



01/12/22 → 303380854/22
 पश्चिम बंगाल WEST BENGAL

29AA 275480

Ref : Query No. 3003380854/2022

Certified that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

01/12/22
 Addl. District Sub-Registrar
 Asansol, Dist - Paschim Bardhaman

01 DEC 2022

DEED OF GIFT

THIS INDENTURE made on this the 30th day of November, 2022 BY :

- 1) Smt. Rina Sadhu wife of late Rabindranath Sadhu, PAN-CSIPS4511E, Aadhaar No. 892266934050, 2) Sri Rajesh Sadhu son of late Rabindranath Sadhu, PAN-ALXPS9308P, Aadhaar No. 528721698636, 3) Sri Subhas Sadhu son of late Sudhir Sadhu, PAN-DYGPS8594K, Aadhaar No. 272744276801, 4) Sri Shyamal Kumar Sadhu alias Shyamal Sadhu son of late Sudhir Sadhu,

PAN-ATWPS2585B, Aadhaar No. 560650782816, all by faith Hindu, by occupation Business, by citizenship Indian, resident of Bijay Bhawan, No. 66, G.T. Road (East), Asansol, P.O. Asansol, PIN-713303, P.S. Asansol (South), Dist. Paschim Bardhaman hereinafter called the Donors (which (which expression shall include their heirs, successors, executors, representatives and assigns) of the ONE PART.

The Donors are represented by their constituted attorney **ZAFRO INDUSTRIES PRIVATE LIMITED**, having it's registered office at 1st Floor, "USHA APARTMENT" 1/45, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman, represented by it's Director, **Md. Rafique Ansari** son of late Abdul Jalil Ansari, by faith Muslim, by occupation Business, Aadhaar No. 694429115005, resident of 4th Floor of Usha Apartment, Dr. M.N. Saha Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Dist. Paschim Bardhaman duly empowered by a registered deed of Development Power of Attorney being no. 230509400 of Book No. I for the year 2021 of Addl. Dist. Sub-Registry office Asansol.

AND

ASANSOL MUNICIPAL CORPORATION, a Corporation under Asansol Municipal Corporation Act. 1990 (hereinafter referred to as 'The said Act') and having it's Principal office at Station Road, Asansol, P.O. Asansol, PIN-713301, P.S. Asansol (South), Sub-Division & Addl.

Dist. Sub-Registry office Asansol, Dist. Paschim Bardhaman hereinafter referred to as the 'DONEE' (which term unless excluded by or repugnant to the context include it's successors and assigns) of OTHER PART.

WHEREAS the Donors are absolute owner of the land measuring an area of 18.77 (Eighteen point seven seven) sq. meter comprised in R.S. Plot No. 763 (Seven hundred sixty three) corresponding to L.R. Plot No. 945 (Nine hundred forty five) within Mouza Asansol, J.L. No. 35, P.S. Asansol, Dist. Paschim Bardhaman.

AND WHEREAS the Donors are going to submit a building plan to the Asansol Municipal Corporation for construction of a multi-storied building upon the said land in the above noted plots of Mouza Asansol, J.L. No. 35, P.S. Asansol, Dist. Paschim Bardhaman.

AND WHEREAS the donors have expressed their desire to make a free gift of the splayed portion of corner plot of land measuring 18.77 (Eighteen point seven seven) sq. meter morefully mentioned herein below and delineated in the sketch map annexed hereto and demarcated with RED colour.

AND WHEREAS the said proposal or offer of the Donors have been accepted by the Asansol Municipal Corporation, the Donee, and it has been decided inter-alia that the Gift of the splayed portion of the land measuring 18.77 (Eighteen point seven seven) sq. meter (delineated in the sketch map hereto annexed and demarcated with

hatch line) out of total land area of 6969.6 (Six thousand nine hundred sixty nine point six) sq. feet comprised in R.S. Plot No. 763 (Seven hundred sixty three) corresponding to L.R. Plot No. 945 (Nine hundred forty five) within Mouza Asansol, J.L. No. 35, P.S. Asansol, Dist. Paschim Bardhaman in Ward No. 41 (New) of Asansol Municipal Corporation.

NOW THIS DEED OF GIFT WITNESSESETH AS FOLLOWS

That in consideration of the premises the Donors out of their free will and accord and while in a sound state of body and mind hereby grant and convey unto the Asansol Municipal Corporation ALL THAT piece and parcel of splayed portion of land as follows :-

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

In the Dist. of Paschim Bardhaman, P.S. Asansol, Sub-Division and Addl. Dist. Sub-Registry office Asansol, J.L. No. 35, Mouza Asansol within the limits of Asansol Municipal Corporation, Ward No. 41 (New) of A.M.C. R.S. Khatian No. 1596 (One thousand five hundred ninety six),

R.S. Plot No. 763 (Seven hundred sixty three) corresponding to L.R. Plot No. 945 (Nine hundred forty five) under L.R. Khatian No. 5224 (Five thousand two hundred twenty four), 5225 (Five thousand two hundred twenty five), 5226 (Five thousand two hundred twenty six) and 5227 (Five thousand two hundred twenty seven), measuring 18.77



(Eighteen point seven seven) sq. meter equivalent to 202.03 (Two hundred two point zero three) sft. of land is hereby gifted.

The gifted portion is shown in **RED** bordered and hatch line in the annexed plan which will form a part of this deed.

IN WITNESS WHEREOF THE DONORS named above signed and executed this Deed of gift in good health & sound mind on the day month and year first above written.

Witnesses:

1. *Md. Hafizuddin Khan*
S/o Lt. Md. Salim Khan
Basti Bazar Asansol,
713301.

2. *Touhid Alam*
S/o Md. Anwar Hussain
of Sitarampur.

ZAFRO INDUSTRIES, PVT. LTD.

Old. Rajesh Kumar
DIRECTOR

As Constituted attorney of
Smt. Rina Soddhu
Sri. Rajesh Soddhu
Sri. Subhas Soddhu
Sri. Shyamal Kumar Soddhu
alias Shyamal Soddhu.

Signature of the Donors

Drafted and Prepared by me and
Printed in my Office, read over
& explained by me to the executant.

Majibur Rahaman
(Majibur Rahaman)
Deed Writer, Licence No. 23
of A.D.S.R Office, Asansol.

Note : One sheet containing the finger
prints and photographs duly attested by
the party concerned is annexed hereto.

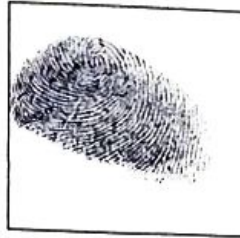


Old

Thumb

Little finger to fore finger

Left Hand



Thumb

Fore finger to little finger

Right Hand



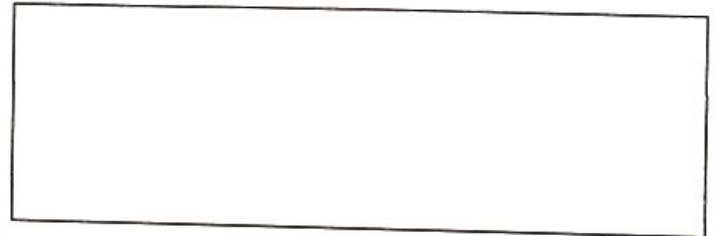
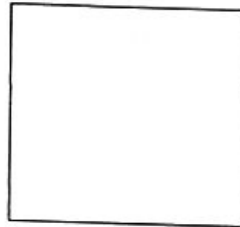
Finger prints attested by me :

Signature

Thumb

Little finger to fore finger

Left Hand



Photograph

Thumb

Fore finger to little finger

Right Hand

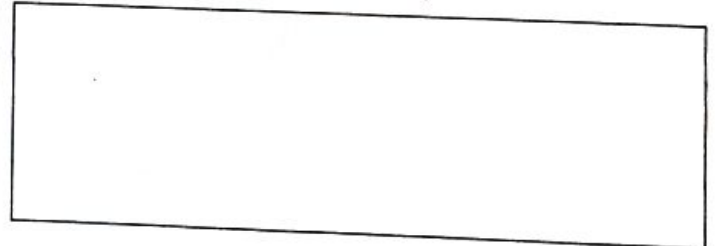
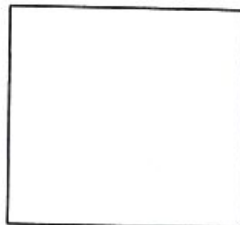


Finger prints attested by me :

Thumb

Little finger to fore finger

Left Hand

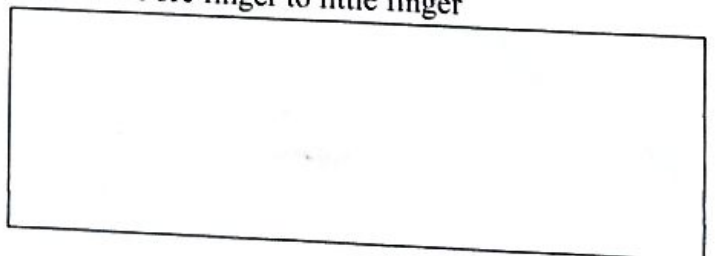
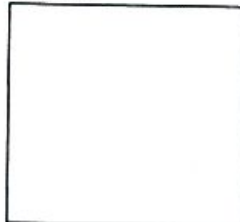


Photograph

Thumb

Fore finger to little finger

Right Hand



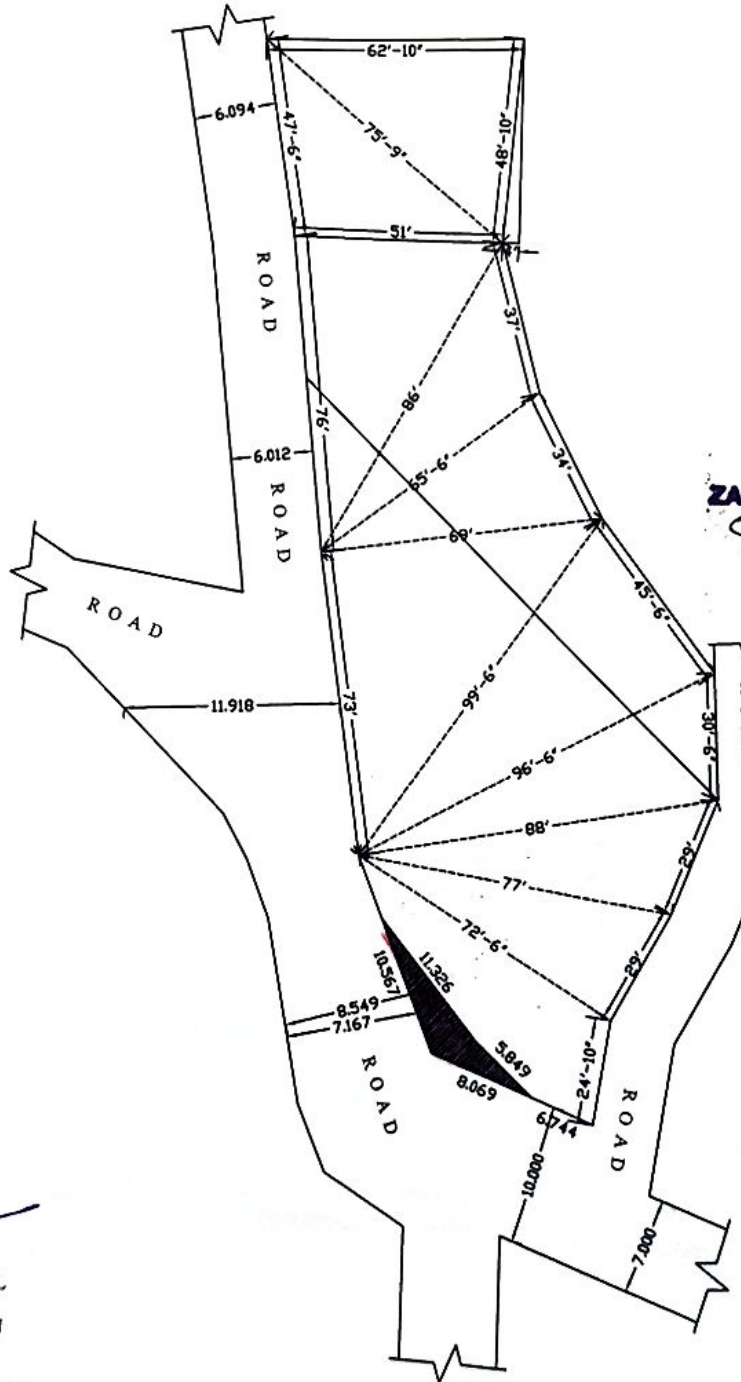
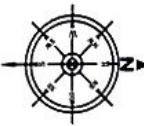
Finger prints attested by me :

PLAN SHOWING IN RED COLOUR A CORNER SPALY OF LAND MEASURING AN AREA OF 18.77 SQ. MT. LING UPON R. S. PLOT NO. 763 UNDER R. S. KHATIAN NO. 1596 CORRESPONDING TO L. R. PLOT NO. UNDER L. R. KHATIAN NOS. 5224, 5225, 5226 & 5227 OF MOUZA - ASANSOL, J. L. NO. - 35, WITHIN ANSOL MUNICIPAL CORPORATION, P. S. - ASANSOL, DISTRICT - PASCHIM BARDHAMAN (W. B.).

DONOR :- (1) SRI. RAJESH SADHU SON OF LATE RABINDRA NATH SADHU, (2) SMT. RINA SADHU WIFE OF LATE RABINDRA NATH SADHU, (3) SRI. SHYAMAL SADHU & (4) SRI. SUBHASH SADHU BOTH ARE SONS OF LATE SUDHIR CHANDRA SADHU.

CONSTITUTED ATTORNEY OF THE DONORS :- M/S. ZAFRO INDUSTRIES PRIVATE LIMITED, REPRESENTED BY ITS DIRECTOR MD. RAFIQUE ANSARI SON OF LATE ABDUL JALIL ANSARI.

DONEE :- ASANSOL MUNICIPAL CORPORATION, ASANSOL.



SKETCH PLAN
NOT TO SCALE

ZAFRO INDUSTRIES, PVT. LTD.
Md. Rafique Ansari
DIRECTOR

*As constituted attorney of -
Smt. Rina Sadhu
Sri Rajesh Sadhu
Sri Subhas Sadhu
Sri Shyamal Kumar Sadhu alias Shyamal Sadhu*

DRAWN BY :-

Vivek Kumar Burnwal

VIVEK KUMAR BURNWAL
(SURVEYOR) AT - ASANSOL
DIST.: PASCHIM BARDHAMAN
(W.B.) G. R. NO.: S/68206/2889

SIGNATURE OF THE CONSTITUTED
ATTORNEY OF THE DONORS

Major Information of the Deed

Deed No :	I-2305-09985/2022	Date of Registration	01/12/2022
Query No / Year	2305-3003380854/2022	Office where deed is registered	
Query Date	29/11/2022 5:49:16 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	M Rahaman Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9332319543, Status : Deed Writer		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 2,77,792/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:33(ii))	Rs. 7/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School Road, Mouza: Asansol, JI No: 35, Pin Code : 713301

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-945 (RS :-763)	LR-5224	Path	Vastu	50.5075 Sq Ft		69,448/-	Property is on Road
L2	LR-945 (RS :-763)	LR-5225	Path	Vastu	50.5075 Sq Ft		69,448/-	Property is on Road
L3	LR-945 (RS :-763)	LR-5226	Path	Vastu	50.5075 Sq Ft		69,448/-	Property is on Road
L4	LR-945 (RS :-763)	LR-5227	Path	Vastu	50.5075 Sq Ft		69,448/-	Property is on Road
		TOTAL :			.463Dec	0 /-	2,77,792 /-	
		Grand Total :			.463Dec	0 /-	2,77,792 /-	



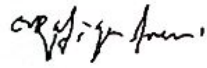
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Rina Sadhu Wife of Late Rabindranath Sadhu Bijay Bhawan, No 66 G T Road East Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: csxxxxx1e, Aadhaar No: 89xxxxxxxx4050, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Rajesh Sadhu Son of Late Rabindranath Sadhu Bijay Bhawan, No 66 G T Road East Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: alxxxxx8p, Aadhaar No: 52xxxxxxxx8636, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Subhas Sadhu Son of Late Sudhir Sadhu Bijay Bhawan, No 66 G T Road East Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: dvxxxxx4k, Aadhaar No: 27xxxxxxxx6801, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mr Shyamal Kumar Sadhu, (Alias: Mr Shyamal Sadhu) Son of Late Sudhir Sadhu Bijay Bhawan, No 66 G T Road East Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: atxxxxx5b, Aadhaar No: 56xxxxxxxx2816, Status :Individual, Executed by: Attorney, Executed by: Attorney




Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASANSOL MUNICIPAL CORPORATION Station Road, Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Md Rafique Ansari (Presentant) Son of Late Abdul Jalil Ansari Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 01/12/2022, Place of Admission of Execution: Office			
		Dec 5 2022 12:40PM	LTI 01/12/2022	01/12/2022
Director, Zafro Industries Private Limited , 1st Floor, Usha Apartment 1/45 Dr M N Saha Road, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , Usha Apartment, 1/45 Dr M N Saha Road, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs Rina Sadhu, Mr Rajesh Sadhu, Mr Subhas Sadhu, Mr Shyamal Kumar Sadhu				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Zafar Kalim Khan Son of Md Salim Khan Bastin Bazar Asansol, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301			
	01/12/2022	01/12/2022	01/12/2022
Identifier Of Md Rafique Ansari			

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	Mrs Rina Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L1	Mr Rajesh Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L1	Mr Subhas Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L1	Mr Shyamal Kumar Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L2	Mrs Rina Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L2	Mr Rajesh Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L2	Mr Subhas Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L2	Mr Shyamal Kumar Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L3	Mrs Rina Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L3	Mr Rajesh Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L3	Mr Subhas Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L3	Mr Shyamal Kumar Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-
L4	Mrs Rina Sadhu	ASANSOL MUNICIPAL CORPORATION		0.0289366 Dec	17,362/-

L4	Mr Rajesh Sadhu	ASANSOL MUNICIPAL CORPORATION	0.0289366 Dec	17,362/-
L4	Mr Subhas Sadhu	ASANSOL MUNICIPAL CORPORATION	0.0289366 Dec	17,362/-
L4	Mr Shyamal Kumar Sadhu	ASANSOL MUNICIPAL CORPORATION	0.0289366 Dec	17,362/-

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: Arya Kanya School Road, Mouza: Asansol, JI No: 35, Pin Code : 713301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 945, LR Khatian No:- 5224	Owner:শ্যামল সাধু, Gurdian:মৃত সুধীর চন্দ্র সাধু, Address:নিজ , Classification:বহাল, Area:0.05000000 Acre,	Mrs Rina Sadhu
L2	LR Plot No:- 945, LR Khatian No:- 5225	Owner:রাজেশ সাধু, Gurdian:মৃত রবীন্দ্রনাথ সাধু, Address:নিজ , Classification:বহাল, Area:0.03000000 Acre,	Mr Rajesh Sadhu
L3	LR Plot No:- 945, LR Khatian No:- 5226	Owner:সুভাষ সাধু, Gurdian:মৃত সুধীর চন্দ্র সাধু, Address:নিজ , Classification:বহাল, Area:0.05000000 Acre,	Mr Subhas Sadhu
L4	LR Plot No:- 945, LR Khatian No:- 5227	Owner:রীনা সাধু, Gurdian:মৃত রবীন্দ্রনাথ সাধু, Address:নিজ , Classification:বহাল, Area:0.03000000 Acre,	Mr Shyamal Kumar Sadhu

On 01-12-2022

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 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 12:27 hrs on 01-12-2022, at the Office of the A.D.S.R. ASANSOL by Md Rafique Ansari .

Executed by Attorney

Execution by Md Rafique Ansari, Director, Zafro Industries Private Limited (Others), 1st Floor, Usha Apartment 1/45 Dr M N Saha Road, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 as constituted attorney for 1. Mrs Rina Sadhu Bijay Bhawan, No 66 G T Road East Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 2. Mr Rajesh Sadhu Bijay Bhawan, No 66 G T Road East Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 3. Mr Subhas Sadhu Bijay Bhawan, No 66 G T Road East Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, 4. Mr Shyamal Kumar Sadhu , Mr Shyamal Sadhu Bijay Bhawan, No 66 G T Road East Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303 is admitted by him

Indetified by Mr Zafar Kalim Khan, , Son of Md Salim Khan, Bastin Bazar Asansol, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 856, Amount: Rs.20.00/-, Date of Purchase: 30/12/2022, Vendor name: K Dawn
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2305-2022, Page from 213451 to 213464
being No 230509985 for the year 2022.



Digitally signed by Manoj Kumar Mandal
Date: 2022.12.02 14:03:34 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2022/12/02 02:03:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)