

পশ্চিমকঙ্গ पश्चिम बंगाल WEST BENGAL

247262

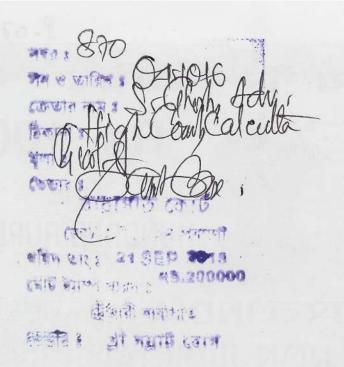
Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this **COCUMENT**

Additional District Sub-Registraf Rejamat, New Town, North 24-Pgs

5 JUL 2017

DEED OF GIFT

THIS DEED OF GIFT is made on this 11th day of July, Two thousand Seventeen (2017).



- Radheshyan mordal



Radhe Shyon mondal



Hanya Balan Mondal.



Subtofit Mahato
Lalkuthi, Punbayan
KOL-136
Sto Lt. Shoom Sundan Mahato
Sepuriou



Additional District Son acistis/
Ratachat, New York North 24 305

BETWEEN

(1) HASYA BADAN MONDAL, (PAN DVKPM1568K) son of Lt Sashi Bhushan Mondal, by faith - Hindu, by occupation - Retired, by nationality -Indian, residing at Village - Jattragachi, Post Office - Ghuni, Police Station - New Town, Kolkata - 700157, District - North 24 Parganas, West Bengal.hereinafter known as the DONOR (which expression shall mean and include her heirs, successors, executors, representatives, assign etc) party of the FIRST PART.

AND

- (2) RADHE SHYAM MANDAL, ,(PAN BDEPM9989C) son of Hasya Badan Mondal, by faith-Hindu, by occupation-Business, residing at Village Jattragachi, Post Office Ghuni, Police Station New Town, Kolkata 700157, District North 24 Parganas, West Bengal hereinafter referred to as **DONEE** (which expression shall mean and include his heirs, successors, executors, representatives, assign etc) party of the **SECOND PART.**
- (3) SAID PROPERTY: ALL THAT piece and parcel of (1) land measuring 8 (eight) decimal comprised in R.S./L.R. Dag No. 1400, and (2) land measuring 20 (twenty) decimal R.S./L.R. Dag No. 1402, all are under L.R. Khatian No. 1036 in Mouza Jattragachi, J.L No. 24 Police Station New Town (formally Rajarhat), Additional District Sub-Registration Office at Rajarhat within the local limits of Jyangra-Hatiara 2No. Gram Panchayet, in the District North 24 Parganas totaling to land measuring 28 (twenty eight) decimal morefully described in First Schedule bellow.
- 4. Background, Representation, Warranties and Covenants:
- 4.1 Absolute Ownership of Hasyabadan Mondal: By a Deed of Gift 15th February' 1966, registered in the Office of the Sub Registrar Cossipore Dum Dum in Book No. I, Volume No. 28, at Pages from 259 to 263, being Deed No. 1371 for the year 1966, one Punnya Moni Naskar gift (1) land measuring 8 (eight) decimal comprised in R.S./L.R. Dag No. 1400, and (2) land measuring 20 (twenty) decimal R.S./L.R. Dag No. 1402, all are under L.R. Khatian No. 1036, lying and situated at Mouza Jattragachi, J.L No. 24 Police Station New Town (formally Rajarhat), Additional District Sub-Registration Office at Rajarhat within the local limits of Jyangra-Hatiara 2No. Gram Panchayet, in the District North 24 Parganas totaling to land measuring 28 (Twenty Eight) decimal to Hasyabadan Mondal (Owner herein).
- **4.2 Record by Hasyabadan Mondal:** After getting the same the said Hasyabadan Mondal recorded his name in the record of the L.R

Settlement in L.R Khatian No.1036 in respect of the aforesaid property.

4.3 The Donee is the son of the DONOR. The Donee is very careful to her father and the DONOR had and still has love and affection towards his son, also the DONEE, and out of which the DONOR intends to gift this ALL THAT piece and parcel of (1)sali land measuring 8 (eight) decimal comprised in R.S./L.R. Dag No. 1400, and (2)sali land measuring 20 (twenty) decimal R.S./L.R. Dag No. 1402, all are under L.R. Khatian No. 1036 in Mouza - Jattragachi, J.L No. 24 Police Station - New Town (formally Rajarhat), Additional District Sub-Registration Office at Rajarhat within the local limits of Jyangra-Hatiara 2No. Gram Panchayet, in the District – North 24 Parganas totaling to land measuring 28 (Twenty Eight) decimal (Said Land).

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:-

That the Donee is the son of the DONOR. The Donee is very careful to her father and the DONOR had and still has love and affection towards his son, also the DONEE, and out of which the DONOR intends to gift this ALL THAT said piece and parcel of land which is more precisely described in the Schedule, which is more particularly described in the schedule below to the Donee. And the Donee has agreed to receive the gift and do hereby admit and acknowledge and/or from the same released, discharge the DONEE of the land the DONOR herein do hereby grant, convey, gift transfer, assign and assure unto the use of the Donee of the said land with proportionate share of the land free from all encumbrances whatsoever all that piece and parcel of the said land fully described in the Schedule written hereunder and all the right, title, interest, claim and demand whatsoever of the DONOR into or upon the land and every part thereof in Law and of the DONOR into or upon the land and every part thereof in Law and Equity to enter upon and to HAVE AND TO HOLD own and possess the same unto and to the contrary the DONOR is now lawfully ceased and possessed of the Schedule land free from all encumbrances or defect in the said land and the Donee herein shall hereafter peaceably and quietly, hold, possess and enjoy the schedule land in Khas or through tenant, lease licenses without any claim or demand whatsoever from the DONOR and her respective legal heirs and successors person claiming through or under them.

AND IT IS FURTHER AGREED AND DECLARS FOLLOWS:

1. The DONEE have proprietary rights such as the DONOR derive, save and except of demolishing or committing wastage in respect of the land described in the schedule below in any manner whatsoever so as to affect others.

- 2. That the DONEE shall also be entitled to alienate transfer sell mortgage grant, lease of the said land conveyed by this Deed of Gift.
- 3. Donee shall have right of the said land. Hence Donor or her legal heirs and successors cannot claim any proportionate right over these from the execution this deed of gift.

4. The DONEE shall pay for the khajna, panchayat taxes to to concerned authority regularly and punctually of the said land.

5. The DONEE shall be entitled to use the said land for any purpose or his successors executors, representatives as same as donor use the same

THE FIRST SCHEDULE ABOVE REFERRED TO (THE SAID LAND)

ALL THAT piece and parcel of (1) Sali land measuring 8 (eight) decimal comprised in R.S./L.R. *Dag* No. 1400, and (2)Sali land measuring 20 (twenty) decimal R.S./L.R. *Dag* No. 1402, all are under L.R. *Khatian* No. 1036, in *Mouza* - Jattragachi, J.L No. 24 Police Station - New Town (formally Rajarhat), Additional District Sub-Registration Office at Rajarhat within the local limits of Jyangra-Hatiara 2No. Gram Panchayet, in the District - North 24 Parganas totaling to land measuring **28** (Twenty Eight) decimal morefully described as the Said Land.

This land is beside 12 ft wide metal road.

Emargh Guerta

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

SIGNED AND DELIVERED By THE DONOR at Kolkata,

HaryaBadan Mondal.

In the presence of

- 1. Subhafit Mahato tal Kuthi, Ambayon KOL-136
- 2. Soumodeep Biswers Naupara. Newtown Kol-157.

SIGNED AND ACCEPTED BY THE DONEE at Kolkata

Radhe Styam Mondal
DONEE

In the presence of

- 1. Sublgit Mahro lalkathi, Purbayon KOL-136
- 2. Soumoderp Bisum Naupara. Newtown Kol-157.

Drafted by

Samaresh Gaosh

Advocate, High Court at Calcutta

Reg No-WB/1995/2010

THIS DEED OF GIFT MADE ON 11th Day of JULY, 2017

BETWEEN

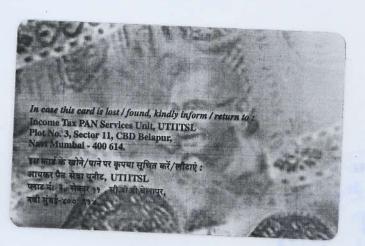
HASYA BADAN MONDAL
DONOR
AND
RADHE SHYAM MANDAL
DONEE

Drafted By
Samaresh Ghosh
Advocate, High Court at Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

	Mendal	Left Hand			
anya Badan Mondal.	Hasya Badan Mendal	Right Hand			
	londal	Left Hand			
the Syam mondal	Radhesham Mono	Right Hand			
		Left Hand			
		Right Hand			







ELECTION COMMISSION OF INDIA ভার তের নির্বাচন ক মিশন

IDENTITY CARD _ WB/20/091/939003

পরি চয় পত্র



Elector's Name

: MONDAL HASYABADAN

নির্বাচকের নাম Father/Mother/

: মন্ডল হাস্যবদন

Husband's Name : SHASHIBHUSAN পিত 1/মাত 1/দ্বামীর নাম: শশীভূষন

: M

লিজা

: পুর ৽ষ

Age as on 1.1.1995 : 55

১.১.১৯৯৫-এ व यूज : ৫৫

Address PART NO :.0314

JANGRA-HATIARA-2NO NORTH 24 - PARGANAS

ঠি কানা

পার্ট নং: ৩১৪

জ্যাংড়া-হাতি য়ারা-২নং

উত্তর ২৪ - পর গনা

resul

Facsimile Signature Electoral Registration Officer

নিবাচক -নিব শ্ব ন আধি কারি ক For 091-RAJARHAT(S.C) Assembly Constituency ০৯১-রাজার হাট (ত পঃ) বিধানসভা নির্বাচন ক্ষেত্র

Place : BARASAT

স্থান : বারাসাত

Date : 16/04/95

তারিখ : ১৬/০৪/১৫



ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন

IDENTITY CARD

GGC2249449

পরিচয় পত্র





Elector's Name

Radheshyam Mandal

নির্বাচকের নাম

রাধেশ্যাম মন্ডল

Father's Name

Hasyabadan

পিতার নাম

হাস্যবদন

Sex

M

निक

र्जेंड

Age as on 1.1.2001 ১.১,২০০১-এ ব্যুস

24

-

Majher Para Jyanra Hatiyara 2No. Rajarhat North 24 - Parganas 700059

ठिकाना

মাঝের পাড়া জ্যাংড়া হাতিয়াড়া ২নং রাজারহাট উত্তর ২৪ পরগণা ৭০০০৫৯

1.2

Facsimile Signature Electoral Registration Officer নিৰ্বাচক নিবন্ধন আধিকারিক

For 91-Rajarhat(SC)

Assembly Constituency

৯১-রাজ্ঞারহাট(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

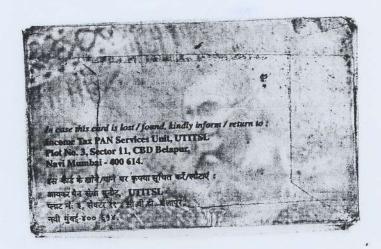
খ্বন উত্তর ২৪ পরগণা

Date 15.02.2001

वाजिय ३६.०२.२००५

1148000

Radhe Shyam mondal





Radhe Shyom mondal

Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan Form

GRN:

19-201718-003690054-2

Payment Mode

Counter Payment

GRN Date: 18/07/2017 12:55:12

Bank:

AXIS Bank

DEPOSITOR'S DETAILS

Id No.: 15230001032566/5/2017

[Query No./Query Year]

Name:

K D DEVELOPER

Contact No.:

Mobile No.:

+91 9073219212

E-mail:

subhajit931@gmail.com

Address:

SALUA ROY PARA

Applicant Name:

Mr Samaresh Ghosh

Office Name:

Office Address:

Status of Depositor:

Others

Purpose of payment / Remarks :

Gift, Gift in Favour of family members Payment No 4

PAYMENT DETAILS

SI.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
		Property Registration- Stamp duty	0030-02-103-003-02	130194
1			0030-03-104-001-16	260562
2	15230001032566/5/2017	Property Registration-Registration Fees	0030-03-104-001-16	
	The second secon			390756

Total

390756

In Words:

Rupees Three Lakh Ninety Thousand Seven Hundred Fifty Six only



Major Information of the Deed

Deed No:	I-1523-07178/2017	Date of Registration	26/07/2017		
Query No / Year	1523-0001032566/2017	Office where deed is r	egistered		
Query Date	17/07/2017 11:56:06 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas			
Applicant Name, Address & Other Details Samaresh Ghosh Chhoto Chandpur, Thana: Rajarhat, District: North 24-Parganas, WI 700135, Mobile No.: 9874240240, Status: Advocate					
Transaction		Additional Transaction			
[0201] Gift, Gift in Favour	of family members	[4305] Other than Immo Declaration [No of Declaration	vable Property,		
Set Forth value		Market Value			
Rs. 7,10,000/-		Rs. 2,60,54,752/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 1,30,294/- (Article:33(i))	***	Rs. 2,60,562/- (Article:A(1), E)			
Remarks		1 1/02 (1100)	x · // -/		

Land Details:

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot Number	Khatian Number	Land Proposed		Area of Land	THE RESIDENCE OF STREET POSSESSES	Market Value (In Rs.)	Other Details
L1	LR-1399	LR-1036	Bastu	Bastu	2 Dec	10,000/-		Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-1401	LR-1036	Bastu	Bastu	11 Dec	2,00,000/-	56,19,652/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-1405	LR-1036	Bastu	Bastu	38 Dec	5,00,000/-	1,94,13,345/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			51Dec	7,10,000 /-	260,54,752 /-	
	Grand	Total:			51Dec	7,10,000 /-	260,54,752 /-	

Donor Details:

SI No	Name,Address,Photo,Finger print and Signature
1	Mr HASYA BADAN MONDAL Son of Late Sashi Bhushan Mondal Jattragachi, Post Office – Ghuni, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DVKPM1568K, Status:Individual, Executed by: Self, Date of Execution: 11/07/2017, Admitted by: Self, Date of Admission: 18/07/2017, Place: Pvt. Residence, Executed by: Self, Date of Admission: 18/07/2017, Place: Pvt. Residence

Donee Details:

SI No	Name,Address,Photo,Finger print and Signature
	Mr RADHE SHYAM MANDAL (Presentant) Son of Mr Hasya Badan Mondal Jattragachi, Post Office – Ghuni, P.O:- Ghuni, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDEPM9989C, Status:Individual, Executed by: Self, Date of Execution: 11/07/2017, Admitted by: Self, Date of Admission: 18/07/2017, Place: Pvt. Residence

Identifier Details:

Name & add	ress
Mr Subhojit Mahato Son of Mr Samsundar Mahato Lalkuthi, P.O. P. Conglour, P.S. Airport, District, North 24 Person	W IB II II BU III II
Lalkuthi, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parga Caste: Hindu, Occupation: Private Service, Citizen of: India, , Ide SHYAM MANDAL	ntifier Of Mr HASYA BADAN MONDAL, Mr RADHE

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	Mr HASYA BADAN MONDAL	Mr RADHE SHYAM MANDAL	Y	2 Dec	10,21,755/-
L2	Mr HASYA BADAN MONDAL	Mr RADHE SHYAM MANDAL	Y	11 Dec	56,19,652/-
L3	Mr HASYA BADAN MONDAL	Mr RADHE SHYAM MANDAL	Y	38 Dec	1,94,13,345/-

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1399(Corresponding RS Plot No:- 1399), LR Khatian No:- 1036	Owner:হাস্যবদন মণ্ডল, Gurdian:শশীভূ্যন মণ্ডল, Address:নিজ, Classification:শালি, Area:0.02000000 Acre,
L2	LR Plot No:- 1401(Corresponding RS Plot No:- 1401), LR Khatian No:- 1036	Owner:হাস্যবদন মণ্ডল, Gurdian:শশীভূষন মণ্ডল, Address:নিজ, Classification:বাস্ত, Area:0.11000000 Acre,

LR Plot No:-1405(Corresponding RS Plot No:- 1405), LR Khatian No:-1036

Owner:হাস্যবদন মণ্ডল, Gurdian:শশীভূষন মণ্ডল, Address:নিজ, Classification:শালি, Area:0.38000000 Acre,

Endorsement For Deed Number: I - 152307178 / 2017

On 18-07-2017

L3

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

Presented for registration at 18:00 hrs on 18-07-2017, at the Private residence by Mr RADHE SHYAM MANDAL , Claimant.

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 2,60,54,752/-. Family Members amount Rs 2,60,54,752/-

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

Execution is admitted on 18/07/2017 by 1. Mr HASYA BADAN MONDAL, Son of Late Sashi Bhushan Mondal, Jattragachi, Post Office – Ghuni, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Retired Person, 2. Mr RADHE SHYAM MANDAL, Son of Mr Hasya Badan Mondal, Jattragachi, Post Office – Ghuni, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Indetified by Mr Subhojit Mahato, , , Son of Mr Samsundar Mahato, Lalkuthi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Private Service



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

On 20-07-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,60,562/- (A(1) = Rs 2,60,548/-,E = Rs 14/-) and Registration Fees paid by by online = Rs 2,60,562/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2017 12:00AM with Govt. Ref. No: 192017180036900542 on 18-07-2017, Amount Rs: 2,60,562/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 02618072017SST9294088401 on 18-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,30,294/- and Stamp Duty paid by by online = Rs 1,30,194/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/07/2017 12:00AM with Govt. Ref. No: 192017180036900542 on 18-07-2017, Amount Rs: 1,30,194/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 02618072017SST9294088401 on 18-07-2017, Head of Account 0030-02-103-003-02



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

On 26-07-2017

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,30,294/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 870, Amount: Rs.100/-, Date of Purchase: 04/10/2016, Vendor name: S Bose

Shan

Debasish Dhar
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 1523-2017, Page from 208461 to 208478 being No 152307178 for the year 2017.



Shan

Digitally signed by DEBASISH DHAR Date: 2017.08.03 14:26:12 +05:30 Reason: Digital Signing of Deed.

(Debasish Dhar) 03-08-2017 14:26:11 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)

