

S-025

I 13/15

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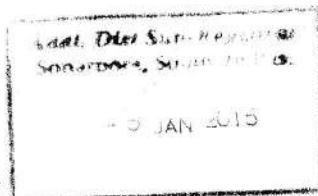
पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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 465912

QNTD-25806

14/1/15
Amit Naskar

Add. District Sub-Registrar
Sonarpur, South 24 Parganas



DEED OF GIFT

THIS INDENTURE MADE ON THIS 5th day of January of Two Thousand Fifteen AD.

BETWEEN

SRI ADHIR NASKAR @ KHOKAN NASKAR son of late Bitul Naskar @ Bitul Bihari Naskar, by Occupation- cultivator, by Creed Hindu, by Nationality - Indian, residing at Elachi Chakraborty Para Road, Vill. - Goteberia, P.O. - Dingelpota, Police Station- Sonarpur, Kolkata - 700 151, District South 24

Parganas, West Bengal, hereinafter called and referred to as the DONOR (which 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 assigns) of the **ONE PART** .

A N D

1] SMT ARATI NASKAR wife of Sri Adhir Naskar @ Khokan Naskar, by faith Hindu, by Occupation-House wife residing at Elachi Chakraborty Para, Vill. - Goteberia, P.O. - Dingelpota, Police Station: Sonarpur, Kolkata - 700 151, District South 24 Parganas, West Bengal, hereinafter called and referred to as the DONEE (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives assigns) of the **OTHER PART** .

WHEREAS the Donor is the exclusive owner of $\frac{1}{3}^{\text{rd}}$ share of the undivided land containing by estimation an area of more or less 02 (Two) Cottah 4 (Four) Chhittak 38 (Thirty eight) Square Feet owner out of the land measuring more or less 06 (Six) Cottah 14 (Forteen) Chhittak 16 (Sixteen) Square Feet, comprised in R.S. Dag No.2131 under R.S. Khatian No.636, in Mouza - Elachi, J.L. No.70, Touzi No.100, within the limits of Rajpur Sonarpur Municipality , Ward No.26, District Sub-Registrar-IV, at Alipore, of South 24-Parganas Additional District Sub-Registrar Sonarpur, Police Station -Sonarpur, District - South 24 Parganas, more fully and particularly described in the Schedule hereunder, written [hereinafter referred to as the "said land"] and is possessing and enjoying the same without let and hindrances, free from all encumbrances

ANDWHEREAS the schedule below property originally belongs to one Bitul Naskar @ Bitul Bihari Naskar since deceased, was the absolute and lawful owner seized and possessed of or well and sufficiently entitled to all that the piece and parcel of land

measuring about 12 Decemal be the same a little more or less lying and situated at Mouza- Elachi, J.L. No. 70, Revenue Survey No. 223 comprised in R.S. Dag No.2131, under R.S. Khatian No.636 and, comprised in L.R. Dag No.2177, under L.R. Khatian No.231,63 and 247, now within the limits of The Rajpur Sonarpur Municipality , Ward No.26, Police Station Sonarpur District Sub-Registrar - IV of South 24-Parganas at Alipore and Additional District Sub-Registrar Sonarpur, Kolkata- 700151, District: South 24-Parganas.

ANDWHEREAS while in possession and occupation upon the said property by the said Bitul Naskar @ Bitul Bihari Naskar mutated his name in the office of B.L. & L.R.O and also in the office of Rajpur Sonarpur Municipality by way of paying taxes to the authority concern and enjoying the same free from all encumbrances.

AND WHEREAS while in possession and occupation upon the said property by the said Bitul Naskar @ Bitul Bihari Naskar died intestate leaving behind his three sons namely 1] SRI AMIYA KUMAR NASKAR 2] SRI ADHIR NASKAR @ KHOKAN NASKAR 3] SRI ANIL NASKAR @ GUNJA RAM NASKAR @ GUIRAM NASKAR as his legal heirs and successors to inherit the same.

AND WHEREAS thus said Sri AMIYA KUMAR NASKAR 2] Sri ADHIR NASKAR @ KHOKAN NASKAR, the donor herein, and 3] Sri ANIL NASKAR @ GUNJA RAM NASKAR @ GUIRAM NASKAR got the aforesaid land measuring about 06 (Six) Cottah 14 (Forteen) Chhittak 16 (Sixteen) Square Feet be the same a little more or less lying and situated at Mouza- Elachi, J.L. No. 70, Revenue Survey No. 223 comprised in R.S. Dag No.2131, under R.S. Khatian No.636 and, comprised in L.R. Dag No.2177, under L.R. Khatian No.231,63 and 247, by virtue of inheritance and jointly enjoying the same free from all encumbrances.

AND WHEREAS thereafter said 1] SRI AMIYA KUMAR NASKAR, 2] SRI ADHIR NASKAR @ KHOKAN NASKAR 3] SRI ANIL NASKAR @ GUNJA RAM NASKAR @ GUIRAM NASKAR each got the undivided 1/3 share of land equivalent to 02 (Two) Cottah 4 (Four) Chhittak 38 (Thirty eight) Square Feet of land out of 06 (Six) Cottah 14 (Forteen) Chhittak 16 (Sixteen) Square Feet as per the provision of Indian succession Act 1925.

AND WHEREAS thus while in possession and occupation over the said land by said ADHIR NASKAR @ KHOKAN NASKAR son of late Bitul Naskar @ Bitul Bihari Naskar is paying rates and taxes to the office concern and mutated his name in the office of the B.L. & L.R.O. and his name has been finally published in the record of right as owner of land measuring about 02 (Two) Cottah 4 (Four) Chhittak 38 (Thirty eight) Square Feet at Mouza- Elachi, J.L. No. 70, Revenue Survey No. 223 comprised in R.S. Dag No.2131, under R.S. Khatian No.636 and, comprised in L.R. Dag No.2177, under L.R. Khatian No.231, the land more fully and particularly mentioned in the schedule here in below is desirous to dispose of his aforesaid 1/3 share of land by way of gift, out of natural love and affection, in favour of the Donee herein is the wife of the Donor herein and she is lived with Donor since marriage and look after and take care of him very much .

NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS:-

That for effectuating the said desire and in consideration of natural love and affection for the Donee and the Donor hereby convey and transfer to the Donee of his 1/3rd undivided share of land measuring about 02 (Two) Cottah 4 (Four) Chhittak 38 (Thirty eight) Square Feet more fully and particularly mentioned in the schedule hereunder written and hereby make over possession of the same to the Donee together with all right of easements and appurtenants whatsoever to the said land AND all the estate right, title , interest and possession , claim and demand of the Donor into and upon the said land TO HOLD UNTO and in

favour of the Donee forever as and for the owner and holders of an absolute and indefeasible estate AND ALSO for the purpose of exercising all such sundry rights of ownership as the Donor would be entitled to for the execution of these presents AND the Donor hereby conveyance with the Donee that notwithstanding anything by the Donor done knowingly suffered, Donor has full power to convey and grant the land hereby conveyed AND that it shall be lawful the Donee at all times and from time to time hereinafter to quiete enter into and upon and hold and enjoy the said land as a full and absolute owner without any interruption or disturbances by the Donor or any person or persons claiming. It is agreed by and between the Donor and Donee is joining in the Deed of Gift showing their acceptance of this Gift as aforesaid as took into possession and control of the same.

That the donor, out of natural love and affection and without any force or compulsion or undue influence and with his free will and in full possession of his body sense, doeth, hereby, give transfer and convey his undivided 1/3 share of land measuring about 02 (Two) Cottah 4 (Four) Chhittak 16 (Sixteen) Square Feet out of 6 cottah 15 chittaks more fully mentioned in the schedule herein below, unto the said Donee with all profits, advantages, privileges and appurtenances whatsoever with the said property, to have and to hold the said property, hereby gifted, unto and to the use of the said Donee for ever and absolutely and the Donee shall have every right to sell, mortgage, hypothecation, gift, lease, and or let out the same as and when required and the Donee shall pay all expenses in respect of common portion and common liabilities with the other co owner of the said property and that the donee accepts the gift of the said property hereunder made as satisfied by himself, being a party here to an excluding these presents. The estimated value of the schedule below property at Rs. 18,00,000/- (eighteen lacs) only.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of land measuring more or less land measuring about 02 (Two) Cottah 4 (Four) Chhittak 38 (Thirty eight) Square Feet equivalent to 1/3rd undivided share of the land measuring 06 (Six) Cottah 14 (Forteen) Chhittak 16 (Sixteen) Square Feet be the same a little more or less lying and situated at Mouza- Elachi, J.L. No. 70, Revenue Survey No. 223 , Touzi No. 100, R.S. Dag No.2131; under R.S. Khatian No.636 and comprised in L.R. Dag No.2177, under L.R. Khatian No.231, within the limits of The Rajpur Sonarpur Municipality , Ward No.26, Police Station Sonarpur District Sub-Registrar - IV of South 24-Parganas at Alipore and Additional District Sub-Registrar Sonarpur, District: South 24-Parganas, Kolkata - 700 151 the site plan of entire undivided land marked with Red colour border is annexed hereto is a part and parcel of this deed and the said land is butted and bounded by:

ON THE NORTH : 60'-0" wide Road.
ON THE SOUTH : 18'-0" Road.
ON THE EAST : Portion RS Dag No. 2131.
ON THE WEST : Portion RS Dag No. 2131.

IN WITNESS WHEREOF the parties hereunto set and subscribe their respective hands and seals on the day months and year first above written.

IN PRESENCE OF

WITNESSES :

[1] *Swapan Halder*
SWAPAN HALDER
Kute - Upendra Nath Halder
Business
2/9, Kutei Nigun, Kolt-99.
[2] *Anjali Mondal*
S/O Sri - Sanjit Mondal
Service
13/13, Kuli Kapur pukka pally
Kolt-99.

[Signature]
SIGNATURE OF DONOR

Drafted by me :

Tapan Kumar Manna
Tapan Kumar Manna
Advocate
Alipore Judges' Court,
Kolkata - 700 027.

Anjali Mondal
SIGNATURE OF DONEE

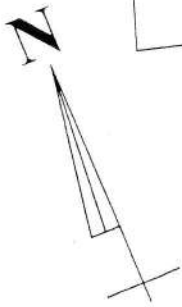
Computerized by:

Soemitra Maiti

SITE PLAN OF R. S. DAG NO -2131(PART), L. R. DAG NO-2177(P), R. S. KHATIAN NO-636, L. R. KHATIAN NO-63,247,231, MOUZA - ELACHI, J. L. NO-70, P. S.-SONARPUR, DIST.-SOUTH-24 PARGANAS, UNDER RAJPUR-SONARPUR MUNICIPALITY, WARD NO-26, AREA SHOWN IN RED BORDER

SCALE:-30'-0" TO 1"

60'-0" WIDE E. M. BYPASS



R. S. D A G N O - 2 1 3 1 (P)

10'-0" WIDE COMMON PASSAGE

R. S. D A G N O - 2 1 3 1 (P)

62'-0"

70'-0"

34'-0"

11.40-DECIMAL
OR
6K-14CH-16SET

58'-6"

143'-0"

80'-6"

R. S. D A G N O - 2 1 3 1 (P)

147'-0"

R. S. D A G N O - 2 1 3 1 (P)

73'-0"

148'

81'-7"

15'-6"

40'-0"

34'-6"

AVG. 18'-0" WIDE ROAD

TRACED BY:-
S. MAITY, D.C.E.
E.B.S.-302, RJP-SON
03.01.2015

S. Maity 03.01.2015
Subyashanti Maity
Building Planner, Estimator & Surveyor
E.B.S.I. RJP-SON-302
M-9826549743

- 1) Arati Parkar
- 2) *[Signature]*

SITE PLAN OF R. S. DAG NO -2131(PART), L. R. DAG NO-2177(P), R. S. KHATIAN NO-636, L. R. KHATIAN NO-63,247,231, MOUZA - ELACHI, J. L. NO-70, P. S.-SONARPUR, DIST.-SOUTH-24 PARGANAS, UNDER RAJPUR-SONARPUR MUNICIPALITY, WARD NO-26, AREA SHOWN IN RED BORDER

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34'-6"

AVG. 18'-0" WIDE ROAD

TRACED BY:-
S. MAITY, D.C.E.
E.B.S.-302, RJP-SON
03.01.2015












S. Maity 03.01.2015
Subyashanti Maity
Building Planner, Geomatics & Surveyor
E. B. S. I. RJP-SON-302
M-9826549743

- 1) Ananti Sarkar
- 2) *[Signature]*

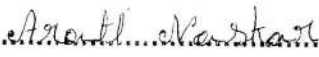
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	Left Hand					
	Right Hand					

Name SRI ADHIR NASKAR

Signature 

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name SMT. ARATI NASKAR

Signature 

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name.....

Signature



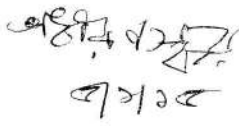
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Name.....





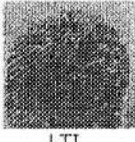

Signature

Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 00025 / 2015, Deed No. (Book - I , 00013/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Adhir Naskar Elachi Chakraborty Para Road, Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	 05/01/2015	 LTI 05/01/2015	 05/01/2015

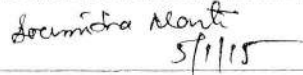
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Adhir Naskar Address -Elachi Chakraborty Para Road, Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	Self	 05/01/2015	 LTI 05/01/2015	
2	Arati Naskar Address -Elachi Chakraborty Para , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	Self	 05/01/2015	 LTI 05/01/2015	

Name of Identifier of above Person(s)

Soumitra Maiti
Garia Natun Para, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700084

Signature of Identifier with Date


5/1/15



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

Endorsement For Deed Number : I - 00013 of 2015
(Serial No. 00025 of 2015 and Query No. 1608L000025806 of 2014)

On 05/01/2015

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

Rs. 17735/- is paid , by the draft number 681792, Draft Date 05/01/2015, Bank Name State Bank Of India, SONARPUR, received on 05/01/2015

(Under Article : A(1) = 17721/- ,E = 14/- on 05/01/2015)

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.-16,11,943/-

Certified that the required stamp duty of this document is Rs.- 8080 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 3080/- is paid , by the draft number 681788, Draft Date 05/01/2015, Bank : State Bank Of India, SONARPUR, received on 05/01/2015

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

Presented for registration at 11.58 hrs on :05/01/2015, at the Office of the A.D.S.R. SONARPUR by Adhir Naskar Alias Khokan Naskar,Executant.

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

Execution is admitted on 05/01/2015 by

1. Adhir Naskar Alias Khokan Naskar, son of Lt. Bitul Naskar , Elachi Chakraborty Para Road, Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Cultivation
2. Arati Naskar, wife of Adhir Naskar , Elachi Chakraborty Para , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife

Identified By Soumitra Maiti, son of Tapan Kr. Maiti, Garia Natun Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Student.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

05/01/2015 13:44:00

EndorsementPage 1 of 1