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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Condition of the Document is  
 subject to the provisions of the  
 Act. This document is the part  
 of the instrument.

*Syphowring*  
 Sub-Registrar  
 District Court  
 West Bengal

*Bijeta Gai*

23 FEB 2016

QUERY NO :- 02050000149253 /2016

MOUZA :- Santa, R.S. Plot no. 3200

Khatian :- 1996

Word no :- 75

Area :- 21½ (Twenty One and Half) Cottah

Value :- RS. 50,00,000/-

**DEED OF GIFT**

THIS DEED OF GIFT made on this the 9<sup>th</sup> day of Feb. in the year 2016 by :-

*K. S. Gai*



*Bijoli Garai*

**MRS. BIJOLI GARAI (PAN NO:- AGKPG7421M)**, D/o Santosh Garai, W/o Lt. Krishnendu Gorai, Permanent Resident of P.P. Gorai Building, Dr. M.N. Saha Road, P.O. – Asansol, P.S. – Asansol (South), Pin – 713301, Dist. – Burdwan (W.B.), hereinafter called the **DONOR** (which expression unless excluded by or repugnant to the context deems to be include all her legal heirs, successors, legal representatives and assigns) of the **ONE PART**.

**:- IN FAVOUR OF :-**

**MR. KRISHANU GORAI, (PAN NO:- AGKPG7421M)**, S/o Lt. Krishnendu Gorai, Permanent Resident of P.P. Gorai Building, Dr. M.N. Saha Road, P.O. – Asansol, P.S. – Asansol (South), Pin – 713301, Dist. – Burdwan (W.B.), hereinafter called the **DONEE** (which expression unless excluded by or repugnant to the context deems to be include all his legal heirs, successors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** Sri Krishnendu Gorai S/o Sri Narayan Chandra Gorai had acquired the right, title, interest and possession over the land morefully mentioned and described in scheduled below by virtue of a Deed of Gift being no – 4517 for the years of 1978 registered at A.D.S.R. Asansol.

Page 2 of 6

*Krishnendu*



*Bijeli Gorai*

**AND WHEREAS** Krishnendu Gorai expired leaving behind the DONOR and DONEE as his only legal surviving wife and his only son.

**AND WHEREAS** the DONOR is the mother of the DONEE.

**AND WHEREAS** the DONOR and the DONEE each have  $\frac{1}{2}$  (half) share over the schedule property and they are the absolute owner by way of inheritance for the undivided  $\frac{1}{2}$  (half) share over the schedule property.

**AND WHEREAS** total Area of land has been shown in the record of the office as 1.23 (One Point Two Three) acres out of which 0.72 (Zero Point Seven Two) acres or 72 (Seventy Two) Decimiles or 43 (Forty Three) katha are in possession of the DONOR and DONEE which they acquired by way of inheritance. Out of which  $\frac{1}{2}$  (Half) share of the DONOR'S land measuring  $21\frac{1}{2}$  (Twenty One and a Half) Katha vacant land or 36 (Thirty Six) Decimile hereby donated by DONOR to the DONEE which has been mentioned on the schedule below.

**AND WHEREAS** in consideration of natural love and affection which the DONOR have or still have for the DONOR do hereby grant, convey, transfer, give and assure unto and to the use of the DONEE freely and voluntarily, the property mentioned and described in the schedule below and delivered the possession of the same unto the sole use of the DONEE.

*[Handwritten signature]*



*Bijeli Gazi*

TO HAVE AND TO HOLD the same for hereby granted conveyed and donated to the use of the said DONEE absolutely and for ever having all transferable rights there on such a Sale, Gift, Lease, Mortgage exchange or other wise. And that the said DONOR doth hereby declare and covenant with the said DONEE that the DONOR has a good title full power and absolute right to sell and transfer the said property.

**:- NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :-**

That in pursuance of the DONORS hereunto execute this deed of absolute gift in favour of the DONEE in respect of the property as mentioned in the scheduled below and that the DONEE will be entitled to own use and occupy and possess the schedule property as its absolute owner thereof by exercising his right of ownership and possession without any disturbances or hindrances from the donor or any other third party and the DONEE shall also be entitled to get his name mutated in the records of B.L.& R.O and also in the office of Asansol Municipal Corporation by paying govt. rent and other taxes as will be imposed by the respective authorities and that the DONEE accepts the Gift of the said property as described in the schedule below and the DONEE in token of his acceptance hereunder made and testified by him being a party thereto.



Bijeli Garai

**:- SCHEDULE :-**

In the Dist. Of Burwan, P.S.- Hirapur, Chouki and Sub-Registry Office-Asansol , Touzi no.- 19, R.S. khatian No-1996 (one thousand nine hundred ninety six) R.S. Plot No. 3200 (part) (three thousand two hundreds) L.R. khatian No. 530, L.R. plot No. 2766 (part) total Area of land has been shown in the record as 1.23 (One Point Two Three) acres out of which 0.72 (Zero Point Seven Two) acres or 72 (Seventy Two) Decimiles or 43 (Forty Three) katha are in possession of the DONOR and DONEE and they have acquired by way of inheritance. Out of which ½ (Half) share of the DONOR'S acquired land measuring 21½ (Twenty One and a Half) Katha vacant land or 36 (Thirty Six) Decimile vacant land donated to the DONEE hereby Classification of land : Bastu/Danga, hereby conveyed is butted and bounded as under:-

ON THE NORTH :- by pucca road and thereafter the land held by the DONOR and gifted to the DONEE.

ON THE SOUTH:- the land held by the DONEE.

ON THE EAST:- the land held by the DONEE and pucca house belongs to the done thereon.

ON THE WEST:- By pucca road 10ft. width.

Kishan Singh

IN WITNESS WHEREOF the parties hereto sign and subscribe their hands on the day month and year first above written.

**WITNESSES:-**

1. *Vidya Agarwal*  
*Sp. Comm. Agarwal*  
*Court House*  
*Asansol-4*

*Bijati Gazi*

Signature of the DONOR

2. *(Ripra Daim)*  
*Sp. Late - H.P. Daim*  
*Asansol*  
*Asansol*  
*Asansol*

*Krishanmoni*

Signature of the DONEE

Drafted and prepared by me.

*Basudev Choudhury*

Advocate, Asansol Court.  
Enrolment No. - WB Cal. 147/ES.

*Krishanmoni*



Left Hand  
Thumb Littlefinger to forefinger



Right Hand  
Thumb Forefinger to Littlefinger

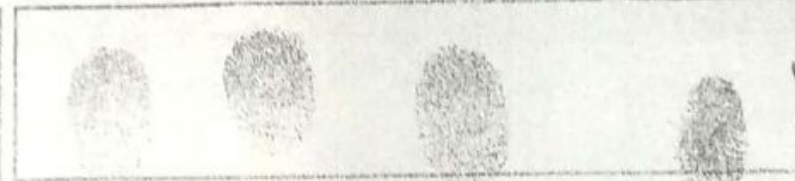


Finger Print attested by me : *B. Jayalakshmi*

Left Hand  
Thumb Littlefinger to forefinger

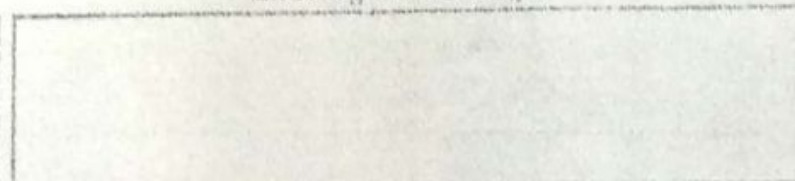
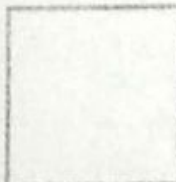


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Thumb Forefinger to Littlefinger

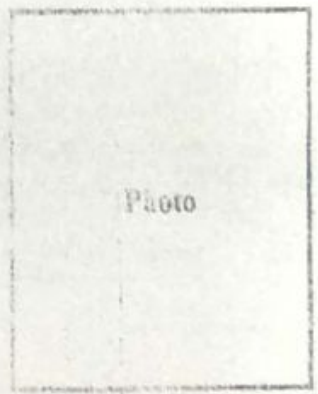


Finger Print attested by me : *K. Anand*

Left Hand  
Thumb Littlefinger to forefinger

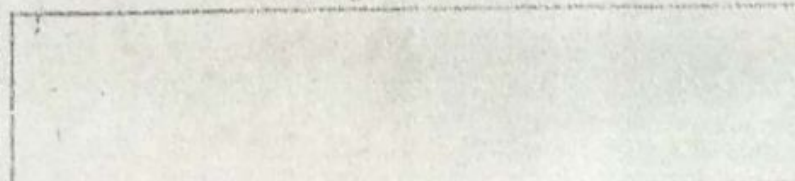
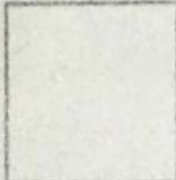


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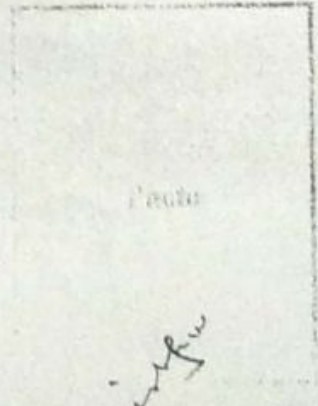
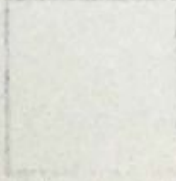


Finger Print attested by me :

Left Hand  
Thumb Littlefinger to forefinger



Right Hand  
Thumb Forefinger to Littlefinger



Finger Print attested by me :

*K. Anand*



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02050000149253/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs BIJOLI GARAI P.P. GORAI BUILDING, DR. M.N. SAHA ROAD, P.O:- ASANSOL, P.S:- Asansol ( S ), District:- Burdwan, West Bengal, India, PIN - 713301	Donor		286 	
2	Mr KRISHANU GORAI P P GORAI BUILDING, DR. M.N. SAHA ROAD, P.O:- ASANSOL, P.S:- Asansol ( S ), District:- Burdwan, West Bengal, India, PIN - 713301	Donee		285 	
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr VIKAS AGARWAL - Son of Mr LOKNATH AGARWAL PUSPAM NIWAS, COURT MORE, P.O:- ASANSOL, P.S:- Asansol ( S ), District:-Burdwan, West Bengal, India, PIN - 713304	Mrs BIJOLI GARAI, Mr KRISHANU GORAI			

(Saurav Roychowdhury)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
ASANSOL  
Burdwan, West Bengal



## Seller, Buyer and Property Details

### A. Donor & Donee Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mrs BIJOLI GARAI Wife of Late KRISHNENDU GORAI P.P. GORAI BUILDING, DR. M.N. SAHA ROAD, P.O:- ASANSOL, P.S:- Asansol ( S ), District:-Burdwan, West Bengal, India, PIN - 713301

Donor Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs BIJOLI GARAI Wife of Late KRISHNENDU GORAI P.P. GORAI BUILDING, DR. M.N. SAHA ROAD, P.O:- ASANSOL, P.S:- Asansol ( S ), District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India. PAN No. ADEPG2915R.; Status : Individual; Date of Execution : 09/02/2016; Date of Admission : 09/02/2016; Place of Admission of Execution : Pvt. Residence

*Krishnendu*



Donee Details	
Sl No	Name, Address, Photo, Finger print and Signature
1	Mr KRISHANU GORAI Son of Late KRISHNENDU GORAI P.P. GORAI BUILDING, DR. M.N. SAHA ROAD, P.O:- ASANSOL, P.S:- Asansol ( S ), District:-Burdwan, West Bengal, India, PIN - 713301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGKPG7421M.; Status : Individual; Date of Execution : 09/02/2016; Date of Admission : 09/02/2016 Place of Admission of Execution : Pvt. Residence

#### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr VIKAS AGARWAL Son of Mr LOKNATH AGARWAL PUSPAM NIWAS, COURT MORE, P.O:- ASANSOL P.S:- Asansol ( S ), District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,	Mrs BIJOLI GARAI, Mr KRISHANU GORAI	

#### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
U1	District: Burdwan, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Unassessed Municipal Road, Road Zone (Off Road -- Off Road) Mouza: Santa	RS Plot No:- 3200 , RS Khatian No:- 1996	21.5 Katha	50,00,000/-	64,38,216/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 10 Ft., Adjacent to Metal Road,

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	BASUDEV CHOUDHURY
Address	ASANSOL COURT, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713304

*Krishanu*



Details of the applicant who has submitted the requisition form

Applicant's Name	BASUDEV CHOUDHURY
Address	ASANSOL COURT, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713304
Applicant's Status	Advocate

*Krishan*



Office of the A.D.S.R. ASANSOL, District: Burdwan

Endorsement For Deed Number : I - 020501401 / 2016

Query No/Year	03050000149253/2016	Serial no/Year	0205001237 / 2016
Deed No/Year	I - 020501401 / 2016		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	Mrs BIJOLI GARAI	Presented At	Private Residence
Date of Execution	09-02-2016	Date of Presentation	09-02-2016

Remarks

On 09/02/2016

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

Presented for registration at 20:50 hrs on : 09/02/2016, at the Private residence by Mrs BIJOLI GARAI .Executant.

**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 64,38,216/- . Other amount Rs 64,38,216/-

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

Execution is admitted on 09/02/2016 by

Mrs BIJOLI GARAI, Wife of Late KRISHNENDU GORAI, P.P. GORAI BUILDING, DR. M.N. SAHA ROAD, P.O: ASANSOL, Thana Asansol ( S ), , Burdwan, WEST BENGAL, India, PIN - 713301, By caste Hindu, By Profession House wife  
identified by Mr VIKAS AGARWAL, Son of Mr LOKNATH AGARWAL, PUSPAM NIWAS, COURT MORE, P.O: ASANSOL, Thana Asansol ( S ), , Burdwan, WEST BENGAL, India, PIN - 713304, By caste Hindu, By Profession Business

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identified by Mr VIKAS AGARWAL, Son of Mr LOKNATH AGARWAL, PUSPAM NIWAS, COURT MORE, P.O: ASANSOL, Thana: Asansol ( S ), , Burdwan, WEST BENGAL, India, PIN - 713304, By caste Hindu, By Profession Business

*Saurav Roychowdhury*

(Saurav Roychowdhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

On 23/02/2016

*K. Singh*



**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 Fees**

Certified that required Registration Fees payable for this document is Rs 70,825/- ( A(1) = Rs 70,818/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 70,825/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 32,201/- and Stamp Duty paid by Draft Rs 27,250/-, by Stamp Rs 5,000/-

**Description of Stamp**

1. Rs 10/- is paid on Court Fees.

2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 327, Purchased on 02/02/2016, Vendor named P Ghanty

**Description of Draft**

1. Rs 27,250/- is paid, by the Bankers cheque No: 000429080517, Date: 06/02/2016, Bank: STATE BANK OF INDIA (SBI), ASANSOL.

*Saurav Roychowdhury*

(Saurav Roychowdhury)

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

*Krishna*



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 31189 to 31203

being No 020501401 for the year 2016.



Digitally signed by SAURAV  
ROYCHOWDHURY  
Date: 2016.02.26 16:18:54 +05:30  
Reason: Digital Signing of Deed.

*Saurav Roychowdhury*

(Saurav Roychowdhury) 26-02-2016 16:18:53  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

*Krishan*