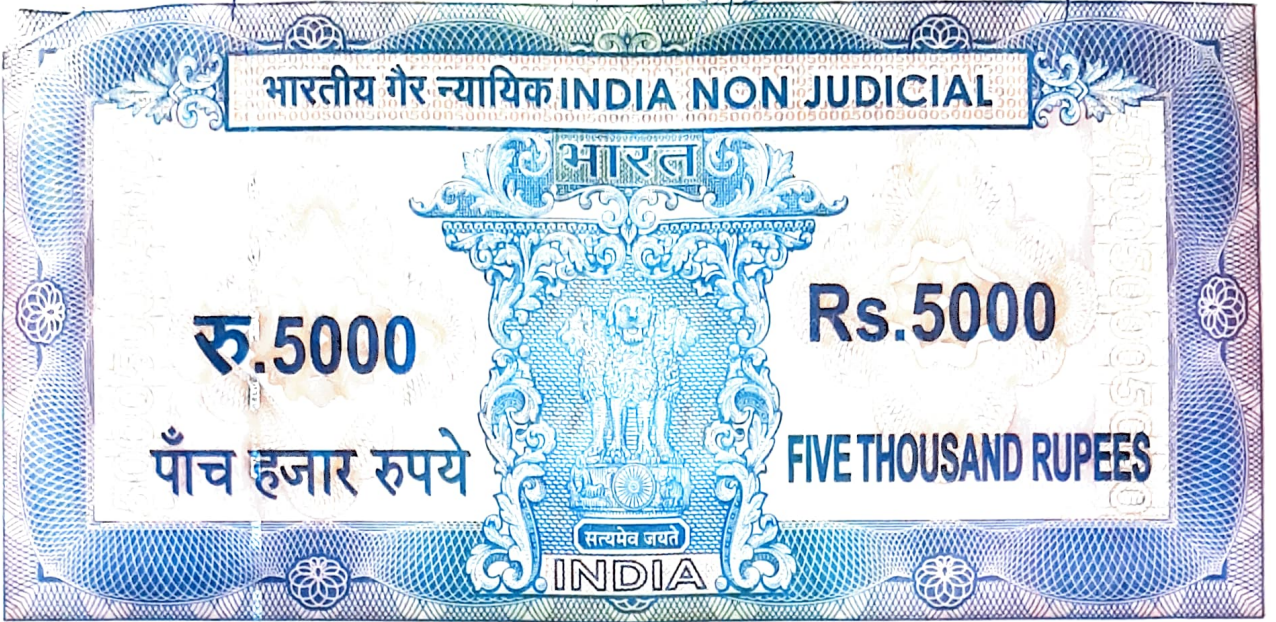


1928/2022

1921-1988/22

I-7100/2022
I-1059/2022



अष्टमवर्ग पश्चिम बंगाल WEST BENGAL

G 256774

by
16/02/2022
S/o. 407892.

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Addl. District Sub-Registrar.
Singuri-II at Bagdogra

6 FEB 2022

Hena Ghosh

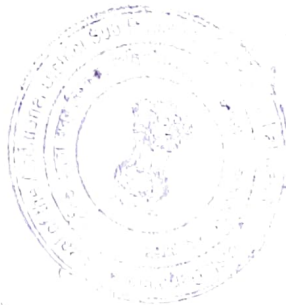
: 1 :

DEED OF GIFT



VALUES RS. 5000 RUPEES Five Thousand only

ENRIKA PAUL
GOVT. STAMP VENDOR
LINO - 171/RM OF 2013



6 FEB 2022

Hena Shosh.

PARTICULARS OF LAND

MOUZA : UJANU

POLICE STATION : MATIGARA (NOW PRADHAN NAGAR)

DISTRICT : DARJEELING

AREA OF LAND : 0.0550 ACRES

J.L. NO. : 86

PARGANA : PATHARGHATA

R.S. PLOT NO. : 309

L.R. PLOT NO. : 685

R.S. KHATIAN NO. : 29

L.R. KHATIAN NO. : 1281

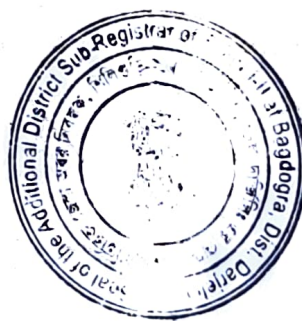
WARD NO. : XXXXVII OF S.M.C.

UNDER SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE MADE ON THIS THE ^{16TH}..... DAY OF
FEBRUARY, 2022.

B E T W E E N





09
Addl. Dist-Sub Registrar
Siliguri-II at Bagdogra, Dist. Darjeeling

Hena Ghosh.

Page - 3

SMT. HENA GHOSH [PAN: CQXPG5263J], wife of Late Nani Gopal Ghosh, Hindu by Religion, Indian by Nationality, Housewife by Occupation Resident of Road No. 05, Pati Colony, Siliguri Junction, Siliguri, Ward No. 47 of S.M.C., Post Office- Pradhan Nagar, Police Station- Matigara, District: Darjeeling, Pin Code- 734003, in the State of West Bengal - hereinafter called the **"DONOR"** (Which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SMT. SUPRITI MAJUMDAR [PAN: AXNPM9930D], daughter of Late Nani Gopal Ghosh, wife of Sri Bimal Kumar Majumdar, Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of Dinabandhu Mitra sarani, Subhash Pally, Siliguri, Ward No. 18 of S.M.C., Post Office and Police Station- Siliguri, District: Darjeeling, Pin Code- 734001, in the State of West Bengal - hereinafter called the **"DONEE"** (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the above mentioned DONOR became the sole and absolute owner of land measuring 03 Kathas 06 Chhataks by virtue of a Deed of Gift, dated 14.03.2005, registered in the registered in the office of the Refugee Relief and Rehabilitation Department, Siliguri, recorded in Book No. I, Volume No. I, from Page No. 5204 to 5207, vide Being Document No. I-1078 for the year 2005, executed by the Additional District Magistrate, Siliguri on behalf of the Governor of the State of West Bengal and the as per the above referred Deed of Gift, the Donor hereof can transfer or alienate the property after 10 years from the date of registration.

AND WHEREAS after 10 years from the date of registration of the abovementioned Deed of Gift the above named DONOR recorded her name in the revised Record of Rights and a separate new L.R. Khatian being No. 1281, was opened in her name as per the provision of West Bengal Land Reforms Act, 1955 which recorded 5.5 Decimals of Land in L.R. Plot No. 685.





Adtl. Dist-Sul Registrar
Bangalore District Registrar

10 FEB 2022

Hena Ghosh.

Page - 4

AND WHEREAS by virtue of such purchase and the Record of Rights the above named DONOR acquired the said total plot of land in her khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the DONEE is the DAUGHTER of the DONOR and the said DONOR has great love and affection for the said DONEE and out of such natural love and affection of the DONOR, she is desirous to dispose her total vacant land measuring 5.5 Decimals to the DONEE and the total 5.5 Decimals of Vacant land hereby gifted is more fully described in the Schedule below.

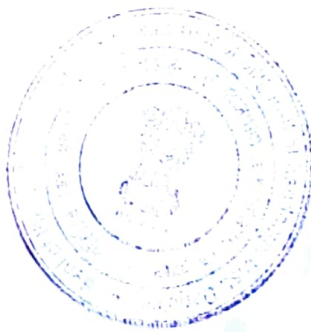
NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

THAT in pursuance of the said intention and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of her own free will without any fraud, coercion or undue influence from anybody whomsoever, and in full possession of their senses do hereby give, convey, grant, transfer and confirm unto the said Donee the aforesaid property more fully described in the Schedule below in favour of the Donee by way of Gift TO HAVE AND TO HOLD the said property hereby gifted unto and to the use of the said Donee forever, absolutely and unconditionally.

AND THAT THE SAID DONEE shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the said property fully described in the Schedule below, without any disturbance or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of him.

AND THAT the said Donee shall have the right to transfer by way of sale, gift, lease mortgage or otherwise the Schedule property to any person.





Addl. Dist. Sub. Registrar
Solapur District, Solapur District

16 FEB 2022

Hena Ghosh.

Page - 5

AND THAT the Donee shall have the right to mutate his name in respect of the property fully described in the Schedule below with the concerned Government Department.

AND THAT the Donee is the DAUGHTER of the Donor.

AND THAT the Donee hereby accepts the said gift made hereunder by the Donor and signifies her assent hereto.

SCHEDULE
(DESCRIPTION OF THE LAND HEREBY GIFTED)

ALL THAT piece and parcel of **VACANT LAND** measuring **05.5 DECIMALS OR 0.055 ACRES**, appertaining to and forming part of **R.S. Plot No. 309** corresponding to its **L.R. Plot No. 685**, recorded in **R.S. Khatian No. 29** corresponding to its **L.R. Khatian No. 1281**, situated within **Mouza: UJANU**, J.L. No. 86, within the jurisdiction of Police Station - Matigara (Now Pradhan Nagar), District - Darjeeling. **The said land is classified as Bastu in the R.O.R. and proposed to be use for Bastu Use Purpose. The said land is within the limits of Ward No. XXXXVII of Siliguri Municipal Corporation Area.** The said land is within the limits of Road - Pati Colony.

The land is butted and bounded as follows:-

On the North	:	Landed Property of Sri Jogen Das.
On the South	:	07 Feet Wide Road.
On the East	:	16 Feet Wide Metal Road.
On the West	:	Landed Property of Donee.

That the Site Plan and Impression Sheets attached herein shall always form part of this presents.





Adl. Dist. Sub Registrar
27/02/22 at Hyderabad Dist Durgam Cheruvu

6 FEB 2022

IN WITNESS WHEREOF the Donor has put her signature on this Deed of Gift and the Donee has also accepted the said Gift from the Donor and put her signature on the day, month and year first above written.

WITNESSES:-

1. Goutam Ghosh

Goutam Ghosh,
S/O Late Nani Gopal Ghosh,
Pati Colony, Siliguri,
Darjeeling-734003.

Hena Ghosh.

DONOR

Accepted By Me

2. Bimal K. Majumdar
S/O Lt Nukul Ch Majumdar
Rina Bandha Mitra Saroni
Siliguri - 734001

Suprieta Majumdar.

DONEE

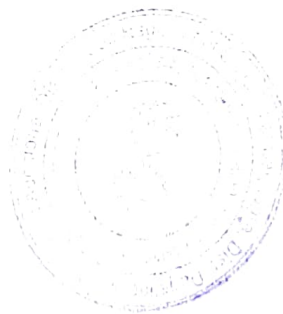
Drafted as per instructions of the
parties, readover & explained &
Printed in my Chamber:-

Debojyoti Chakraborty

DEBOJYOTI CHAKRABORTY

Advocate, Siliguri.

Enrollment No. F/1338/764 of 2016



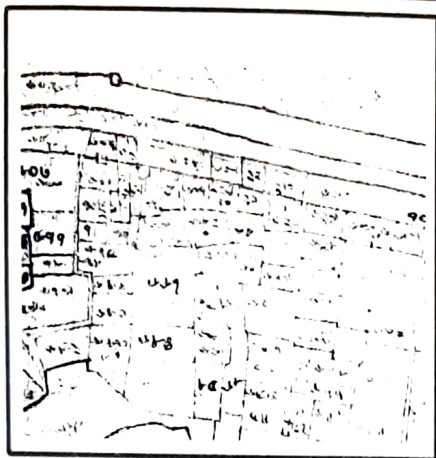
Ad.H. Dist-Sub Registrar
2nd Floor, Baidyogya, Dist Darjeeling

16 FEB 2022

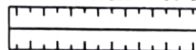
SITE PLAN SHOWING PROPOSED PIECE OF VACANT LAND TO BE GIFTED

MOUZA:-UJANU, J.L. NO. 86, PARGANA-PATHARGHATA, WITHIN WARD NO. 47 (S.M.C.), P.O. PRADHAN NAGAR, PIN NO. -734003.

Proposed land showing in the part trace map by **Dark Black Line**.

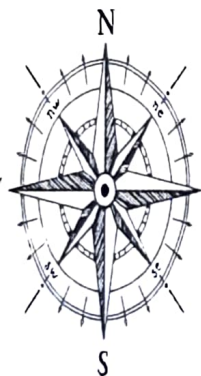


Part Trace Map Mouza: Ujanu, J.L. 86,
Scale 16 Inch= 1Mile



SCHEDULE OF LAND

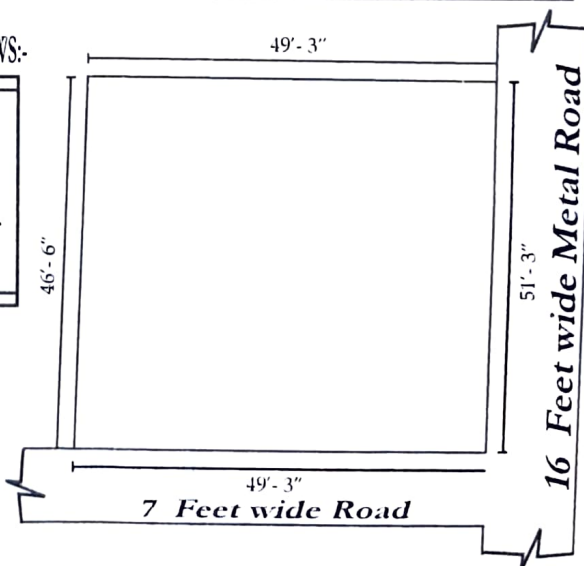
Mouza		Ujanu		
J.L. No.		86		
Sheet No.		02		
Khatian No.		Plot No.		Area (in acres)
R.S.	L.R.	R.S.	L.R.	
29	1281	309	685	0.0550 ac.
Land area		0.0550 acres		
Police Station		Matigara		
District		Darjeeling		
State		West Bengal		



DONOR	DONEE
Smt. Hena Ghosh, W/O. Late Nani Gopal Ghosh. residing at Pati Colony, Road No. 05, Ward No. 47 (S.M.C.), P.O. Pradhan Nagar, P. S. Matigara, Dist. Darjeeling, Pin No. - 734003.	Smt. Supriti Majumder, W/O. Bimal Kumar Majumder, D/O. Late Nani Gopal Ghosh, residing at Pati Colony, Road No. 05, Ward No. 47 (S.M.C.), P.O. Pradhan Nagar, P. S. Matigara, Dist. Darjeeling, Pin No. - 734003.

THE SAID LAND IS BUTTED AND BOUNDED AS FOLLOWS:-

North	: L/O. Jogen Das.
South	: 7 Feet wide Road.
East	: 16 Feet wide Metal Road.
West	: L/O. Donee.



Ashim Biswas
06/02/2022

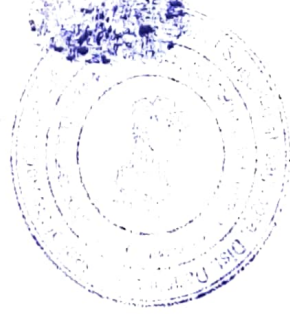
ASHIM BISWAS (Amin)
Govt. Regd. No- 742856
Siliguri, Darjeeling

Scale: 1 inch= 20 Feet

Hena Ghosh.

DRAWN BY:

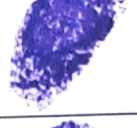
Signature of Donor



9
Addl. Dist-Sub Registrar
Sub-Registrar at Bagdoura, Dist Dangehra

16 FEB 2022

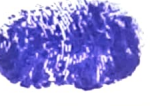
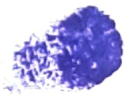
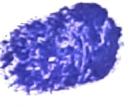
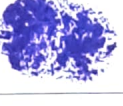
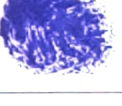
IMPRESSION SHEETS

 <i>Hema Shash</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					



Hema Shash

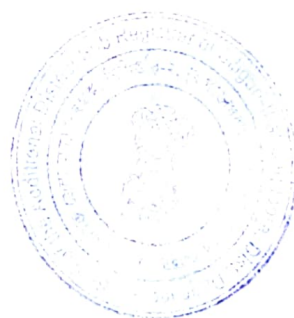
Signature

 <i>Supriya Majumdar</i>		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					



Supriya Majumdar

Signature



9
Addl. Dist-Sub Registrar
Sikuri-II at Bagdogra, Dist Darrachang

16 FEB 2022

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CQXPG5263J



नाम / Name
HENA GHOSH

पिता का नाम / Father's Name
SUNUL KUMAR SINHA

जन्म की तारीख /
Date of Birth
01/01/1940

Hena Ghosh
हस्ताक्षर / Signature

18072018

Hena Ghosh.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 1215/91455/45539

To
Hena Ghosh
हेना घोष

23/04/2014

PATI COLONY ROAD NO. 5
Siliguri (M. Corp)
Pradhan Nagar, Darjeeling
West Bengal - 734003



KL881442895FT
88144289



आपका आधार क्रमांक / Your Aadhaar No. :

8718 8988 4102

आधार - आम आदमी का अधिकार



भारत सरकार



हेना घोष
Hena Ghosh
पति : नानी गोपाल घोष
Husband : Nani Gopal Ghosh

जन्म तिथि / DOB: 01/01/1940
महिला / Female

8718 8988 4102



आधार - आम आदमी का अधिकार

Hena Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUPRITI MAJUMDAR

NANI GOPAL GHOSH

02/01/1962

Permanent Account Number

AXNPM9930D

Supriti Majumdar

Signature



28012009

Supriti Majumdar.



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আই ডি / Enrollment No. : 1215/91285/32042

To
Supriti Majumdar
সুপ্রিতি মজুমদার
DINABANDHU MITRA SARANI
SUBHASH PALLY
WARD NO 18
Siliguri (M. Corp)
Siliguri Darjeeling
West Bengal - 734001

21/04/2014



KL880985609FT
88098560



আপনার আধার সংখ্যা / Your Aadhaar No. :

5934 0229 2374

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুপ্রিতি মজুমদার
Supriti Majumdar
পতি : বিনয় কুমার মজুমদার
Husband : Bimal Kumar Majumdar

জন্মতারিখ / DOB: 02/01/1982
মহিলা / Female

5934 0229 2374



আধার - সাধারণ মানুষের অধিকার

Supriti Majumdar

Mob. No. 9832620766



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 1215/91455/45541

To
Goutam Ghosh
गौतम घोष
PATI COLONY ROAD NO. 5
Siliguri (M. Corp)
Pradhan Nagar, Darjeeling
West Bengal - 734003

23/04/2014



KL881442904FT

88144290



आपका आधार क्रमांक / Your Aadhaar No. :

8156 0801 9846

आधार - आम आदमी का अधिकार



भारत सरकार



गौतम घोष
Goutam Ghosh
पिता : नानी गोपाल घोष
Father : Nani Gopal Ghosh

जन्म तिथि / DOB: 24/01/1968
पुरुष / Male

8156 0801 9846



आधार - आम आदमी का अधिकार

Goutam Ghosh

Major Information of the Deed

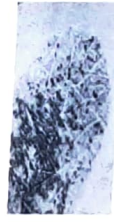
Deed No :	I-0403-07100/2022	Date of Registration	22/07/2022
Query No / Year	0403-2000407332/2022	Office where deed is registered	
Query Date	05/02/2022 12:04:28 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	Debojyoti Chakraborty Pati Colony Siliguri, Thana : Matigara, District : Darjeeling, WEST BENGAL, Mobile No. : 8436463075, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 37,79,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,900/- (Article:33(i))	Rs. 37,800/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Pati Colony, Mouza: Ujanu, JI No: 86, Pin Code : 734003

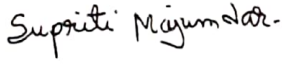
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-685 (RS :-)	LR-1281	Bastu	Bastu	0.055 Acre		37,79,998/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					5.5Dec	0 /-	37,79,998 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Hena Ghosh (Presentant) Wife of Late Nani Gopal Ghosh Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
		16/02/2022	LTI 16/02/2022	16/02/2022

Road No. 05, Pati Colony, Siliguri Junction, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxx3J, Aadhaar No: 87xxxxxxxx4102, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Supriti Majumdar Wife of Shri Biman Kumar Majumdar Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office	 16/02/2022	 LTI 16/02/2022	 16/02/2022
	Wife of Shri Biman Kumar Majumdar Dinabandhu Mitra Sarani, Subhash Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx0D, Aadhaar No: 59xxxxxxxx2374, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Goutam Ghosh Son of Late Nani Gopal Ghosh Road No. 05, Pati Colony, Siliguri Junction, City:- Siliguri Mc, P.O:- Pradhan Nagar, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734003	 16/02/2022	 16/02/2022	 16/02/2022
Identifier Of Smt Hena Ghosh, Smt Supriti Majumdar			

Land Details as per Land Record

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Pati Colony, Mouza: Ujanu, JI No: 86, Pin Code : 734003

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 685, LR Khatian No:- 1281	Owner:হেনা ঘোষ , Gurdian:ননী গোপাল ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.05500000 Acre,	Smt Hena Ghosh

On 16-02-2022

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

Presented for registration at 12:18 hrs on 16-02-2022, at the Office of the A.D.S.R. BAGDOGRA by Smt Hena Ghosh, 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 37,79,998/-. Family Members amount Rs 37,79,998/-

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

Execution is admitted on 16/02/2022 by 1. Smt Hena Ghosh, Wife of Late Nani Gopal Ghosh, Road No. 05, Pati Colony, Siliguri Junction, P.O: Pradhan Nagar, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by Profession House wife, 2. Smt Supriti Majumdar, Wife of Shri Biman Kumar Majumdar, Dinabandhu Mitra Sarani, Subhash Pally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Shri Goutam Ghosh, , , Son of Late Nani Gopal Ghosh, Road No. 05, Pati Colony, Siliguri Junction, P.O: Pradhan Nagar, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,800/- (A(1) = Rs 37,800/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 5:54PM with Govt. Ref. No: 192021220180847878 on 09-02-2022, Amount Rs: 37,800/-, Bank: SBI EPay (SBlePay), Ref. No. 7723782555330 on 09-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,900/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 13,900/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1891, Amount: Rs.5,000/-, Date of Purchase: 11/02/2022, Vendor name: B Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2022 5:54PM with Govt. Ref. No: 192021220180847878 on 09-02-2022, Amount Rs: 13,900/-, Bank: SBI EPay (SBlePay), Ref. No. 7723782555330 on 09-02-2022, Head of Account 0030-02-103-003-02



Yogen Tshering Bhutia

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Darjeeling, West Bengal

On 22-07-2022

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.



Yogen Tshering Bhutia

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0403-2022, Page from 147892 to 147909
being No 040307100 for the year 2022.**



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.07.22 16:14:19 +05:30

Reason: Digital Signing of Deed.

[Handwritten signature]

(Yogen Tshering Bhutia) 2022/07/22 04:14:19 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)