

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

K 426570

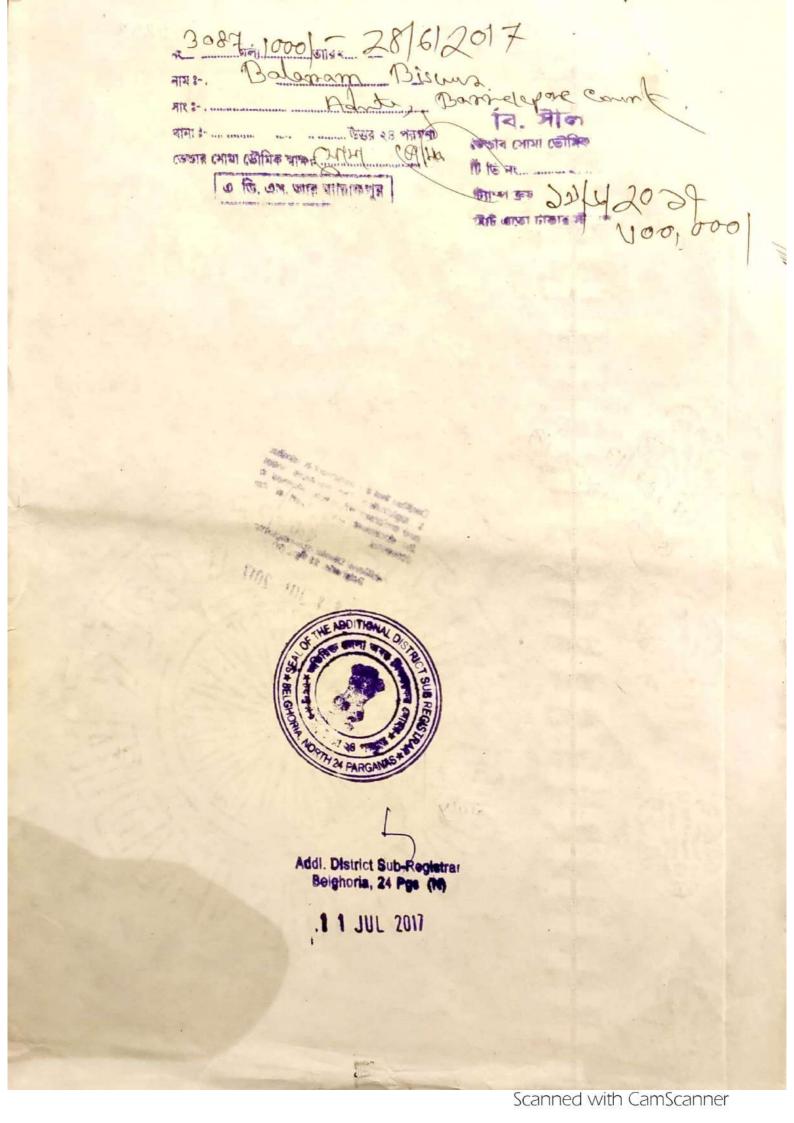


# DEED OF GIFT

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## BETWEEN

1) SMT. SUSHILA DEVI, (PAN- BHKPD9537M.) wife of Late Raj Mangal Singh, 2) SUNITA SINGH, (PAN- CLQPS3089G.), daughter of Late Raj Mangal Singh, wife of Dipak Singh, both are by faith- Hindu, by occupation- House-wife, by Nationality Indian, residing at 81, Nilgunj Road, Panja Villa, P.O. Agarpara, P.S. Belghoria, Dist. North 24-Parganas, Kolkata-700109, hereinafter called and referred to as the "DONORS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns etc.) of the ONE PART.

#### AND

SRI RAJENDRA SINGH (PAN –ATKPS1212M.) son of Late Raj Mangal Singh, by faith- Hindu, by occupation- Business, by Nationality Indian, residing at 81, Nilgunj Road, Panja Villa, P.O. Agarpara, P.S. Belghoria, Dist. North 24-Parganas, Kolkata-700109, hereinafter called and referred to as the "DONEE" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns etc. ) of the OTHER PART.

WHEREAS: by a Deed of Conveyance dated 07/03/1990, the Husband of the Donor No.1 and the father of the Donor No.2 and Donee, Raj Mangal Singh, son of Late Nackchedi Singh, during his life time purchased a property measuring more or less 06 Katha 0 chittak 12 Sq.ft. along a two storied building and 10 Nos. tile shed room thereon, which situated at Mouza-basudebpur, J.L. No. 2, re.su No. 13, Topuzi No. 6,63,1510, under Khatian No. 133, Dag No. 98, corresponding to holding No. 1119 under Kamarhati Municipality, ward No. 22, being No. I-1164 for the year 1990, from Sri Panchu Singh, Sri Gopal Singh and Smt. Kalabati Debi, all of Basudebpur, Police Contd....P/3.

Station-.Belghoria, Dist.North 24-Parganas, which was duly registered at Cossipore, DumDum, and recorded therein Book No. I, Volume No. 25, Pages from 441 to 452.

AND WHEREAS; after purchasing the aforesaid property said Raj Mangal Singh duly mutated his name in the office of the Kamarhati Municipality and had been in peaceful possession of the same without any interference of others.

AND WHEREAS; said Raj Mangal Singh during his peaceful possession of the aforesaid and schedule mentioned property died intestate on 08/12/2008 leaving behind him surviving his wife and daughter i.e, the donors herein and one son ,i.e. the donee herein as his only legal heirs to inherit his movable and immovable properties including the aforesaid property.

AND WHEREAS: after the demise of said Raj Mangal Singh, the donors and the done herein became the joint owners of the aforesaid property and during their peaceful possession and enjoyment of the aforesaid property, the donors herein duly executed a no-objection in favour of the done herein and by dint of which the done herein Sri Rajendra Singh duly mutated his name in the office of the Kamarhati Municipality and got new holding No. 135, under ward No. 24, 81 Nilgunj Road, under Kamarhati Municipality and all the donors and the donee herein are in peaceful possession of the said property, without any interruption of others having valid right, marketable title and interest of the same and is free from all charges, encumbrances and attachment of whatsoever.

AND WHEREAS; the DONORS herein and the Donee herein are the joint owners of the schedule mentioned property each having 1/3<sup>rd</sup> undivided share of the same.

Contd....P/4.

**AND WHEREAS**; the DONORS herein and the Donee are lawfully seized and possessed of otherwise well and sufficiently entitled to the said land and building more fully described in the schedule 'A' hereunder and each of them having 1/3<sup>rd</sup> undivided share of the said property.

AND WHEREAS; the Donee Sri Rajendra Singh, son of Late Raj Mangal Singh, by relation only son of the Donor No. 1 and the full blooded elder brother of Donor No. 2 and for better use and enjoyment of the aforesaid and schedule 'A' mentioned undivided property and also for natural love and affection for the Donee the donors herein are desirous of making gift of their undivided 2/3<sup>rd</sup> share of the total property mentioned in the 'B' schedule hereunder in favour of the Donee and TO HAVE AND TO HOLD the same AND THAT the Donee accepts the Gift of the said property described in the schedule below.

NOW THIS DEED WITNESSTH That in consideration of love and affection which the Donors have for the Donee for making better provisions for his future, the Donor, doth hereby give, grant, convey, transfer, assure and assign unto the Donee, the undivided 2/3<sup>rd</sup> share of all that messuage, tenement, the 2/3<sup>rd</sup> undivided share of the property mentioned in the schedule below together with ways, paths, common passage sewers, drain, water, water course, advantage of ancient or other lights, rights, and pathway unto said \Sri Rajendra Singh, son of Late Raj Mangal Singh, all easements appendages and appurtenances whatsoever to the messuage tenements building hereditements. That for estimating the stamp duty, the approximate value of the Property is Rs. 23,60,000/-(Rupees Twenty Three Lakhs Sixty thousand )only.

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AND ALL the estate, right, title, claim, interest and demand whatsoever of the said Donors unto And upon the said premises, in the following manner:

That the Donors doth hereby make a Gift of the aforesaid land with building as morefully described in the schedule below to the Donee freely, absolutely and forever and Donor doth hereby deliver possession of the said flat unto the Donee TO HAVE AND TO HOLD the said property for his own use and benefit AND the Donors doth hereby covenant and agree to and with the Donee that NOTWITHSTANDING any act, deed, matter or thing made done or committed or knowing permitted or suffer to the contrary, the Donors, would hath herself good right, full power and absolute authority to give, grant, convey, transfer and assure that the said messuage, tenements, flat unto to the use of the Donee in the manner aforesaid and the Donee, shall have the right to record his name in the record of Kamarhati Municipality as the Owner of 100% share i.e. aforesaid and schedule mentioned property which is shown and delineated in the annexed plan bordered by "RED" marked and will pay the rates and taxes of the Municipality and paid rent in his name accordingly and the Donee will hold possess and enjoy the said property freely, absolutely and without any objection for interference whatsoever.

and enjoy the said messuage, land and building, hereditaments given to him as stated hereinbefore, and received the rent and profits thereof with regard to the said property without any interruptions, claim, or demands whatsoever from or by the Donors for any other person or persons lawfully or equitable claiming through or in trust for them the Donors and all other person or persons having or claiming any estate, right, or title, interest was trust property, claim or demand whatsoever into upon and out of the said messuage, tenements, building, hereditaments from, through under or in trust for the

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Donors shall and will from time to time and the all times hereafter every reasonable request and at the costs and expenses of the Donee to make execute and perfect or cause to be made, done executed or perfected all such further or other assurances acts, and Deeds or things whatsoever for further and more perfectly giving, conveying, assuring for confirming the said messuage, tenements, building, hererditaments unto and to the use of Donee forever in the manner aforesaid or as by the Donee may be reasonably required and this indenture also witnesseth that the Donee do hereby testify his acceptance of the Gift by executing these presents.

## SCHEDULE 'A' ABOVE REFERRED TO: (Description of the total Property)

ALL THAT piece and parcel of land measuring more or less 06 Katha 0 chittak 12 Sq.ft. along a Two storied old building, measuring in ground floor 600 Sft. and in First floor measuring 300 sft., total measuring 900 Sft. and Tile shed room thereon total measuring 300 Sft., which situated at Mouza- Basudebpur, J.L. No. 2, Re.Su No. 13, Topuzi No. 6,63,1510, under Khatian No. 133, R.S. Dag No. 98, corresponding to holding No. 135, 81 Nilgunj Road, under Kamarhati Municipality, ward No. 24, P.S. Belghoria, District 24- Parganas (North) and the same is butted and bounded by:

ON THE NORTH: 16 feet wide Municipal Road.

ON THE SOUTH: Khatal of Kedar Yadav.

ON THE EAST : Company of Banoarilal Goyel.

ON THE WEST : H/O. Shew Prasad Shaw.

Contd....P/7.

## SCHEDULE 'B' ABOVE REFERRED TO:

(Description of the gifted 2/3rd undivided share of the Total Property)

MALL THAT piece and parcel of the 2/3<sup>rd</sup> undivided share of the total property mentioned in the Schedule A herein above i.e, land measuring 4(Four) katha – 0(zero) Chittak-8(Eight) Sq.ft. along with undivided Pucca structure measuring 400 sft. in the ground floor and 200 Sft. in first floor and 200 Sft. tile shed structure thereon out of the total property mentioned in the Schedule A herein above together with all Common Easement right and Rights over adjacent passage there to hereby gifted to the DONEE. AND after getting the aforesaid gift from us and with your own Undivided 1/3<sup>rd</sup> share of the total property i.e, land measuring 2katha-0 chittak-4 Sq.ft. along with undivided pucca structure measuring 200 sft. in the ground floor and 100 sft. in first floor and 100 sft. tile shed structure thereon in the A schedule property, thus you became the absolute owner of the total property mentioned in the Schedule 'A' herein above, together with all Common Easement right and Rights over adjacent passage there to. The Gifted Property along with the Total property is marked by RED border and delineated in the annexed Site Plan attached herewith. The annexed site plan will be treated as a part and parcel of this deed.

Contd....P/8.

IN WITNESS WHEREOF, the Donors herein, after going through the meaning, contents and purports of this Deed, Sign this Deed of Gift on the day, month and year first above written.

Signed, sealed and delivered in presence of:

## WITNESSES:

1) Utpal Biswas. South Station Road Agarpara P.S. Khardah Kolkata-109

2) Balaram Brans
Advocate

BKG. Court

24-Pgs(N).

**Drafted**, **Prepared** and contents read over and explained by me to the parties who admitted it to be correct.

Balaram Biswas)
Advocate,
Barrackpore Court.

Barrackpore Court,. En. No. :F-1029/671/98.

Computer Printed By:

(K.Das, Barrackpore)

L.T.T. of Sushile Dovi by the port Balman Biones

> Sunita Singh Signature of the Donor

I the Donee herein accept this Deed of Gift

Rajendra Singh Signature of the Donee

# OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS D.S.R. - BARASAT & R.A. - KOLKATA

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SITE PLAN OF LAND AT 81. NILGANJ ROAD. PANJAVILA, AGARPARA, AT-MOUTA- BASUDEBPUR, J.L.NO. 2, R.S.NO. 13. DAG NO .- 98, KHATIAN NO .- 133, HOLDING NO . 135, WARD NO . 24. UNDER KAMARHATI MUNICIPALITY, P.S-BELGHORIA, DIST ... 24- PARGANAS (NORTH). -! N.T.S. L/A - 6K - OCH - 12 SET (M/L) PUCCA COV. AREA. G.F. 600 SET. COV. AREA . F.F. 300 LFT. TOTAL R.T.S. AREA . 300 EATI BAND ARYLAL GOYEL COMPANY 52.0" GIFTED AREA! GIF. COV./AREA: 4005ft. FF. Cov. /Atea: 200 SFT. R.T.S. ATLLA , 200 SFT. TADAY KHATAL OF KEDAR 74 FIRSTFLOOR PLAN 16:0" WIDE MUNICIPAL ROAD GROUND FLOOR PLAN COPY BY: 3 Lange B GANGULI (L.B.S.) 35 Jagrata Palli In sushela Der D.P. Nagar Belgharia lazero Boiro Sunita Singh Date 4 7 17 Rajendra Singh SIG. OF DONOR

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

19-201718-002878734-1

Payment Mode

Online Payment

JRN Date: 06/07/2017 13:06:22

State Bank of India

BRN:

IK00FUDCN8

BRN Date: 06/07/2017 13:07:29

## DEPOSITOR'S DETAILS

Name:

Arindam Sarkar

d No.: 15260000919225/6/2017

[Query No./Query Year]

Contact No.:

Mobile No.

+91 9874667687

E-mail:

Address:

Applicant Name:

Mr Balaram Biswas

Office Name:

Office Address:

Status of Depositor:

Purpose of payment / Remarks:

in Favour of family members Payment No 5

## PAYMENT DETAILS

SI. No.	Identification No.	n Head of A/C Description	Head of A/C	Amount[ ₹
1	15260000919225/6/2017	Property Registration- Stamp. July	0030-02-103-003-02	27642
2	15260000919225/6/2017	Property Registration-Registration Fees	0030-03-104-001-16	57258

Total

In Words:

Rupees Eighty Four Thousand Nine Hundred only



L.T.I. of Sushila Devi by the pen of Balaram Bismos



Sunita Singh



## Major Information of the Deed

No:	I-1526-02233/2017	Date of Registration	11/07/2017			
ary No / Year	1526-0000919225/2017	Office where deed is registered				
uery Date	29/06/2017 7:54:02 AM	A.D.S.R. Belghoria, Dis	trict: North 24-Parganas			
Applicant Name, Address & Other Details	Balaram Biswas M.M. GOSWAMI ROAD,Thana : BENGAL, Mobile No. : 98316560	nana : Khardaha, District : North 24-Parganas, WEST 11656041, Status :Advocate				
ransaction		Additional Transaction  [4305] Other than Immovable Property, Declaration [No of Declaration : 2]				
0201] Gift, Gift in Favour	of family members					
Set Forth value		Market Value				
Rs. 23,60,000/-		Rs. 57,24,446/-				
Stampduty Paid(SD)		Registration Fee Paid	MARKET CONTRACTOR			
Rs. 28,642/- (Article:33(i))		Rs. 57,258/- (Article:A(	1), E)			
Remarks	Received Rs. 50/- (FIFTY only area)	) from the applicant for issuing	the assement slip.(Urb			

## Land Details:

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAHA KAMARHATI, Road: Nilganj Road, Mouza:

Basudebpur

Sch	Plot Number	Khatian Number	Land Proposed			Value (In Rs.)	Market Value (In Rs.)	Other Details Width of Approach
-	RS-98	RS-133	Bastu	Bastu	4 Katha 8 Sq Ft	20,00,000/-		Road: 16 Ft., Adjacent to Metal Road,
	0	Total:			6.6183Dec	20,00,000 /-	52,14,446 /-	

Sch Structure  No Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
110	The state of the s	3.00,000/-	4,50,000/-	Structure Type: Structure
On Land L1	600 Sq Ft.	3,00,0001-	4,00,000	
	floor: 400 Sq Et F	Residential Use, Cer	mented Floor, Ag	e of Structure: 0Year, Roof Ty

Floor No: 1, Area of floor: 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Structure Type: Structure 60,000/-60,000/-200 Sq Ft. On Land L1 S2

Gr. Floor, Area of floor: 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

5,10,000 /-3,60,000 /-800 sq ft Total:

#### tails:

#### me, Address, Photo, Finger print and Signature

Name	Photo	Fringerprint	Signature
Mrs Sushila Devi Wife of Late Raj Mangal Singh Executed by: Self, Date of Execution: 11/07/2017 Admitted by: Self, Date of Admission: 11/07/2017, Place Office			Balaram Binan
32117, 300-307	11/07/2017	11/07/2017	11/07/2017

81, Nilgunj Road, Panja Villa, P.O:- Agarpara, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHKPD9537M, Status: Individual, Executed by: Self, Date of Execution: 11/07/2017

, Admitted by: Self, Date of Admission: 11/07/2017 ,Place: Office

,	Name	Photo	Fringerprint	Signature
	Mrs Sunita Singh (Presentant) Wife of Mr Dipak Singh Executed by: Self, Date of Execution: 11/07/2017 , Admitted by: Self, Date of Admission: 11/07/2017 ,Place : Office			Sunite Singh
		11/07/2017	LTI 11/07/2017	11/07/2017

81, Nilgunj Road, Panja Villa, P.O:- Agarpara, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CLQPS3089G, Status: Individual, Executed by: Self, Date of Execution: 11/07/2017

, Admitted by: Self, Date of Admission: 11/07/2017 ,Place: Office

#### Donee Details:

Name	Photo	Finger Print	Signature
Mr Rajendra Singh Son of Late Raj Mangal Singh Executed by: Self, Date of Execution: 11/07/2017 , Admitted by: Self, Date of Admission: 11/07/2017 ,Place Office			Rajendra Singh
	11/07/2017	11/07/2017	11/07/2017

Son of Late Raj Mangal Singh Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATKPS1212M, Status: Individual, Executed by: Self, Date of Execution: 11/07/2017, Admitted by: Self, Date of Admission: 11/07/2017, Place: Office

tails :

## Name & address

am Biswas

Mr S N Biswas

ourt, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex:

a, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Sushila Devi, Mrs Sunita Singh, Mr

Balaram Bisan

11/07/2017

## Transfer of Land from Donor To Donee

Donor Name	Donee Name	Relationship of Donor and Donee (Within Family 2)	Transferred Area	Share in Market Value (In Rs.)
Mrs Sushila Devi	Mr Rajendra Singh	(*************************************	2 20017 Dec	00.07.0004
Mrs Sunita Singh			220000 CB02700 CB0270	26,07,223/-
		Donor Name Donee Name  Mrs Sushila Devi Mr Rajendra Singh	Mrs Sushila Devi Mr Rajendra Singh  Mrs Sushila Devi Mr Rajendra Singh	Donor Name  Donee Name  Relationship of Donor and Donee (Within Family?)  Mrs Sushila Devi  Mr Rajendra Singh  Mr Rajendra Singh  Mr Rajendra Singh  Mr Rajendra Singh

## Transfer of Structure 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.)
S1	Mrs Sushila Devi	Mr Rajendra Singh	Υ	300 Sq Ft	2,25,000/-
S1	Mrs Sunita Singh	Mr Rajendra Singh	Y	300 Sq Ft	2,25,000/-
S2	Mrs Sushila Devi	Mr Rajendra Singh	Y	100 Sq Ft	
S2	Mrs Sunita Singh	Mr Rajendra Singh	Y	100 Sq Ft	30,000/-

Endorsement For Deed Number : I - 152602233 / 2017

#### On 04-07-2017

#### 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 57,24,446/-. Family Members amount Rs 57,24,446/-

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

#### On 11-07-2017

## 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.

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

Presented for registration at 11:33 hrs on 11-07-2017, at the Office of the A.D.S.R. Belghoria by Mrs Sunita Singh, one of the Executants.

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

Execution is admitted on 11/07/2017 by 1. Mrs Sushila Devi, Wife of Late Raj Mangal Singh, 81, Nilgunj Road, Panja Villa, P.O: Agarpara, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 2. Mrs Sunita Singh, Wife of Mr Dipak Singh, 81, Nilgunj Road, Panja Villa, P.O. Agarpara, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife, 3. Mr Rajendra Singh, Son of Late Raj Mangal Singh, 81, Nilgunj Road, Panja Villa,, P.O: Agarpara, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business

Indetified by Mr Balaram Biswas, , , Son of Mr S N Biswas, Bkp Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 57,258/- (A(1) = Rs 57,244/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57,258/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 1:07PM with Govt. Ref. No: 192017180028787341 on 06-07-2017, Amount Rs: 57,258/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00FUDCN8 on 06-07-2017, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,642/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 27,642/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3087, Amount: Rs.1,000/-, Date of Purchase: 28/06/2017, Vendor name: B Sil Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2017 1:07PM with Govt. Ref. No: 192017180028787341 on 06-07-2017, Amount Rs: 27,642/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00FUDCN8 on 06-07-2017, Head of Account 0030-02-103-003-02

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