

12573

1-12096/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1576 004/19

S 459836

30/9/19

Certified that the document is admitted to registration. The signature sheet / sheets & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar  
Rajarhat New town, North 24-Pgs.

30 SEP 2019

**DEED OF GIFT**

This Indenture is made on this 30th September 2019

Cont..... P/2



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 269816

-: 2 :-

BETWEEN.

AMAL NASKAR, son of Late Dukhiram Naskar alias Dukhlal Naskar, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Vill & P.O.- Chackpanchuria, P.S.- New Town, Dist - North 24 Parganas, Kolkata - 700156, 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 their legal heirs, executors, administrators, representatives nominees and assigns) of the ONE PART.

Cont..... P/3



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 922748

: 3 :-

AND

**BANAMALI NASKAR**, son of Late Dukhiram Naskar alias Dukhlal Naskar,  
by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Vill  
& P.O.- Chackpanchuria, P.S.- New Town, Dist - North 24 Parganas, Kolkata -  
700156, hereinafter called and referred to as the **DONEE** (which expression shall

Cont..... P/4



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 922749

-: 4 :-

unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives nominees and assigns) of the OTHER PART.

Cont..... P/5

**WHEREAS :-**

- A. One Dukhiram Naskar alias Dukhlal Naskar, son of Late Bihari Naskar was the absolute owner and possessor of shali land measuring 2.73 decimal out of 41 decimal in R.S. Dag No.- 1062, under R.S. Khatian No.- 78, lying at Mouza- Chackpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- B. That the said Dukhiram Naskar alias Dukhlal Naskar while seized and possessed of the plots of land measuring an area 2.73 decimal out of 41 decimal in R.S. Dag No.- 1062, under R.S. Khatian No.- 78, lying at Mouza- Chackpanchuria, J.L. No.- 33, Hal Touzi No.- 10 within the local limits of Patharghata Gram Panchayat, within the jurisdiction of New Town Police Station, in the District of North 24 Parganas.
- C. That the said Dukhiram Naskar alias Dukhlal Naskar died behind his Four sons and One daughters, namely - Ardhendu Naskar, Banamali Naskar, Amal Naskar, Khitish Naskar and Lakhirani Mondal.
- D. In view of the above and in accordance with the provisions as enshrined under Section 8 of the Hindu Succession Act, 1956 the said Ardhendu Naskar, Banamali Naskar, Amal Naskar, Khitish Naskar and Lakhirani Mondal became joint owners of ALL THAT piece and parcel of land area of 2.73 decimal (be the same, a little more or less) comprised with portions of R.S. Dag No.- 1062 corresponding to L.R. Dag No.- 1062, under R.S. Khatian No.- 78, under Mouza - Chackpanchuria, J.L. No.- 33, P.S. - Rajarhat now present New Town, Block - Rajarhat, Kolkata - 700156 within the limits of

Patharghata Gram Panchayat under ADSR Rajarhat, District North 24 Parganas (hereinafter referred to as the Property which particularly described in the Schedule hereunder written).

- E. That the said **Amal Naskar** had got shali land measuring 0.55 decimal out of 41 decimal from his father (Dukhiram Naskar alias Dukhlal Naskar) inheritance in R.S.& L.R. Dag no.- 1062, under R.S. Khatian no.- 78, lying at Mouza - Chackpanchuria, J.L. No.- 33 and the said **Amal Naskar** (Donor herein) had are jointly seized and possessed of the aforesaid plot of land peacefully, freely, absolutely without any interruptions from any corners whatsoever by paying rents and taxes to the proper authority as absolute owner free from all encumbrance and more fully particularly described in the schedule hereunder written and the Doners have absolute power of ownership and has/have every right to transfer to anybody by any way.

AND WHEREAS the present Donors have become the owner in respect of the Schedule property, well seized and possessed the land exclusively, demarcating by meets and bounds and enjoying the same peacefully free from all encumbrances, charges, liens etc., whatsoever having a good and marketable title in respect thereof.

AND WHEREAS the present Donor, herein being **Brother** of the Donee in Consideration of natural love and affection, the Donors is desirous to make a Gift of their property in favor of their **brother Banamali Naskar**, absolutely and forever free from all encumbrances and charges whatsoever and the Donee hereby accept the said Gift made unto them by the Donor by these presents, free from all encumbrances.

**NOW THIS INDENTURE WITHNESTH** : That in pursuance of the said desire and in consideration of love and affection and also in Consideration of services and duties rendered unto the Doner and to safe guard the interest and cordial relation with the Donee in future, the Donor out of his free will and pleasure without any influence by anybody and in full possession of his senses the Donor hereby grant, conveys, transfer, bestows and assigns by way of Gift all that land measuring **0.55 (Fifty Five Satangsha) decimals** more or less out of 41 decimal in **R.S. & L.R. Dag No. - 1062**, under R.S. Khatian No.- 78, lying at **Mouza - Chackpanchurai**, J.L. No.- 33 at present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. Office Rajarhat New Town, in the District of North 24 Parganas, in the State of West Bengal, which is more fully described in the Schedule hereunder written. The Donors by these presents acquits, releases and forever discharges the said Donee, the land here detertment tenement and premises hereby transferred the Donors by these presents grants, gift, transfers, conveys, assign and assure unto the Donee and to his heirs, executors, administrators and assigns and to the use of the Donee, the said property free from all encumbrances and the said Donor doth hereby covenant and agree to hold with the said Donee That Not Withstanding any act deed, matter of thing by the said Donor made Donee occasioned by knowingly permitted or suffered to the contrary, he the said Donor hath in himself good right, full power, lawful title and absolute authority to grand gift, convey, transfer, bestow assign and assured the said land, here indictment, tenement and premises unto and to the use of the Donee in manner aforesaid and the Donor is hereby divested of all rights, title, interest or possession from the property gifted to the Donee and the





Donee is put in Possession of the same from today And Donee shall and may at all times hereinafter subject to the payments approximate rent, Taxes and others outgoing to the appropriate authority peaceable and quietly hold, possess and enjoy the said premises and usufructs and profits thereof without any lawful eviction interruption claim or demand whatsoever from under or in trusts for the Donor **TO HAVE AND TO HOLD** the same unto and to the use of the Donee his heirs executors administrators, legal representative absolutely and forever And That free and clear freely and clearly absolutely acquitted, exonerated, discharge from off by the said Donor well and sufficiently saved, defended, kept harmless and indemnified of from and against all and against all manner of forever and other state, right title, liens, charges and encumbrances whatsoever created, made done occasioned or knowingly suffered by the Donor or any person or persons rightfully claiming or to claim through under off in trust for the Donor. And That the property hereby transferred by way of Gift is valued at **Rs. 3,00,000** (Three Lakhs) only and proper stamp duty is paid accordingly.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

ALL THAT piece or parcel of Shali land measuring an area of **0.55 (Fifty Five Satangsha) decimals** more or less out of 41 decimal in **R.S. & L.R. Dag No. - 1062**, under R.S. & L. R. Khatian No.- 78, lying at **Mouza - Chackpanchuria**, J.L. No.- 33, at present Touzi No.- 10 (Hal), within the local limits of Patharghata Gram Panchayat, within the jurisdiction of 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.



**THE SCHEDULE OF THE PROPERTY BUTTED AND BOUNDED BY:**

- On the North by  Land of Amarnath Nirman Pvt. Ltd.
- On the South by  Land of Amarnath Nirman Pvt. Ltd.
- On the East by  Land of Banamali Naskar
- On the West by  Land of Sarsha Project Pvt. Ltd.

I, the present Donee herein accept the gifted property, mentioned in this deed -

*Lti Banamali Naskar*  
 By the pen of *Mrityunjay Naskar*  
 Signature of Donee



In witness whereof the Donor of this Deed of Gift have hereunto set and subscribed their hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the vendors at Kolkata in Presence

1. *Mrityunjay Naskar*  
 Son of *Banmali Naskar*  
 Vill+PO. Chakpanchuria PS-NewTown  
 Kol- 156

2. *Md. Sahabuddin Man*  
*Slooffetab Ali Man*  
*N W - Hudson all*  
*Pr. Bagu*  
*PS. Rajarhat.*



Deed Prepared by :-

*Lti Amal Naskar*  
 By the pen of *Mrityunjay Naskar*

SIGNATURE OF THE DONORS

*I identified by me*  
*Saunjabrata Roy*  
*Advocate*

**Saunjabrata Roy**  
 Advocate

Enrolment No. W.B 1050/2000

Deed read over and explained

by me :- *Mrityunjay Naskar*

Computer Composed :-

*Subrata Mukherjee*  
 Subrata Mukherjee

Shikharpur, Rajarhat, Kol- 135










SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS












R.H. BOX - THUMB TO SMALL PRINTS

	LH				
	RH.				

Lt. Banamali Naskar  
By the pen of Mrityunjay Naskar

Lt. Banamali Naskar  
By the pen of Mrityunjay Naskar

ATTESTED :-

	LH					
	RH.					

Lt. Amal Naskar  
By the pen of Mrityunjay Naskar

Lt. Banamali Naskar  
Lt. Amal Naskar  
By the pen of Mrityunjay Naskar

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-

### Major Information of the Deed



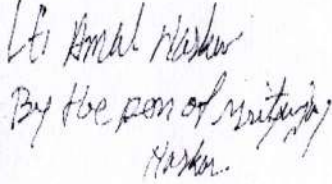
Deed No :	I-1523-12096/2019	Date of Registration	30/09/2019
Query No / Year	1523-0001576004/2019	Office where deed is registered	
Query Date	30/09/2019 10:14:20 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P Saha Bhogali, District : South 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9875689727, Status : Deed Writer		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 3,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,700/- (Article:33(i))	Rs. 3,314/- (Article:A(1), E)		
Remarks			

#### Land Details :



District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1062	LR-78	Bastu	Shali	0.55 Dec	3,00,000/-	3,30,000/-	
<b>Grand Total :</b>					<b>.55Dec</b>	<b>3,00,000 /-</b>	<b>3,30,000 /-</b>	

#### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Amal Naskar</b> <b>(Presentant)</b> Son of Late Dukhiram Naskar Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office	 <small>30/09/2019</small>	 <small>LTI 30/09/2019</small>	 <small>30/09/2019</small>
Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 44xxxxxxx4210, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office				

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Banamali Naskar</b> Son of Late Dukhiram Naskar Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office			<i>Banamali Naskar</i> <i>By the pass of Mrityunjay Naskar</i>
		30/09/2019	LTI 30/09/2019	30/09/2019
Son of Late Dukhiram Naskar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 85xxxxxxxx3394, Status :Individual, Executed by: Self, Date of Execution: 30/09/2019 , Admitted by: Self, Date of Admission: 30/09/2019 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Mrityunjay Naskar</b> Son of Mr Banamali Naskar Chackpanchuria, P.O:- Chackpanchuria, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700156			<i>Mrityunjay Naskar</i>
	30/09/2019	30/09/2019	30/09/2019

Identifier Of Mr Amal Naskar, Mr Banamali Naskar

**Endorsement For Deed Number : I - 152312096 / 2019****On 30-09-2019****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

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

Presented for registration at 16:37 hrs on 30-09-2019, at the Office of the A.D.S.R. RAJARHAT by Mr Amal Naskar ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,30,000/- . Family Members amount Rs 3,30,000/-

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

Execution is admitted on 30/09/2019 by 1. Mr Amal Naskar, Son of Late Dukhiram Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 2. Mr Banamali Naskar, Son of Late Dukhiram Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business

Indetified by Mr Mrityunjay Naskar, , Son of Mr Banamali Naskar, Chackpanchuria, P.O: Chackpanchuria, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by profession Business

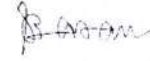
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,314/- ( A(1) = Rs 3,300/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 3,314/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,670/- and Stamp Duty paid by Stamp Rs 1,700/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3193, Amount: Rs.1,000/-, Date of Purchase: 27/09/2019, Vendor name: M Mondal
2. Stamp: Type: Impressed, Serial no 3194, Amount: Rs.500/-, Date of Purchase: 27/09/2019, Vendor name: M Mondal
3. Stamp: Type: Impressed, Serial no 3195, Amount: Rs.100/-, Date of Purchase: 27/09/2019, Vendor name: M Mondal
4. Stamp: Type: Impressed, Serial no 3196, Amount: Rs.100/-, Date of Purchase: 27/09/2019, Vendor name: M Mondal



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 480705 to 480726  
being No 152312096 for the year 2019.



Digitally signed by SANJOY BASAK  
Date: 2019.10.31 13:53:10 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 31-10-2019 1:52:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)