRA KALYANI

জন্ম তারিখ / DOB : 21/10/1950

পুরুষ / Male

5711 7245 3863

আমার আধার, আমার পরিচয়

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrolment No : 1062/50332/01426

ভারত সরকার
Government of India

উমা শঙ্কর কল্যানী
Uma Shankar Kalyani

পিতা : মিরাল কল্যানী
Father : Hiralal Kalyani

জন্ম তারিখ / DOB : 25/02/1977

পুরুষ / Male

8045 7172 8376

আধার - সাধারণ মানুষের অধিকার

স্থায়ী সনাক্তকরণ / PERMANENT ACCOUNT NUMBER
AGWPK5584D

নাম / NAME
UMA SHANKAR KALYANI

পিতা का नाम / FATHER'S NAME
HIRALAL KALYANI

জন্ম তারিখ / DATE OF BIRTH
25-02-1977

স্বাক্ষর / SIGNATURE
UShankar

অতিরিক্ত আয়কর, প.ম. - III
COMMISSIONER OF INCOME-TAX, W.B. - III

Uma Shankar Kalyani

ভারত সরকার
Government of India

গোবিন্দ কল্যানী
Gobinda Kalyani

পিতা : উমা শঙ্কর কল্যানী
Father : Uma Shankar Kalyani

জন্ম তারিখ / DOB : 25/02/1977

পুরুষ / Male

20/05/2013

23/721679

MN237216796FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

ভারত সরকার
Government of India

গোবিন্দ কল্যানী
Gobinda Kalyani

পিতা : উমা শঙ্কর কল্যানী
Father : Uma Shankar Kalyani

জন্ম তারিখ / DOB : 25/02/1977

পুরুষ / Male

9963 3400 5803

আধার - সাধারণ মানুষের অধিকার

Gobinda Kalyani

Scanned by CamScanner

Major Information of the Deed

Deed No :	I-1804-01976/2020	Date of Registration	20/02/2020
Query No / Year	1804-0000285196/2020	Office where deed is registered	A D S R. RAIGANJ District: Uttar Dinajpur
Query Date	15/02/2020 3:56:35 PM		
Applicant Name, Address & Other Details	SUBHAHJIT SAHA RAIGANJ, Thana Raiganj, District: Uttar Dinajpur, WEST BENGAL, Mobile No. 7980550517, Status Advocate		
Transaction	[0201] Gift, Gift in Favour of family members		
Set Forth value	Additional Transaction		
Stamp duty Paid(SD)	Market Value		
Rs 39,900/- (Article:33(i))	Rs 79,79,999/-		
Remarks	Registration Fee Paid		
	Rs 79,800/- (Article:A(1))		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Uttar Dinajpur, P S - Raiganj, Municipality RAIGANJ, Road: Tulsipara, Road Zone : (Tulsipara Asha Talkies More -- LIC More (Beside Of N.S Road)) , Mouza Mohanbati, JI No: 151, Pin Code 733134

Sch No	Plot Number	Khatian Number	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-782/872 (RS -)	LR-6582	Proposed ROR COMMER CIAL Dokan	11.55 Dec		79,79,999/-	Width of Approach Road 1 Ft.
Grand Total :				11.55Dec	0 /-	79,79,999 /-	

Donor Details :

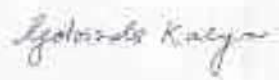
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr HIRALAL KALYANI (Presentant) Son of Late KESHARI CHAND KALYANI Executed by: Self, Date of Execution: 20/02/2020 Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	Photo 	Finger Print 	Signature 
		20/02/2020	LT 20/02/2020	20/02/2020

Bandar Barindra Para, P.O - RAIGANJ, P.S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIEPK7637F, Aadhaar No: 57xxxxxxxxx3863, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office

Donee Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mr UMA SHANKAR KALYANI Son of Mr HIRALAL KALYANI Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	Photo  20/02/2020	Finger Print  LTI 20/02/2020	Signature  20/02/2020
Son of Mr HIRALAL KALYANI Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGWPK5584D, Aadhaar No: 80xxxxxxx8376, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOBINDA KALYANI Son of Mr NANDA KISHORE KALYANI Bandar Harindra Para, P O - RAIGANJ, P S:- Raiganj, Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134	 20/02/2020	 20/02/2020	 20/02/2020
Identifier Of Mr HIRALAL KALYANI, Mr UMA SHANKAR KALYANI			

Land Details as per Land Record

District: Uttar Dinajpur, P S:- Raiganj, Municipality: RAIGANJ, Road: Tulsipara, Road Zone : (Tulsipara Asha Talkies More -- LIC More (Beside Of N S. Road)) , Mouza: Mohanbati, JI No: 151, Pin Code : 733134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 782/872, LR Khatian No:- 6582	Owner শীরা নাল কল্যাণী, Gurdian: কিশোরি চাঁ, Address: নিজ Classification: দোকান, Area 0.24730000 Acre,	Mr HIRALAL KALYANI

On 20-02-2020

Certificate of Admissibility(Rule 43,W.B. Registrat on 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 10:39 hrs on 20-02-2020, at the Office of the A D S R. RAIGANJ by Mr HIRALAL KALYANI ,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 79,79,999/- Family Members amount Rs 79,79,999/-

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

Execution is admitted on 20/02/2020 by 1. Mr HIRALAL KALYANI, Son of Late KESHARI CHAND KALYANI, Bandar Barindra Para, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 2. Mr UMA SHANKAR KALYANI, Son of Mr HIRALAL KALYANI, Bandar Barindra Para, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Service

Indetified by Mr GOBINDA KALYANI, , , Son of Mr NANDA KISHORE KALYANI, Bandar Barindra Para, P.O: RAIGANJ, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,800/- (A(1) = Rs 79,800/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 79,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2020 11:05AM with Govt. Ref. No: 192019200189947971 on 20-02-2020, Amount Rs: 79,800/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 46202252 on 20-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,900/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 34,900/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2393, Amount: Rs.5,000/-, Date of Purchase: 19/02/2020, Vendor name: Bidhan Ch Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2020 11:05AM with Govt. Ref. No: 192019200189947971 on 20-02-2020, Amount Rs: 34,900/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 46202252 on 20-02-2020, Head of Account 0030-02-103-003-02

Ritesh Banerjee

RITESH BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIGANJ
Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1804-2020, Page from 41557 to 41569
being No 180401976 for the year 2020.



Ritesh Banerjee

Digitally signed by RITESH BANERJEE
Date: 2020.03.06 13:49:22 +05:30
Reason: Digital Signing of Deed.

(RITESH BANERJEE) 2020/03/06 01:49:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAIGANJ
West Bengal.

(This document is digitally signed.)