

89-4554

F-4096/14



12/04/14
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

B 214343

Add. District Sub-Registrar
 Manarpur, South 24 Parganas

V.E NO: 508/14
 Q.NO: 7817/14

Add. Dist. Sub-Registrar
 Manarpur, South 24 Parg.
 28 APR 2014

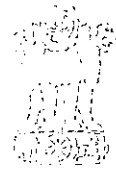
DEED OF GIFT

THIS DEED OF GIFT made on this the 12th day of April, Two Thousand Forteen

(2014) A.D.

BETWEEN

319
নং
খরিদদার
সাং
02/04/14
তাং
মূল্য 5000/-
Sr. Pradip Mondal
Elachi; Souapur; 24 Pgs (1)



শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সেনারপুর এ্যা.ডি.এস.আর অফিস
দক্ষিণ ২৪ পরগনা

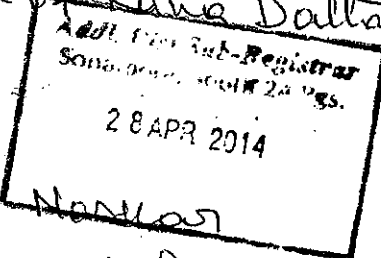


স্বদীয় মনু

✓ 1157 ✓

Lt. Bicharpati Mondal

By the pen of Rana Datta



✓ 1158

Lt. Parul Mondal

By the pen of Rana Datta

✓ 1159

Lt. Madhabi Mondal

By the pen of Rana Datta

স্বদীয় মনু

স্বদীয় মনু

এলাচি চকু বড় লাক্সা কোঠা স্ট্রিক্টা

খানা. সেনারপুর পুর. নাং. ২৪ পর্গনা

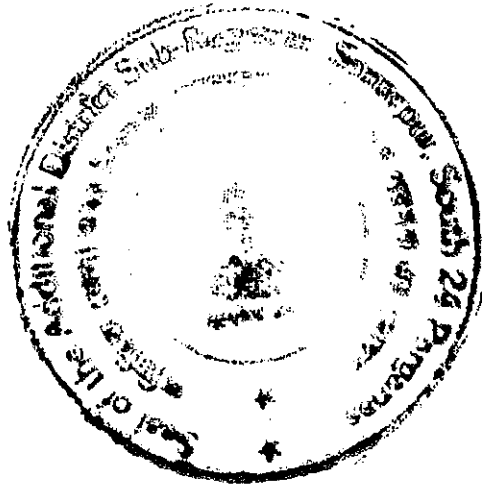
২০১৪/০৪/০২

(1) SMT. BRIHASPATI NASKAR, wife of Late Gostha Naskar, residing at Polghat, P.S. Dakshin Jagaddal, P.S. Sonarpur, District South 24-Parganas, (2) SMT. PARUL NASKAR, wife of Late Bhadreswar Naskar, residing at Tentulberia, Garia, P.O. Garia, P.S. Sonarpur, District South 24-Parganas, (3) SMT. MADHABI MONDAL, wife of Sri Biren Mondal, residing at Nayabad, P.O. Nayabad, P.S. Sonarpur, District South 24-Parganas, all by faith- Hindu, by Nationality- Indian, by occupation- Housewife, all are daughters of Late Jharu Mondal, hereinafter jointly called and referred to as the "DONORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

A N D

SRI PRADIP MONDAL, son of Late Jharu Mondal, by faith- Hindu, by Nationality- Indian, by occupation- Agriculture, residing at Elachi, P.S. Sonarpur, District South 24-Parganas, hereinafter called and referred to as the "DONEE" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS one Jharu Mondal, son of Bipin Mondal was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring more or less 60 decimals out of 88 decimals comprised in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality,

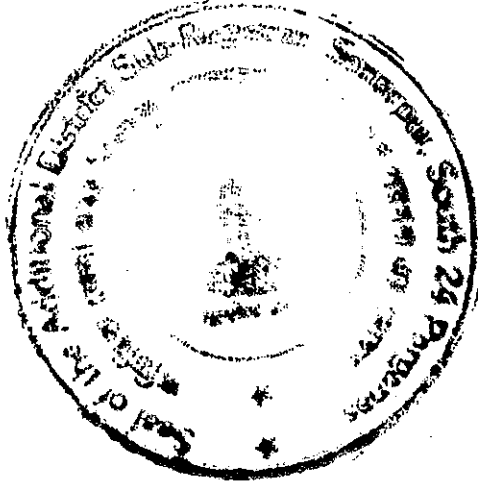


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P.S. Sonarpur, District-South 24-Parganas together with other properties, as per L.R. Settlements Records and he had been paying Govt. rent thereof and enjoying every right, title and interest over the said properties without any interruption, claim and demand whatsoever.

AND WHEREAS said Jharu Mondal transfered ALL THAT piece and parcel of land measuring more or less 12 decimals out of his recorded land measuring more or less 60 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties unto and in favour of his son Pradip Mondal by and under a Deed of gift.

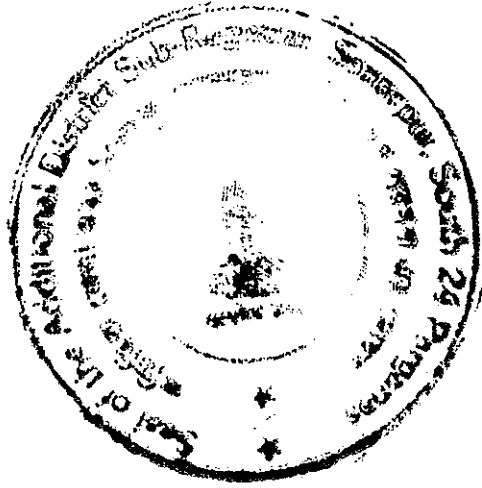
AND WHEREAS said Jharu Mondal also the sole and absolute owner of ALL THAT piece and parcel of land measuring more or less 34 decimals (the split up of the land being :- 19 decimals of R.S. Dag No. 1482 and 15 decimals of R.S. Dag No. 1485 both under Khatian No. 34) comprised in R.S. Dag Nos. 1482 & 1485, appertaining to R.S. Khatian No. 34 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas by virtue of a Deed of Sale from the then Owner Sri Santosh Kumar Das, son of Late Narayan Chandra Das, which was registered in the year 1957 before the office of the Sub-Registrar at Baruipur and recorded in its Book No. I, Volume No. 47, Pages from 253 to 254, Being No. 4657 for the year 1957.



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AND WHEREAS said Jharu Mondal while had been enjoying his rest land measuring more or less 48 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 AND 19 decimals of R.S. Dag No. 1482 under R.S. Khatian No: 34 and 15 decimals of R.S. Dag No. 1485, R.S. Khatian No. 34 of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties he died intestate leaving behind his son SRI PRADIP MOINDAL (the Donee herein) and four daughters namely SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, SMT. LAKSHMI PURKAIT (the Donors herein) as his legal heirs and successors and each having undivided 1/5th share of the property left by Late Jharu Mondal (i.e. each having undivided 16.4 decimals (the split up of the land being :- 9.6 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315, 3.8 decimals of R.S. Dag No. 1482 under R.S. Khatian No. 34 and 3 decimals of R.S. Dag No. 1485 under R.S. Khatian No. 34) of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas together with other properties).

AND WHEREAS by virtue of inheritance we the Donors herein and also the Donee herein became the absolute joint owners of **ALL THAT** piece and parcel of land measuring more or less 82 decimals (the split up of the land being :- 48 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315 AND 19 decimals of R.S. Dag No. 1482 under R.S. Khatian No. 34 AND



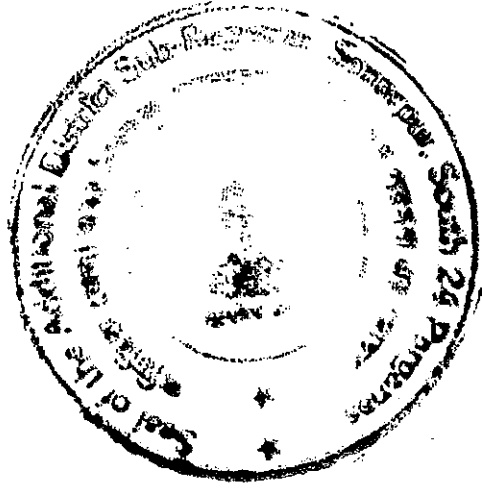
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15 decimals of R.S. Dag No. 1485, R.S. Khatian No. 34) lying and situate at Mouza- Elachi, J.L. No. 70, within the limits of the Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas and enjoying the same by paying rents and taxes regularly to the authority concerned without any interest, claim and demand whatsoever.

AND WHEREAS the legal heirs of Late Jharu Mondal herein that is SRI PRADIP MONDAL, SMT. BRIHASPATI NASKAR, SMT. PARUL NASKAR, SMT. MADHABI MONDAL, sold and transfer their land virtue of Deed No. 8746/13, Book No. 1, CD Volume No. 21, Pages 1356 to 1373, Dated 12th July 2013, and Deed No. 8750/13, Book No. 1, CD Volume No. 21, Pages 1343 to 1358, Dated 12th July 2013, Additional District Sub-Registrar Office at A.D.S.R. Sonarpur, District- South 24 Pargans.

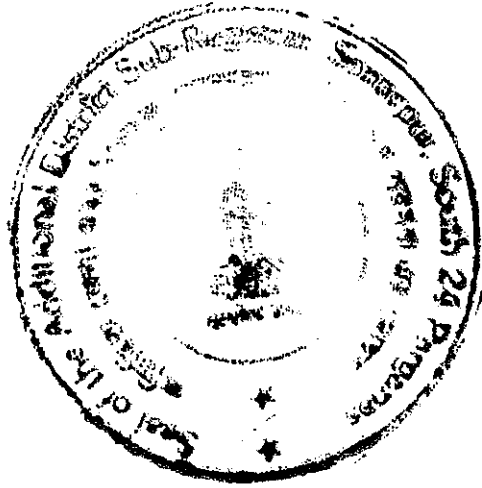
AND WHEREAS the DONEE Sri Pradip Mondal, son of Late Jharu Mondal is the beloved brother of the DONORS and cordial relation in between the DONORS and the DONEE herein have been existing since long time and the DONORS have every trust and faith upon the DONEE that the DONEE shall not misappropriate the benefit of this deed of gift in future and the DONEE shall keep good and sweet relation towards the DONORS. The Donor No. 1, 2 & 3 decided to convey and transfer **ALL THAT** piece and parcel of land measuring more or less 39.9 decimals (*the split up of the land being :- 19.5 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No. 1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315, 11.4 decimals of R.S. Dag No. 1482 under R.S. Khatian No. 34 and 9 decimals of R.S. Dag No. 1485 under R.S. Khatian No. 34*) of Mouza- Elachi, J.L. No. 70, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas, hereinafter called the said land more fully and particularly



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described in the SCHEDULE hereunder written together with all easement rights thereto and with all common user and easement right of common passage to the said plot of land and all other user right and occupation thereof.

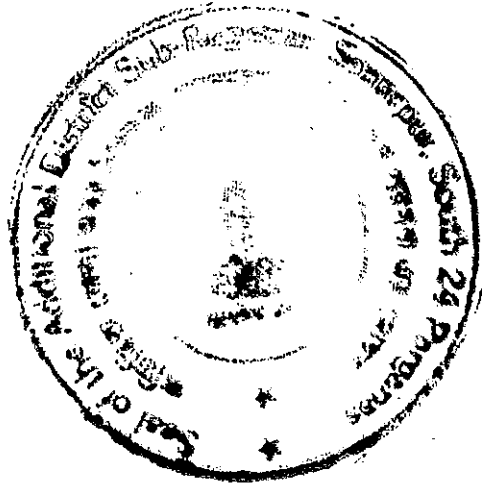
NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donors had and still have for the Donee; latter being the Donors are the Sisters of Donee herein, the Donors do hereby and hereunder freely and voluntarily grant, convey, transfer, gift, assign and assure unto and to the use of the Donee ALL THAT piece and parcel of said land measuring more or less 39.9 decimals which is more fully and particularly described in the SCHEDULE hereunder written TOGETHER WITH all rights, liberties easements appurtenances, butted and bounded as detailed mentioned herein below OR HOWSOEVER OTHERWISE the same is called known, numbered, distinguished and demarcated free from all encumbrances attachments, charges, lien, lispence and all other benefits and advantage of ancient and other rights, liberties, privileges and appurtenances whatsoever to the said land or any part thereof belonging or in any way appertaining to or with the same or any part thereof usually held used and occupied or enjoyed or reputed to belong or be appurtenant thereof AND ALL deeds, pattas, writings and evidences of title which in any way relates to the said land or any part or parcel thereof and which now are of or hereafter shall be or may be in the custody power or possession of the Donors, their heirs, executors, administrators, legal relatives, representatives and assigns from whom he can or may produce the same without action or suit at law or in equity to ENTER INTO AND HAVE HOLD OWN POSSESSES AND ENJOY the said property and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be with his rights, members and appurtenances unto and



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-: (7) :-

to the use of the Donee, his heirs, executors, administrators, legal representatives and assigns forever AND the Donors doth hereby for themselves their heirs, executors, administrators, legal representatives and assigns covenant with the Donee his heirs, executors, administrators, legal representatives and assigns THAT NOTWITHSTANDING any act, deed or things whatsoever by the Donors or by any of their predecessors and ancestors in title or executed or knowingly suffered to the contrary the Donors have at all material times heretofore have good right full power, absolute authority and indefeasible title to grant, convey, transfer, assigns and assure the said land hereby granted, conveyed and transferred in the manner aforesaid AND THAT the Donee his heir, executors, administrators, legal representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances claims or demand whatsoever from or by the Donors or by any person or claiming under them AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Donors well and sufficiently saved, indemnified of from and against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Donors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Donors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Donors or from or under any of their ancestors or predecessors in title shall and will from time to time and at all times hereafter at the request and costs of the Donee, do and



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execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Donee, according to the true intent and meaning of these presents as shall or may be reasonably required AND the Donee shall be entitled to sell, mortgage and transfer the said land.

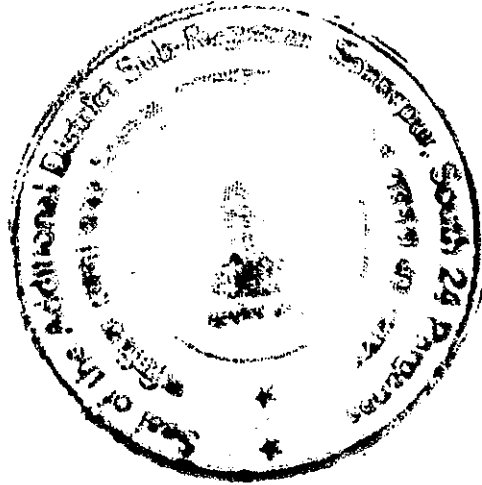
AND THAT the DONEE accepts the gift of the said land hereunder made as testified by their being a party hereto and executing these presents.

The value of the said property gifted by this deed is estimated at Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand) only for the purpose of determination of stamp duty.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the property hereby gifted)

ALL THAT piece and parcel of land measuring more or less 39.9 decimals (the split up of the land being :- 19.5 decimals in R.S. Dag No. 1771 corresponding to L.R. Dag No.1801 appertaining to R.S. Khatian No. 379 corresponding to L.R. Khatian No. 315, 11.4 decimals of R.S. Dag No. 1482 under R.S. Khatian No. 34 and 9 decimals of R.S. Dag No. 1485 under R.S. Khatian No. 34) lying and situate at Mouza- Elachi, J.L. No. 70, Pargana- Magura, comprised in R.S. Dag Nos. 1771, 1482, 1485 appertaining to R.S. Khatian Nos. 379, 34, now within the limits of the Rajpur-Sonarpur Municipality under P.S. & A.D.S.R.O. at Sonarpur, District South 24-Parganas together with all easement rights attached thereto. The annual proportionate rent of the Gifted property is as per present rate which is payable to the collectorate, 24-Parganas (South) Alipore who is to receive it on behalf of the Govt. of West Bengal.



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Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
28 APR 2014

IN WITNESSES WHEREOF the DONORS and the DONEE have hereunto set and subscribed their respective signatures on the day month and year first above written.

WITNESSES :-

LTI Brihaspati naskar By the pen of Rana Datta

1) Rana Datta
616, Mahamayatala
Road. 401-84.

LTI Brihaspati naskar By the pen of Rana Datta

LTI Brihaspati naskar By the pen of Rana Datta

SIGNATURE OF THE DONORS

2) ଅମୃତ କୁମାର
ଏକାଦଶ ଚନ୍ଦ୍ରବର୍ତ୍ତନାଥା ଚୌଡ଼ା
କୋଲକାତା ୨୦୨



Lti Brihaspati Naskar
By the pen of Rana Datta



Lti Poreel Naskar
By the pen of Rana Datta



Lti Pradip Mondal
By the pen of Rana Datta
I accept the within mentioned gifted property
voluntarily

ଅମୃତ କୁମାର

SIGNATURE OF THE DONEE

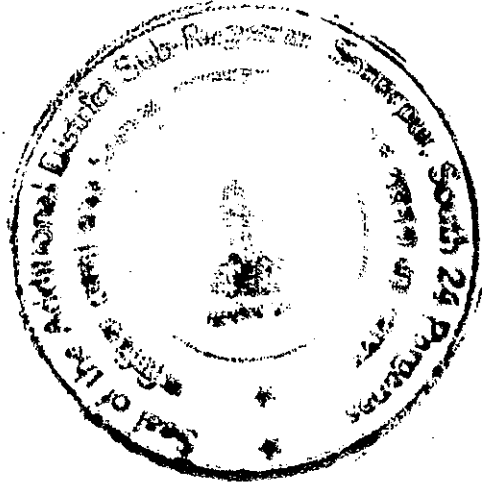
Drafted by :-

Prabir Kumar Roy
Advocate. W. B. 828/81
Alipore criminal court.

Printed by :-

P. Baidya
(PRADIP BAIDYA)

Sonarapur.



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Addl. Dist Sub-Registrar
Sonapour, South 24 Pgs.
28 APR 2014



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Left Hand					
Right Hand					

NAME - SMT. BRIHASPATI NASKAR

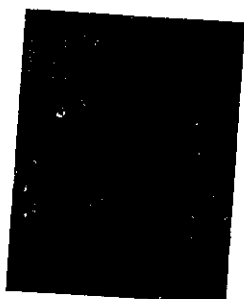
SIGNATURE Lt. Brihaspati Naskar By the Pen of Rana Datta



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME - SMT. PARUL NASKAR

SIGNATURE Lt. Parul Naskar By the Pen of Rana Datta



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Left Hand					
Right Hand					

NAME - SMT. MADHABI MONDAL

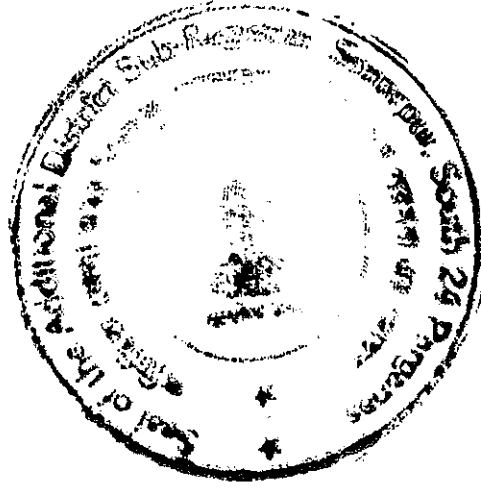
SIGNATURE Lt. Madhabi Mondal By the Pen of Rana Datta



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Left Hand					
Right Hand					

NAME - SRI PRADIP MONDAL

SIGNATURE श्री प्रदीप



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Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
26 APR 2014

E-1092/14



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 04096 of 2014
(Serial No. 04554 of 2014 and Query No. 1608L000007817 of 2014)

On 12/04/2014

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

Presented for registration at 18.00 hrs on :12/04/2014, at the Private residence by Brihaspati Naskar , one of the Executants.

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

Execution is admitted on 12/04/2014 by

1. Brihaspati Naskar, wife of Lt. Gostha Naskar , Polghat, Thana:-Sonarpur, P.O. :-D. Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Parul Naskar, wife of Lt. Bhadreswar Naskar , Tentulberia Garia, Thana:-Sonarpur, P.O. :-Garia, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
3. Madhabi Mondal, wife of Biren Mondal , Nayabad, Thana:-Sonarpur, P.O. :-Nayabad, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Pradip Mondal, son of Lt. Jharu Mondal , Elachi, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation.

Identified By Sanjoy Mondal, son of Pradip Mondal, Elachi Chakraborty Para Gotberia, Thana:-Sonarpur, P.O. :-D. Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/04/2014

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.-81,37,138/-

Certified that the required stamp duty of this document is Rs.- 40706 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/04/2014

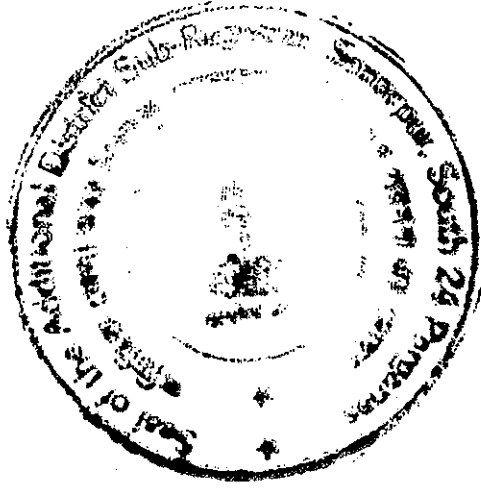
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



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Add. Dist Sub-Registrar
Sonapour, South 24 Pgs.
28 APR 2014

E-4096/14



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 04096 of 2014
(Serial No. 04554 of 2014 and Query No. 1608L000007817 of 2014)

1. Rs. 44521/- is paid , by the draft number 586736, Draft Date 28/04/2014, Bank Name State Bank Of India, RAJPUR, received on 28/04/2014
2. Rs. 45000/- is paid , by the draft number 586737, Draft Date 28/04/2014, Bank Name State Bank Of India, RAJPUR, received on 28/04/2014

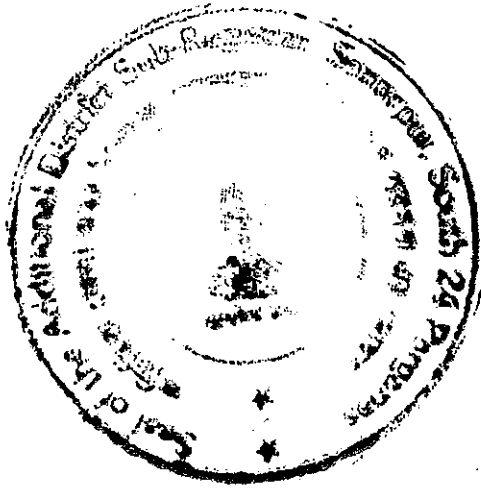
(Under Article : A(1) = 89507/- , E = 14/- on 28/04/2014)

Deficit stamp duty

Deficit stamp duty Rs. 35706/- is paid , by the draft number 023411, Draft Date 27/04/2014, Bank : State Bank Of India, SONARPUR, received on 28/04/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR




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Addl. Dist Sub-Registrar
Sonapour, South 24 Pgs.
28 APR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 5369 to 5382
being No 04096 for the year 2014.




(Biswajit Dey) 30-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal