

15603

14320/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 311205

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


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

26 DEC 2014

DEED OF GIFT

1. Date: 19th December 2014
2. Place: Kolkata
3. Parties:
 - 3.1 **Sahidul Islam Mondal**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas.
(Donor, includes successors-in-interest)

Sahidul Islam Mondal

3381 32 16-12-14 500/-

জেতার নাম _____
স্বা _____
ডাঙ্গা জেতার বাক্য _____
বিধান নম্বর (সিটিসেলেক সিস্টেম) _____
যেট স্টাম্প ক্রম _____
গালান নং _____

Sulagna De.
Adverer
H.C. Carl

1 NOV 2014

টাকাটী বায়াকপুর জেতার মিতা দস্ত 998000

Sahidul Islam Mondal



6016



Sahidul Islam Mondal



6017

Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs.

19 DEC 2014

Wahidul Islam
Md. Wahidul Islam

Sahanur Islam
Sahidul Islam
Mahammadpur, Kadampukur
Rajshahi, (N) 24 P.G.S
Occupation - Business

And

- 3.2 **Wahidul Islam Mondal alias Md. Wahidul Islam**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas.

(**Donee**, includes successors-in-interest).

Donor and Donee collectively **Parties** and individually **Party**.

NOW THIS DEED OF GIFT WITNESSES AS FOLLOWS:

4. Subject Matter of Gift

- 4.1 **Said Property:** *Sali* land measuring 2.75 (two point seven five) decimal, more or less, out of 33 (thirty three) decimal, comprised in R.S/L.R. *Dag* No. 1581, recorded in L. R. *Khatian* No. 1330/1, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Donor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background

- 5.1.1 **Ownership of Sahidul Islam Mondal:** Sahidul Islam Mondal is the recorded owner of the *Sali* land measuring 2.75 (two point seven five) decimal, more or less, out of 33 (thirty three) decimal, comprised in R.S/L.R. *Dag* No. 1581, together with various plots of land, in the records of Land Revenue Settlement vide L.R. *Khatian* No. 1330/1, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas (**Sahidul Islam's Property**).
- 5.1.2 **Absolute ownership of Donor:** In the abovementioned circumstance the Donor is the sole and absolute owner of Said Property, which is the part of the Sahidul Islam's Property. The Said Property is the subject matter of the gift made herein.
- 5.1.3 **Donor has Marketable Title:** The right, title and interest of the Donor in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*.



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- 5.2 **Love and Affection for Donee:** The Donor, in consideration of his natural love and affection towards the Donee, who is the full blooded brother of the Donor, is desirous of gifting to the Donee the Said Property, morefully described in the **Schedule** below.
- 5.3 **Acceptance of Gift:** The Donee has agreed to accept such gift of the Said Property by the Donor.
- 5.4 **Transfer of Title:** To complete the gift and perfect the title of the Donee to the Said Property, this Deed of Gift is being executed and registered whereby and whereunder the Donor are gifting to the Donee the Said Property and the Donee is accepting such gift.
6. **Gift:**
- 6.1 **Hereby Made:** In pursuance of the aforesaid decision, the Donor, in consideration of his natural love and affection for the Donee and out of his own free will and pleasure and without any undue influence or coercion and in full possession of his senses, hereby gifts, transfers and assigns to the Donee, absolutely and forever, the Said Property more fully described in the **Schedule** below, being *sali* land measuring 2.75 (two point seven five) decimal, more or less, out of 33 (thirty three) decimal, comprised in R.S/L.R. *Dag* No. 1581, recorded in L. R. *Khatian* No. 1330/1, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas, more or less, described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user and all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Donor in the Said Property.
7. **Terms of Gift :**
- 7.1 **Detailed Terms:** The gift of the Said Property being effected by this Deed of Gift is:
- 7.1.1 **Gift:** A transfer by way of gift within the meaning of the Transfer of Property Act, 1882.
- 7.1.2 **Absolute:** Absolute, irreversible and forever.
- 7.1.3 **With Reversions and Remainders:** Together with the reversion and reversions remainder and remainders and the rents, issues and profits thereof and every part thereof.



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- 7.1.4 **With All Estate:** Together with all the estate, right, title, interest, property, claim and demand whatsoever of the Donor into and upon the same or any part thereof.
- 7.1.5 **Free from Encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to lis pendens, attachments, liens, charges, mortgages, trusts, debutters, reversionary rights, residuary rights, claims or statutory prohibitions.
- 7.2 **Consideration for Transfer:** This transfer is being made in consideration of natural love and affection.
- 7.3 **Acceptance by Donee:** The Donee hereby accepts the gift being made by the Donor.
- 7.4 **Possession:** Peaceful, satisfactory and acceptable possession of the Said Property has been handed over by the Donor to the Donee, which the Donee admit and acknowledge.
- 7.5 **Outgoings:** All liabilities, outgoing, charges, taxes and levies relating to the Said Property shall be borne, paid and discharged by the Donee from the date hereof.
- 7.6 **Further Deeds:** The Donor shall in future, at the request and cost of the Donee, execute such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Donee to the Said Property.
- 7.7 **Stamp Duty:** The value of the Said Property for the purpose of computing stamp duty on this Deed of Gift has been taken as Rs. 3,00,000/- (Rupees three lac) only and ad valorem stamp duty has been paid on such value.

**Schedule
(Said Property)**

[Subject Matter of Gift]

Sali land measuring 2.75 (two point seven five) decimal, more or less, out of 33 (thirty three) decimal, comprised in R.S/L.R. *Dag* No. 1581, recorded in L. R. *Khatian* No. 1330/1, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas and butted and bounded as follows:



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Rajarhat, New Town, North 24 Pgs.

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Boundary of Dag No. 1581

On the North : Dag No. 1584
On the East : Dag No. 1583, 1562
On the South : Panchayat Road
On the West : Dag No. 1580

Together With all easement rights and all other rights, appurtenances and inheritances for access and user and all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Donor in the Said Property.

8. Execution and Delivery:

8.1 **In Witnesses Whereof** the Parties have executed this Deed of Gift on the above date.

Sahidul Islam Mondal
(Sahidul Islam Mondal)
[Donor]

Wahidul Islam Mondal
Md. Wahidul Islam
(Wahidul Islam Mondal
alias Md. Wahidul Islam)
[Donee]

Witnesses:

Signature Saharun Islam

Signature [Signature]

Name Saharun Islam

Name Minu Paul

Father's Name Sahidul Islam Mondal

Father's Name S. C. Paul

Address Mohammad Pur, Kadampukur

Address Tayhoric Muin Rd

Rajshahi, (N) 24, P.S

Kolkata - 700157

Drawn by

Sulagna De
Advocate, High Court



Additional District Sub-Registrar
Rajarat, New Town, North 24 Pgs.

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p><i>Sahidul Islam Mondal</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p><i>Wahidul Islam Mondal Md. Wahidul Islam</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



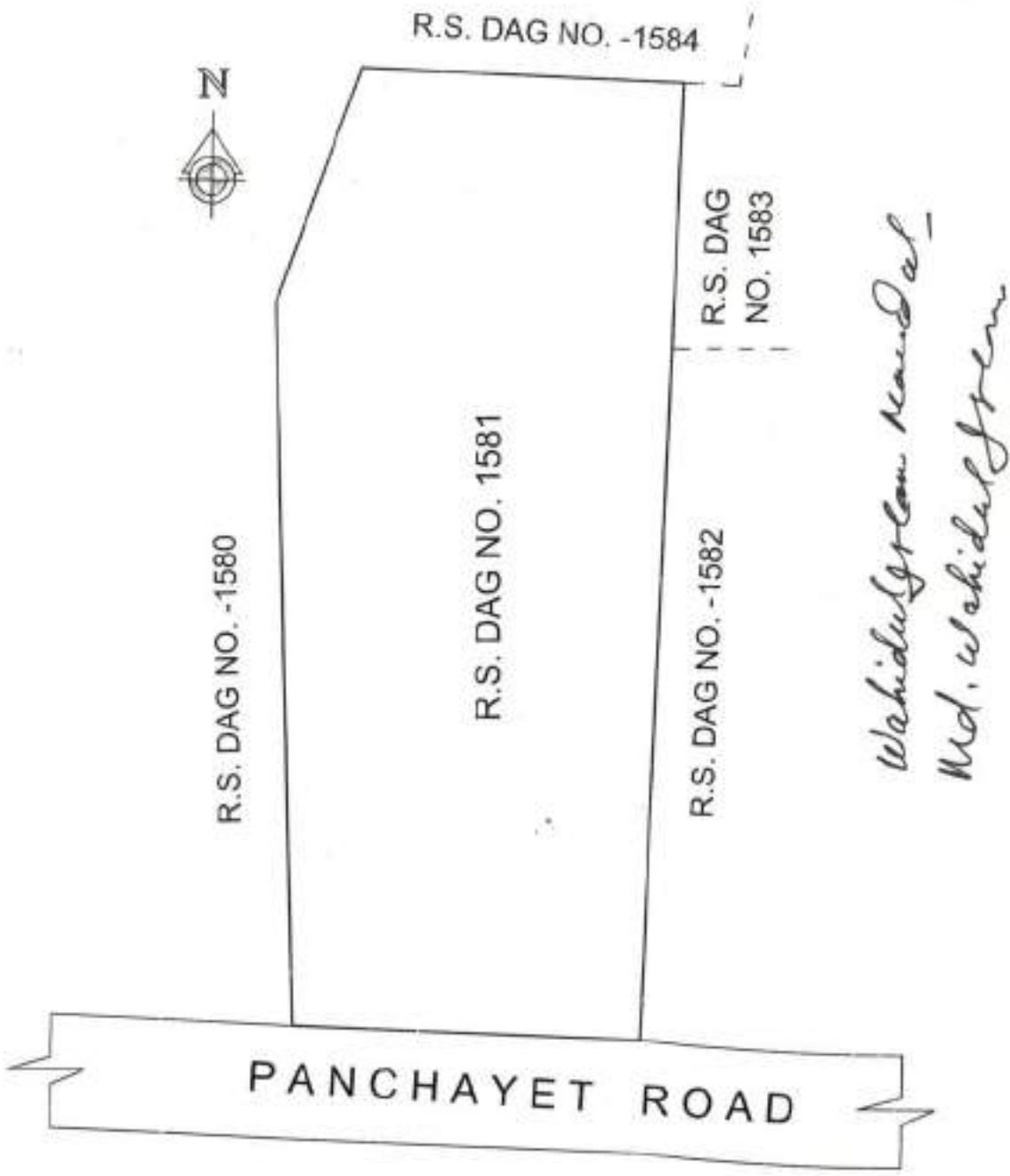
Additional District Sub-Registrar
Faisalabad, New Town, North 24-Pgs.

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SITE PLAN OF A LAND SITUATED AT PART OF RS DAG NO. 1581,
MOUZA: MAHAMMAD PUR, JL NO: 32, LR KHATIAN NO: 1530/1, PS:
RAJARHAT, DIST: NORTH 24 PARGANAS.

UNDIVIDED SHARE OUT OF 33 DECIMAL.
COMPRISING 2.75 DECIMAL OF PLOT NO. 1581

SCALE: N.T.S.



Wahidul Hasan Mandal
Md. Wahidul Hasan

Sahidul Isam Mondal

SIGNATURE OF VENDORS



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

19 DEC 2014



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

Endorsement For Deed Number : I - 14320 of 2014
(Serial No. 15603 of 2014 and Query No. 1523L000026758 of 2014)

On 19/12/2014

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

Presented for registration at 18.40 hrs on :19/12/2014, at the Private residence by Sahidul Islam Mondal ,Executant.

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

Execution is admitted on 19/12/2014 by

1. Sahidul Islam Mondal, son of Lal Mohhamad Alias Hazi Lal Mohammad Molla , Mahammadpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Business
2. Wahidul Islam Mondal Alias Md. Wahidul Islam, son of Lal Mohhamad Alias Hazi Lal Mohammad Molla , Mahammadpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Business

Identified By Sahanur Islam, son of Sahidul Islam, Mahammadpur, Kadampukur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 23/12/2014

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.-25,00,002/-

Certified that the required stamp duty of this document is Rs.- 12520 /- and the Stamp duty paid as: Impresive Rs.- 500/-

(Debasish Dhar)
Additional District Sub-Registrar

On 26/12/2014

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.

Payment of Fees:

Amount by Draft

Rs. 27514/- is paid , by the draft number 802424, Draft Date 24/12/2014, Bank Name State Bank of India, Rajarhat Township, received on 26/12/2014

(Under Article : A(1) = 27500/- ,E = 14/- on 26/12/2014)

26 DEC 2014
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar





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

Endorsement For Deed Number : I - 14320 of 2014
(Serial No. 15603 of 2014 and Query No. 1523L000026758 of 2014)

Deficit stamp duty

Deficit stamp duty Rs. 12050/- is paid , by the draft number 802423, Draft Date 24/12/2014, Bank :
State Bank of India, Rajarhat Township, received on 26/12/2014

(Debasish Dhar)
Additional District Sub-Registrar

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

26 DEC 2014

(Debasish Dhar)
Additional District Sub-Registrar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 11328 to 11338
being No 14320 for the year 2014.



Debasish Dhar

(Debasish Dhar) 26-December-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal