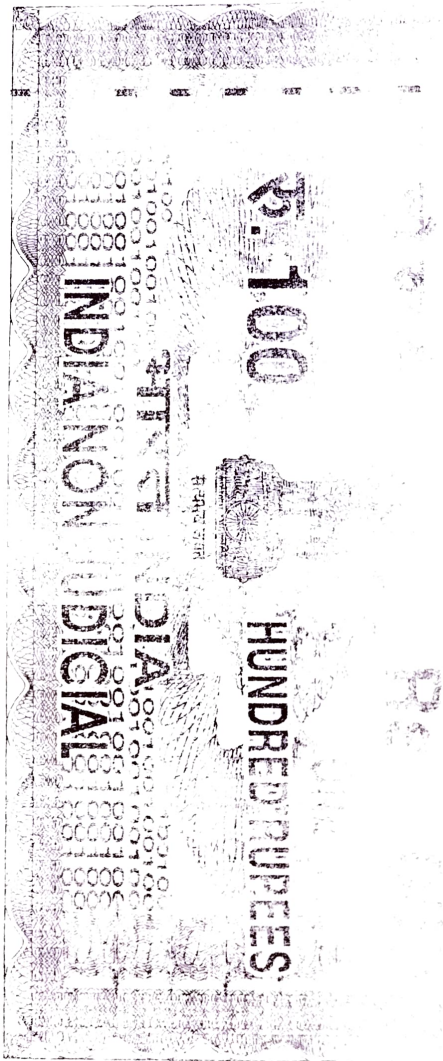


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শ্রীমতী বন পত্রিকা বাণিজ্য WEST BENGAL

Y 410003

১-০৬/১৭৪২১০

শ্রীমতী বন পত্রিকা বাণিজ্য, পশ্চিমবঙ্গ
 ১০১, বন পত্রিকা বাণিজ্য, পশ্চিমবঙ্গ
 কলকাতা, পশ্চিমবঙ্গ

Rs

১০১, বন পত্রিকা বাণিজ্য, পশ্চিমবঙ্গ
 কলকাতা, পশ্চিমবঙ্গ

12 JUL 2017

DEED OF GIFT

1. Date : 12th July 2017

2. Place : Kolkata

3. Parties :

3.1 SHYAMAL KUMAR
MONDAL PAN NO.

Sl. No

44326

Name

Pinaki Chattopadhyay
Advocate

Address

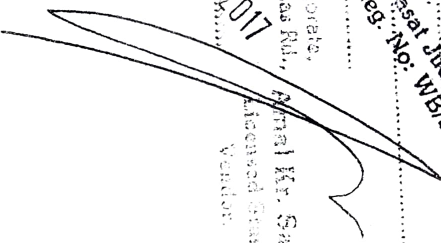
Barasat Judges' Court
Reg. No: WB/501/94

Rs.

Kolkata Collaborate,
11, Netaji Subhas Rd.,
Kolkata-1
Lacisod Group
Vendor

Date

2 JUN 2017



Additional District S. P. Palit
Rajarat, New Town, Kalyani

12 JUN 2017

১১৫নং পথ
০৬৫৫ হান্সবাহনবাস

১৭ আর্জিমপুর

০ - আর্জিমপুর

প.স. বাগুইন

কাল-১৭

আব্রাহাম

AEKPM9427RL, son of Late Parash Chandra Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at RH-6, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal.

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 his heirs, administrator, executor, representative and assign) of the ONE PART.

AND

3.2 **SUTAPA MONDAL [PAN NO. AJGPM7409L]**, wife of Shyamal Kumar Mondal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at RH-6, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "DONEE" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, representative and assign) of the OTHER PART.

Donor and Donee collectively Parties and Individually Party.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Deed of Gift :
 - 4.1 Said Property/Gifted Property : **ALL THAT** piece and parcel of Donor's :
 - undivided 50% share** in the shop, being Shop No. 'A1', on the **Ground Floor**, measuring 106 (One Hundred Six) Square Feet more or less of Super Built Up area, i.e. 53 (Fifty Three) Square Feet be the same a little more or less of Super Built Up area,

lying and situate on the building, situate on the said plot of Bastu land measuring 0 (Zero) Cotrah 6 (Six) Chitacks 42 (Forty Two) sq. ft. more or less, lying and situate at Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikak,

P.S. formerly Rajarhat now Baguiati, comprised in R.S./L.R. Dag No. 228, under R.S. Khatian No. 214, L.R. Khatian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/77/3069/2004-05 in Ward No. 25 thereafter Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, in the District North 24 Parganas, West Bengal, together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said common areas and facilities [SAID PROPERTY/GIFTED PROPERTY].

Background, Representations, Warranties and Covenants :

Representations and Warranties Regarding Title : The Donor has made the following representations and given the following warranties to the Donee regarding title.

5.

5.1

Absolute Joint Ownership of Prafulla Kumar Naskar & Others : One (1) Prafulla Kumar Naskar, (2) Khitish Chandra Naskar, (3) Charu Chandra Naskar, (4) Nakul Chandra Naskar, (5) Netai Charan Naskar, (6) Ardhha Chandra Naskar @ Adhar Chandra Naskar & (7) Angan Chandra Naskar, were the absolute joint owners of land measuring 60 Decimals more or less, comprised in R.S. Dag Nos. 227, 228, 229 & 230 under R.S. Khatian No. 214, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.1

Amicable Partition & Sole Ownership of Ardhha Chandra Naskar @ Adhar Chandra Naskar : The said (1) Prafulla Kumar Naskar, (2) Khitish Chandra Naskar, (3) Charu Chandra Naskar, (4) Nakul Chandra Naskar, (5) Netai Charan Naskar, (6) Ardhha Chandra Naskar @ Adhar Chandra Naskar & (7) Angan Chandra Naskar, amicably partition the aforesaid total property and after partition, the said Ardhha Chandra Naskar @ Adhar Chandra Naskar, became the absolute owner of land measuring 17 Decimals more or less, comprised in R.S. Dag No. 228, under R.S. Khatian No. 214, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas and seized and possessed the same without any interference and hindrance from any third parties

5.1.2

5.1.3

Demise of Ardha Chandra Naskar @ Adhar Chandra Naskar : The said Ardha Chandra Naskar @ Adhar Chandra Naskar died intestate leaving behind his wife namely Mohini Naskar and only son namely Gopal Chandra Naskar and four daughters namely (1) Nanda Rani Mondal, (2) Basanti Naskar, (3) Ruphani Mondal & (4) Golapi Naskar as his heirs and successors in interest in respect of the aforesaid property, left by the said Ardha Chandra Naskar @ Adhar Chandra Naskar, since deceased.

5.1.4

Absolute Joint Ownership of Mohini Naskar & Others : Thus on the basis of the aforesaid facts and circumstances, the said (1) Mohini Naskar, (2) Gopal Chandra Naskar, (3) Nanda Rani Mondal, (4) Basanti Naskar, (5) Ruphani Mondal & (6) Golapi Naskar, became the absolute joint owners of the aforesaid land measuring 17 Decimals more or less, comprised in R.S. Dag No. 228, under R.S. Khatian No. 214, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

5.1.5

L.R. Records : While in absolute joint possession and ownership over the aforesaid property, the said (1) Mohini Naskar, (2) Gopal Chandra Naskar, (3) Nanda Rani Mondal, (4) Basanti Naskar, (5) Ruphani Mondal & (6) Golapi Naskar, duly recorded their names in the record of the L.R. Settlement, as follows :

<u>Name</u>	<u>L.R. Khatian No.</u>
Mohini Naskar	1130/1
Gopal Chandra Naskar	329/1
Nanda Rani Mondal	598/1
Basanti Naskar	897/1
Ruphani Mondal	1252/1
Golapi Naskar	356/1

5.1.6

Demise of Mohini Naskar : The said Mohini Naskar died intestate, leaving behind her aforesaid only son, Gopal Chandra Naskar and aforesaid four daughters namely (1) Nanda Rani Mondal, (2) Basanti Naskar, (3) Ruphani Mondal & (4) Golapi Naskar as her heirs and successors in interest in respect of her share in the aforesaid property, left by the said Mohini Naskar, since deceased, in the estate of the said Ardha Chandra Naskar @ Adhar Chandra Naskar, since deceased.

5.1.7

Absolute Joint Ownership of Gopal Chandra Naskar & Others : Thus on the basis of the aforesaid facts and circumstances the said (1) Gopal Chandra Naskar, (2) Nanda Rani Mondal, (3) Basanti Naskar, (4) Ruphani Mondal & (5) Golapi Naskar, became the absolute joint owners of the aforesaid land measuring 17 Decimals more or less, comprised in R.S./L.R. Dag No. 228, under R.S. Khatian No. 214, L.R. Khatian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

5.1.8

Sale by Gopal Chandra Naskar & Others to Asit Baran Patra : The said (1) Gopal Chandra Naskar, (2) Nanda Rani Mondal, (3) Basanti Naskar, (4) Ruphani Mondal & (5) Golapi Naskar, out of their aforesaid joint ownership, jointly sold, transferred and conveyed a plot of land measuring 0 (Zero) Cottah 6 (Six) Chitracks 42 (Forty Two) sq.ft. more or less together with old dilapidated building area measuring 312 sq.ft. more or less, comprised in R.S./L.R. Dag No. 228, under R.S. Khatian No. 214, L.R. Khatian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas, to one Asit Baran Patra, by the strength of a Registered Deed of Conveyance, registered on 02.08.1996, registered in the office of the A.D.S.R. Bihannagar, Salt Lake City and recorded in Book No. 1, Volume No. 70, Pages 227 to 306, being Deed No. 3091 for the year 1996.

5.1.9

Absolute Ownership of Asit Baran Patra under Deed No. 3091 for the year 1996 : Thus on the basis of the aforesaid Registered Deed, being Deed No. 3091 for the year 1996, the said Asit Baran Patra, became the absolute owner of the aforesaid measuring 0 (Zero) Cottah 6 (Six) Chitracks 42 (Forty Two) sq.ft. more or less together with old dilapidated building area measuring 312 sq.ft. more or less, comprised in R.S./L.R. Dag No. 228, under R.S. Khatian No. 214, L.R. Khatian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, in Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in the District North 24 Parganas.

5.1.10

Construction of Shops : After having absolute ownership over the aforesaid property, the said Asit Baran Patra modified the said structure and reconstructed thereon two shops, being Shop Nos. 'A' & 'A1'.

5.1.11

Sale by Asit Baran Patra to Amit Dutta : While in possession, the said Asit Baran Patra sold, transferred and conveyed a shop, being Shop No. 'A1', measuring 106 Square Feet more or less of Super Built Up area, including all easement rights with right to use and enjoy the common passage for egress and ingress, to one Amit Dutta, son of Adhir Dutta, by the strength of a Registered Deed of Conveyance, registered on 30.04.2003, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. 452, Pages 233 to 248, being Deed No. 8028 for the year 2003.

5.1.12

Record by Amit Dutta : After purchasing the aforesaid property, the said Amit Dutta duly mutated and recorded his name in the record of the concerned Rajarhat Gopalpur Municipality, having Holding No. AS/77/3069/2004, in respect of the aforesaid property.

5.1.13

Sale by Amit Dutta to (1) Dipankar Das & (2) Tumpa Das : The said Amit Dutta sold, transferred and conveyed the aforesaid shop, being Shop No. 'A1', measuring 106 Square Feet more or less of Super Built Up area, including all easement rights with right to use and enjoy the common passage for egress and ingress, to one (1) Dipankar Das, son of Late Mahan Lal Das & (2) Tumpa Das, wife of Dipankar Das, by the strength of a Registered Deed of Conveyance, registered on 11.08.2008, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No. 1, CD Volume No. 10, Pages 4364 to 4377, being Deed No. 10454 for the year 2008.

5.1.14

Sale by (1) Dipankar Das & (2) Tumpa Das to (1) Shyamal Kumar Mondal & (2) Sutapa Mondal : The said (1) Dipankar Das & (2) Tumpa Das jointly sold, transferred and conveyed the said shop, being Shop No. 'A1', measuring 106 Square Feet more or less of Super Built Up area, including all easement rights with right to use and enjoy the common passage for egress and ingress, to one (1) Shyamal Kumar Mondal & (2) Sutapa Mondal, by the strength of a Registered Deed of Conveyance, registered on 22.04.2013, registered in the office of the A.D.S.R. Rajarhat and recorded in Book No. 1, CD Volume No. 7, Pages 3399 to 3422, being Deed No. 04586 for the year 2013.

5.1.15

Absolute Joint Ownership of (1) Shyamal Kumar Mondal & (2) Sutapa Mondal under Deed No. 04586 for the year 2013 : Thus on the basis of the aforesaid Registered Deed of Conveyance, bearing Deed No. 04586 for the year 2013, the said (1) Shyamal Kumar Mondal & (2) Sutapa Mondal, Donor and Donee herein, became the absolute joint owners of ALL THAT piece and parcel of one independent and

complete shop, being **Shop No. 'A1'**, on the **Ground Floor**, measuring **106 (One Hundred Six) Square Feet more or less of Super Built Up area**, lying and situate on the said building, situate on the said plot of Bastu land measuring 0 (Zero) Cottah 6 (Six) Chittacks 42 (Forty Two) sq.ft. more or less, lying and situate at Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in R.S./L.R. Dag No. 228, under R.S. Khatian No. 214, L.R. Khatian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Rajarhat Gopalpur Municipality, having Holding No. AS/77/3069/2004-05 in Ward No. 25 thereafter Ward No. 17, in the District North 24 Parganas, together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said common areas and facilities and morefully described in the First Schedule hereunder written and each having undivided 50% share in the aforesaid shop area.

5.1.16

Individual Undivided Ownership on the Said Shop : The individual undivided ownership of the said (1) Shyamal Kumar Mondal & (2) Sutapa Mondal, in the aforesaid shop area measuring 106 sq.ft. more or less of super built up area, as its follows :-

<u>Name of the Owner</u>	<u>Undivided 50% Share [In sq.ft.]</u>
Shyamal Kumar Mondal	53
Sutapa Mondal	53

5.2

Desire of Gift by the said Shyamal Kumar Mondal to his wife/co-owner, Sutapa Mondal : The said Shyamal Kumar Mondal, Donor herein, decides to gift :

ALL THAT piece and parcel of Donor's :

undivided 50% share in the aforesaid shop, being **Shop No. 'A1'**, on the **Ground Floor**, measuring 106 (One Hundred Six) Square Feet more or less of Super Built Up area, i.e. 53 (Fifty Three) Square Feet be the same a little more or less of **Super Built Up area**,

lying and situate on the said building, situate on the said plot of Bastu land measuring 0 (Zero) Cottah 6 (Six) Chittacks 42 (Forty Two) sq. ft. more or less, lying and situate at

Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in R.S./L.R. Dag No. 228, under R.S. Khaitan No. 214, L.R. Khaitan Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, A.D.S.R.O. formerly Biddannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/77/3069/2004-05 in Ward No. 25 thereafter Ward No. 17, presently within the local limit of Biddannagar Municipal Corporation, in the District North 24 Parganas, together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said common areas and facilities [hereinafter called and referred to as the SAID PROPERTY/GIFTED PROPERTY].

The total shop area measuring 106 sq.ft. more or less is morefully described in the First Schedule hereunder written. And Gifted Property/Said Property is morefully described in the Second Schedule hereunder written. The Gifted Property/Said Property being undivided part of the total property as described in the First Schedule hereunder written. A Floor Plan of the total shop area is enclosed herewith and will be treated as part and parcel of this present deed.

5.2.1 **Relation between Donor & Donee :**

<u>Donor</u>	<u>Donee</u>	<u>Relationship</u>
Shyamal Kumar Mondal	Sutapa Mondal	Wife

5.2.2 **Title of the Donor :** Thus on the basis of the aforementioned facts and circumstances, the Donor herein, has become the absolute owner of the Said Property.

5.2.3 **True and Correct Representations :** The Donor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

5.3 **Representations, Warranties and Covenants regarding Encumbrances :** The Donor represents, warrants and covenants regarding encumbrances as follows :

5.3.1 **No Acquisition / Requisition :** The Donor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that

the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

5.3.2 **No Encumbrance by Act of Donor** : The Donor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.3.3 **Right, Power and Authority to Gift** : The Donor has good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign, assure and gift the Said Property to the Donee herein.

5.3.4 **No Dues** : No tax in respect of the Said Property is due to the concerned authority/ authorities and no Certificate Case is pending for realisation of any taxes from the Donor.

5.3.5 **No Right of Preemption** : No person or persons whosever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.3.6 **No Mortgage** : No mortgage or charge has been created by the Donor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.3.7 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debentures, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Donor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Donor or the Donor's predecessors-in-title and the title of the Donor to the Said Property is free, clear and marketable.

5.3.8 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.3.9 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Donor from gifting, transferring and/ or alienating the Said Property or any part thereof.

6. **Basic Understanding :**
- 6.1 **Declaration by Donor :** The Donor herein decides to give the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, to his wife/co-owner, the said Sutapa Mondal, Donee herein, for giving her full security in future at her wish and will and to get benefits, rents, interest, from the said property at her will and wish for procuring better life and living status.
- 6.2 **Consent of Gift :** The Donor herein decides to gift the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, to his wife/co-owner, the said Sutapa Mondal, Donee herein, to procure the facilities of business in the said property and being the absolute owner of the said property, due to love and affection unto her absolutely and forever based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above. The Donor has taken consent of his other warissons verbally about his decision of gifting his property at will.
7. **Transfer :**
- 7.1 **Hereby Made :** The Donor hereby gift, convey and transfer to the Donee the entirety of his right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY**, and morefully described in the Second Schedule below free from all encumbrances.
- 7.2 **Deed Value :** That for the sake of registration of this Deed of Gift, the valuation of the **SAID PROPERTY/GIFTED PROPERTY** is fixed **Rs. 1,00,000.00 (Rupees One Lakh) only.**
8. **Terms of Transfer :**
- 8.1 **Salient Terms :** The transfer being effected by this Deed of Gift is :
 - 8.1.1 **Gift :** A gift within the meaning of the Transfer of Property Act, 1882.
 - 8.1.2 **Absolute :** Absolute, irreversible and perpetual.

- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Donor has in the Said Property.
- 8.1.4 **Indemnification** : Indemnification by the Donor about the correctness of his title and authority to gift is being absolutely accepted by the Donee on such express indemnification by the Donor about the correctness of the Donor's title and the representation and authority to gift, which if found defective or untrue at any time, the Donor shall forthwith take all necessary steps to remove and / or rectify.
- 8.1.5 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Donor to the Donee, which the Donee admits, acknowledges and accepts.
- 8.1.6 **Holding Possession** : The Donor hereby covenants that the Donee and her heirs, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, gifted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Donee, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Donor.
- 8.1.7 **No Objection to Mutation** : The Donor declares that the Donee can fully be entitled to mutate her name in the record of the B.L. & L.R.O. and in the office of the concerned authority / authorities and to pay tax or taxes and all other impositions in her own name. The Donor undertakes to co-operate with the Donee in all respect to cause mutation of the Said Property in the name of the Donee and in this regard shall signa 11 documents and papers as required by the Donee.
- 8.1.8 **Abide By** : The Donee herein shall agree to abide by all rules, regulation, rights and obligations of the Said Shop in the building as described and covered under the purchase Deed of the said (1) Shyamal Kumar Mondal & (2) Sutapa Mondal, vide Deed No. Dye d No. 04586 for the year 2013 as described in Clause No. 5.1.1.14, hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF TOTAL PROPERTY / SHOP AREA

ALL THAT piece and parcel of one independent and complete cemented flooring shop, being Shop No. 'A1', on the Ground Floor, measuring 106 (One Hundred Six) Square Feet more or less of Super Built Up area, lying and situate on the said building, situate on the said plot of Bastu land measuring 0 (Zero) Cottah 6 (Six) Chitacks 42 (Forty Two) sq.ft. more or less, lying and situate at Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalkata, P.S. formerly Rajarhat now Baguiati, comprised in R.S./L.R. Dag No. 228, under R.S. Khatian No. 214, L.R. Khatian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/77/3069/2004-05 in Ward No. 25 thereafter Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, [Raghunathpur Road, Kolkata - 700 059], in the District North 24 Parganas, in the State of West Bengal, together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said common areas and facilities. The said property/said shop is butted and bounded as follows :-

ON THE NORTH	: Shop No. A.
ON THE SOUTH	: Arabinda Naskar.
ON THE EAST	: 18 ft. Wide Road [Raghunathpur Road].
ON THE WEST	: Amit Baran Patra

THE SECOND SCHEDULE ABOVE REFERRED TO
[GIFTED PROPERTY/SAID PROPERTY]

ALL THAT piece and parcel of Donor's :

undivided 50% share in the aforesaid shop, being Shop No. 'A1', on the Ground Floor, measuring 106 (One Hundred Six) Square Feet more or less of Super Built Up area, i.e. 53 (Fifty Three) Square Feet be the same a little more or less of Super Built Up area,

lying and situate on the said building, situate on the said plot of Bastu land measuring 0 (Zero) Cottah 6 (Six) Chittacks 42 (Forty Two) sq.ft. more or less, lying and situate at Mouza - Raghunathpur, J.L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in R.S./L.R. Dag No. 228, under R.S. Khattian No. 214, L.R. Khattian Nos. 1130/1, 329/1, 598/1, 897/1, 1252/1 & 356/1, A.D.S.R.O. formerly Biddhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/77/3069/2004-05 in Ward No. 25th thereafter Ward No. 17, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 9, in the District North 24 Parganas, in the State of West Bengal, together with rayati interest over the said property and together with all easementary rights thereto and also the right to use and enjoy over the said common areas and facilities.

It is stated that the said Sutapa Mondal, Donee herein on the basis of her own undivided 50% share in the aforesaid total shop area as described in the First Schedule hereinabove written AND on the basis of this present Deed of Gift gifted by her husband, Shyamal Kumar Mondal, the said Sutapa Mondal, Donee herein, became the absolute 100% owner of the total property/shop area, which is morefully described in the First Schedule hereinabove written.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Arishma Roy*
PO/F Atjungna
Kol-59

2. *Swapan Kumar Roy*
Baroad, Kol-1254

Shyamal Kumar Mondal

Shyamal Kumar Mondal

Donor

I accept the gift
from my husband with due hono ur

← *Sutapa Mondal.*

Sutapa Mondal

Sutapa Mondal

Donee

Drafted By: Anand Mondal
Baroad, Nandaku Baroad
Elizipoli
Judge's (ad). Baroad.

For Pinku Champadhyay & Associates,

Advocates,

Sangla Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta

Gopa Dasgupta,

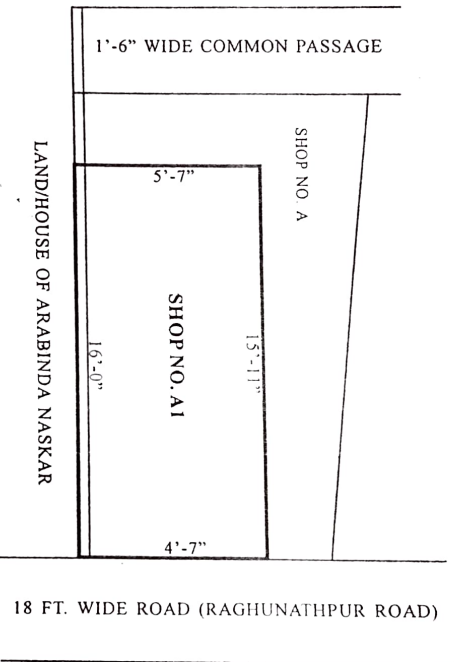
Teghoria Main Road,

Kolkata - 700 157.

FOUR PLAN OF SHOP NO. 'A1', ON THE GROUND FLOOR, MEASURING 100 SQ. FT. MORE OR LESS OF SUPER BUILT UP AREA, SITUATE AT MOUZA - RAGHUNATHPUR, J.L. NO. 8, P.S. BAGUATI, R.S./L.R. DAG NO. 228, R.S. KHATAN NO. 214, L.R. KHATAN NOS. 1130/L, 329/L, 598/L, 897/L, 1252/L & 356/L, FORMERLY RAJARHAT GOPALPUR MUNICIPALITY, HOLDING NO. AS/77/3069/2004-05 IN WARD NO. 25 THEREAFTER WARD NO. 17, PRESENTLY BIDHANNAGAR MUNICIPAL CORPORATION IN WARD NO. 9, RAGHUNATHPUR ROAD, KOLKATA - 700 059, DISTRICT NORTH 24 PARGANAS, WEST BENGAL



DONOR : SHYAMAL KUMAR MONDAL
DONEE : SUTAPA MONDAL



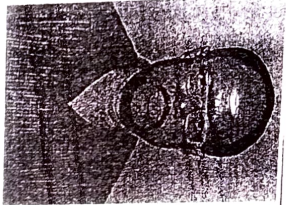
NOT IN SCALE
DRAWN BY
GOPA DASGUPTA

Shyamal Kumar Mondal
SIGNATURE OF DONOR

Sutapa Mondal
SIGNATURE OF DONEE

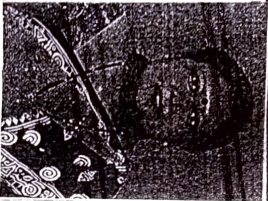
SIGNATURE OF THE
PRESENTANT /
EXECUTANT /SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS



L.H.						
R.H.						

Sigam / Keesu Mondal
ATTESTED :- *Sigam / Keesu Mondal*



L.H.						
R.H.						

Satapa Mondal.
ATTESTED :- *Satapa Mondal.*

L.H.						
R.H.						

ATTESTED :-

L.H.						
R.H.						

ATTESTED :-

Major Information of the Deed

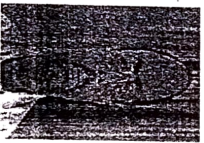

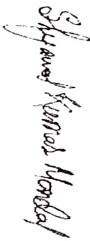
Deed No. :	I-1523-06531/2017	Date of Registration	12/07/2017
Query No / Year	1523-0000982170/2017	Office where deed is registered	
Query Date	07/07/2017 5:03:05 PM	A.D.S.R. RAJARAAT. District: North 24-Paraganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY SANGEETA APRT, GR FL, TEGHORIA MAIN RD, Thana : Baguiati, District : North 24-Paraganas, WEST BENGAL, Mobile No. : 9830061809, Status: Advocate		
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. 1,00,000/-	Rs. 3,32,310/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,782/- (Article:33(1))	Rs. 3,337/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Apartment Details :

District: North 24-Paraganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Mouza: Ragnunathpur, Road: Ragnunathpur Road, Pin Code : 700059



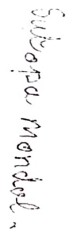
S h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
A1	LR - 228	LR - 1130/1	Super Built-up Area: 53	1,00,000/-	3,32,310/-	Gr. Floor Apartment Type: Flat/Apartment Commercial Use Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 18 Ft., Resale.

Donor Details :


Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger print	Signature
1	Mr SHYAMAL KUMAR MONDAL (Presentant) Son of Late PARESH CHANDRA MONDAL Executed by: Self, Date of Execution: 12/07/2017 Admitted by: Self, Date of Admission: 12/07/2017, Place : Office			
		12/07/2017	12/07/2017	12/07/2017

RH-6, BAGHUNATHPUR, BAGUIATI, P.O:- RAGHUNATHPUR, P.S:- Baguiati, District:-North 24-Paraganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPM942ZR, Status : Individual, Executed by: Self, Date of Execution: 12/07/2017
 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office

nee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SUTAPA MONDAL Wife of Mr SHYAMAL KUMAR MONDAL Executed by: Self, Date of Execution: 12/07/2017 , Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office	Photo 	Finger Print 	Signature 
	12/07/2017	12/07/2017	12/07/2017	
	Wife of Mr SHYAMAL KUMAR MONDAL Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJGPM7409L, Status : Individual, Executed by: Self, Date of Execution: 12/07/2017 Admitted by: Self, Date of Admission: 12/07/2017 ,Place : Office			

Identifier Details :

Name & address	
Mr KRISHNA DAS Son of Late HARAMOHAN DAS P.D-7, ARJUNPUR, P.O - ARJUNPUR, P.S:- Baganui, District :North 24-Parganas, West Bengal, India. PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr SHYAMAL KUMAR MONDAL, Mrs SUTAPA MONDAL	 12/07/2017

Endorsement For Deed Number : 1 - 152306531 / 2017

10-07-2017

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 3,32,310/-. Family Members amount Rs 3,32,310/-.



Debashish Dhar

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

On 12-07-2017

Certificate of Admissibility(Rule 43;WB. 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) & (1),W.B. Registration Rules,1962)

Presented for registration at 14:32 hrs on 12-07-2017, at the Office of the A.D.S.R. RAJARHAT by Mr. SHYAMAL KUMAR MONDAL, Executant.

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

Execution is admitted on 12/07/2017 by 1. Mr. SHYAMAL KUMAR MONDAL, Son of Late PARESH CHANDRA MONDAL, RH-6, RAGHUNATHPUR, BAGUIATI, P.O: RAGHUNATHPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business 2. Mrs SUTAPA MONDAL, Wife of Mr SHYAMAL KUMAR MONDAL, RH-6, RAGHUNATHPUR, BAGUIATI, P.O: RAGHUNATHPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indefinite by Mr KRISHNA DAS, ., . Son of Late HARAMOHAN DAS, PD-7, ARJUNPUR, P.O: ARJUNPUR Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,337/- (A(1) = Rs 3,323/- . E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 3,337/-.

Description of Draft

1. Draft(Other) No: 675210000428, Date: 11/07/2017, Amount: Rs.3,337/-, Bank: STATE BANK OF INDIA(SBI), CHINAR PARK RAJARHAT

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 1,682/- and Stamp Duty paid by Draft Rs. 1,682/-, by
Stamp Rs. 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44326, Amount: Rs. 100/-, Date of Purchase: 02/08/2017, Vendor name: A K
Saha

Description of Draft

1. Draft(Other) No: 675211000428, Date: 11/07/2017, Amount: Rs.1,682/-, Bank: STATE BANK OF INDIA (SBI),
CHINAR PARK RAJARHAT



Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 189698 to 189723
being No 152306531 for the year 2017.



Debasish

Digitally signed by DEBASISH DHAR
Date: 2017.07.20 17:49:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20-07-2017 17:49:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)