भारतीय गेर न्यायिक INDIA NON JUDICIAL

अवस्ति के उपायिक INDIA NON JUDICIAL

(RS. 5000)

(RS. 5000)

(पांच हजार रुपये के जिल्हा के जिल्ह

পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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DEED OF GIFT

Page 1 of 7

81598





DESCRIPTION OF THE LAND

LAND MEASURING : 9(Nine) Kathas

PLOT NOT. : 88 & 89

KHATIAN NO. : 62/1 & 62/3

MOUZA : MANDLAGURI

J. L. NO. : 107(85)

POLICE STATION : Pradhannagar

DISTRICT : Darjeeling

VALUE : Rs. 5,00,000/-

MARKET VALUE : Rs. 52,92,213/-

UNDER WARD NO. 46 OF SILIGURI

MUNICIPAL CORPORATION.

BETWEEN

SRI RAM SAKHA SINGH, Son of Late Bhogi Singh, Hindu by religion, Indian by Nationality, Business by occupation, resident of Jyotinagar Colony, Champasari, Post Office Champasari, Police Station Pradhannagar, District Darjeeling (W.B.) - hereinafter called the "**DONOR**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the **ONE PART**.



द्राभाश्या सि

- 3 -

AND

1. SRI AJIT KUMAR SINGH, Son of Sri Ram Sakha Singh,

SMT. SEEMA DEVI SINGH, Wife of Sri Ajit Kumar Singh,
 -both are Hindu by religion, Indian by Nationality, Business &
 Housewife by occupation respectively, resident of Jyotinagar
 Colony, Champasari, Post Office Champasari, Police Station
 Pradhannagar, District Darjeeling – hereinafter called the
 "DONEES" (which expression shall mean and include unless
 excluded by or repugnant to the context their heirs, successors,
 legal representatives, executors, administrators and assigns) of the
 OTHER PART.

WHEREAS the Donor abovenamed acquired the ownership by purchase of all that piece or parcel of land measuring 4(Four) Kathas or 0.066 Acres, appertaining to Plot No. 89, recorded under Khatian No. 62/1 & 62/3, within Mouza Mandlaguri, J.L. No. 107(85), under Police Station Matigara now Pradhan Nagar, District Darjeeling, from one Sri Sushil Chandra Dhar, Son of Late Barada Gobinda Dhar of Saiyed Mustab Ali Road, Hakimpara, Siliguri, by virtue of a registered Deed of Sale being Document No. 4014 for the year 1998, entered in Book No. I, Volume No. 69, pages from 365 to 372, registered at the office of the Addl. District Sub-Registrar Siliguri and since the date of such purchase, the Donor abovenamed has been enjoying and possessing the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

WHEREAS being owner in physical possession of the said land, the Donor mutated his name at the office of the B.L. & L.R.O. Siliguri vide Mutation Case No. 251/IX-II/07 in respect of the aforesaid purchased land measuring 4(Four) Kathas 0.066 Acres, having absolute right, title and interest therein.







WHEREAS the Donor abovenamed also acquired the ownership by purchase of another plot of land measuring 5(Five) Kathas or 0.0825 Acres, appertaining to Plot No. 88, recorded under Khatian No. 62/1, within Mouza Mandlaguri, J.L. No. 107(85), under Police Station Matigara now Pradhan Nagar, District Darjeeling, from one Smt. Girza Devi, Wife of Sri Shewjee Prasad Gupta of Chowkbazar, Darjeeling, P.O., P.S. & District Darjeeling, by virtue of a registered Deed of Sale being Document No. 1395 for the year 2004, entered in Book No. I, Volume No. 35, pages from 341 to 352, registered at the office of the Addl. District Sub-Registrar Siliguri-II at Bagdogra and since the date of such purchase, the Donor abovenamed has been enjoying and possessing the said land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

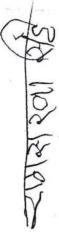
AND

WHEREAS being owner in physical possession of the said land, the Donor also mutated his name at the office of the B.L. & L.R.O. Siliguri vide Mutation Case No. 386/IX-II/2006 in respect of the aforesaid purchased land measuring 5(Five) Kathas or 0.0825 Acres, having absolute right, title and interest therein.

AND

WHEREAS thus by virtue of the above mentioned two Sale Deeds, the Donor hereof became the sole and absolute owner of total land measuring 9(Nine) Kathas, fully and particularly described in the schedule below, and the Donor is in actual, khas and physical possession of the below scheduled land, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.





WHEREAS the Donee No. 1 is the son of the Donor and the Donee No. 2 is the daughter-in-law of the Donor, the Donor out of his natural love and affection towards the Donees and also for making suitable provision for the Donees has finally decided to make a Gift of the said land measuring 9(Nine) Kathas, fully described in the schedule below, to and in favour of the Donees hereof, free from all encumbrances and charges whatsoever and the Donees have also agreed to accept the said Gift.

NOW THIS INDENTURE OF GIFT WITNESSETH that in pursuance of the aforesaid desire and decision of the Donor and in consideration of natural love and affection for the Donees, the Donor out of his free will and without any fear, fraud, coercion or undue influence from anybody, does hereby GIVE, GRANT AND TRANSFER BY WAY OF GIFT the said vacant land measuring 9(Nine) Kathas, fully described in the schedule below, free from all encumbrances and charges whatsoever and make over possession thereof unto and in favour of the Donees absolutely and forever TO HAVE AND TO HOLD the same by the Donees as joint owners thereof together with all right, title, interest, hereditaments, liberties, easements, etc. whatsoever in anyway belonging to or reputed to belong therewith, peaceably and quietly, with permanent heritable and transferable right, and without any claim, objection, interference or interruption from the Donor or any person or persons claiming under him subject to the payment of land revenue and other taxes to the Superior Landlord now the Govt. of West Bengal or to such other authority as law may provide from time to time.

AND THAT the Donees shall from time to time and at all times hereafter peaceably and quietly hold, enter upon, occupy, possess, use and enjoy the properties fully described in the schedule below as an absolute estate and full owner thereof with permanent heritable and transferable right, title and interest therein without any hindrance, interruption, interference, obstruction, claim or demand whatsoever by or from the Donor or any other person whomsoever claiming through or under him.

\$-



AND THAT the Donor doth hereby assure the Donees and declare that the below scheduled land hereby transferred by way of gift is totally free from all sorts of encumbrances, liens, charges, mortgages,

AND THAT the Donees have also agreed to accept the aforesaid gift and have accepted the said gift hereunder made as testified by them being the party hereto.

THE DONOR further declares that the value of the vacant land hereby transferred by way of gift is Rs. 5,00,000/- (Rupees Five Lacs) only.

SCHEDULE OF LAND HEREBY GIFTED

ALL THAT PIECE OR PARCEL of vacant land measuring 9(Nine) Kathas, situated within Mouza MANDLAGURI, J.L. No. 107(85), recorded in Khatian No. 62/1 & 62/3, in part of Plot No. 88 – area measuring 5(Five) Kathas and in part of Plot No. 89 – area measuring 4(Four) Kathas, under Police Station Pradhannagar, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, within the limits of Ward No. 46 of Siliguri Municipal Corporation, District Darjeeling, in the State of West Bengal.

The said land is butted and bounded as follows: -

By the North:

Sold land of Ganesh Singh;

By the South: By the East :

20 ft. wide pucca Road; Land of Donee No. 1;

By the West :

10 ft. wide Road.

A separate sheet containing the Fingerprints of the Donor and Donees is annexed herewith, forming part of these presents.

IN WITNESS WHEREOF the Donor in his sound health and conscious mind does hereunto set and subscribed his hand on the day, month and year first above written.

WITNESSES:

1

Souil Kum som

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Chupay Sen More

Dos/ps. parchay Mayer
2.13 & Dungheeling

कारन सिंह अन् मार्गेश्वर सिंह न्यमासारी भीडे रिक्कीशूडी

Po th. 42117 0015

3/2010/2/2015

(SIGNATURE OF THE DONOR)

WE ACCEPT THE GIFT:

1. Ajil- ku sif

2. Seener Deti Singh,

(SIGNATURE OF THE DONEES)

Drafted as per the instructions of the Donor, readover, explained and translated the contents in Hindi to the parties and printed in my chamber:

(ROSHAN KUMAR GUPTA) Advocate, Siliguri

Enrolment No. WB-1212/2006

EXECUTANT SHEET

	EXECUTANT SHEET								
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CLAIMANT SHEET

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Government Of West Bengal Office Of the A.D.S.R. BAGDOGRA District:-Darjeeling

Endorsement For Deed Number : I - 06098 of 2013 (Serial No. 06213 of 2013 and Query No. 0403L000013093 of 2013)

On 17/06/2013

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

Presented for registration at 20.30 hrs on :17/06/2013, at the Private residence by Ram Sakha Sir, Executant.

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

Execution is admitted on 17/06/2013 by

1. Ram Sakha Singh, son of Late Bhogi Singh, Jyotinagar Colony, Champasari, , Thana:-Pradhan Naç P.O.:-Champasari, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Professio Business

Identified By Sunil Kumar Singh, son of Sri P. N. Singh, Champasari, Thana:-Pradhan Nagar, P.:-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Professi Cultivation.

(Dhruba Dasgupta) A.D.S.R. Siliguri-II at Bagdogra

On 18/06/2013

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 be assessed at Rs.-52,92,213/-

Certified that the required stamp duty of this document is Rs.- 26461 /- and the Stamp duty paid a Impresive Rs.- 5000/-

(Dhruba Dasgupta) A.D.S.R. Siliguri-II at Bagdogra

On 20/06/2013

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

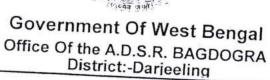
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1 Article number: 33(i) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 58212.00/-, on 20/06/2013

Ann Ita



Endorsement For Deed Number : I - 06098 of 2013 (Serial No. 06213 of 2013 and Query No. 0403L000013093 of 2013)

(Under Article : A(1) = 58212/- on 20/06/2013)

Deficit stamp duty

Deficit stamp duty

1. Rs. 14691/- is paid , by the draft number 664685, Draft Date 06/06/2013, Bank : State Bank of Indi Champasari, received on 20/06/2013

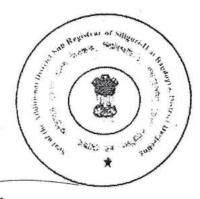
2. Rs. 6770/- is paid , by the draft number 664551, Draft Date 29/05/2013, Bank : State Bank of India Champasari, received on 20/06/2013

(Dhruba Dasgupta) A.D.S.R. Siliguri-II at Bagdogra

Man de

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 13 Page from 3327 to 3338 being No 06098 for the year 2013.



(Dhruba Dasgupta) 09-July-2013 A.D.S.R. Siliguri-II at Bagdogra Office of the A.D.S.R. BAGDOGRA West Bengal

খতিয়ান নং— ''ঐ 🗷 थाना 2याननगत জে.এল. নং ৮ ব একর (৩) মোট দাগের সংখ্যা — (২) ছমির মোট পরিমাণ — (৬) মন্তব্য (৫) স্বত্ব (৪) অভ্রমত্বের দখলকারের বিবরণ निक्या ट्राइन किए। भीक्षि कुड़गढ़निक्छ। निक्य ATTESTED ঠিকানা (৭) অত্রস্বত্বের নিজ দখলীয় জমিঃ দাগের মধ্যে অত্র-দাগের দাগের জমির মন্তব্য স্বত্বের জমির অংশের মোট মাধ্য শ্রেণী মহর পরিমাণ অত্র স্বত্বের অংশ একর হেক্টর একর LALRWB 0.008 0.62 2769 F387 628 C P384 LALRWB দাগের মোট সংখ্যা

West Bengal Form No. 1077 L&LR SBP M খাজনার দাখিলা এবং বিবিধ তলব 8556355 প্রজার অংশ ২। খানার নাম ও তৌজ্জি নং । গার্কেলের নাম ও তহশীল ব্লক নং ৪। ভূমিসহায়কের রসিদ নং 8556355 व । (स्रीकातनाम १३ (क. धन. नः ७। জমাবन्ही नः ৭। বতিয়ান নং है। माग नः ৯। জমির পরিমাণ ১০। গুজার নাম ও পিতা/স্বামীর নাম ও সাকিন मा क्रिक्रों) माविल इरेग्राह পথ কর গ্রামীণ কর্মসংস্থান আইনে দেয় মোট ্যান ভাম বাবদ **अन्गाना** 38 नार्राम् किंग्न 19 (4) **シト(本)** 72 (4) 13 URI MUTTI ওয়াশীল তিন সনের তৃতীয় দ্বিতীয় হাল সনের পূর্বেকার সনের বাকি *অগ্রিম সনের বাকি পূৰ্ববৰ্তী 20 25 २७ २७ সার চার্চ পথ কর পূর্ত কর শিক্ষা কর খাস জমি বাবদ লাইসেল ফি অন্যান্য গুর্মীণ কর্মসংস্থান আইনে দেয় ্ (ক) স্থান্ন চার্জ ্রি भाष বাদ মিনাহ * स्य मानत वांचम खंग्नामील जाश लिचून। ्राष्ट्र प्राप्त व्यापाञ्च (वश्राञ्च) দ্রষ্টব্য ঃ চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে। আ্দায়কারী কর্মচারীর সহি SBP., Kolkata-700 015.

FORM A CERTIFICATE OF MUTATION

Sri/Smt

: (1) Sri Ajit Kumar Singh

(2) Smt Seema Devi Singh

Son/Wife/Daugher of

: (1) S/o Ram Sakha Singh

(2) W/o Ajit Kumar Singh

Residing at

: Jyotinagar Colony PO Champasari PS Pradhan Nagar

Dist. Darjeeling

Reference His/Her/Their Prayer Dated

: 26/08/2013

Vide Mutation Case No.

: 1139/IX-11/13-14

HE/SHE/THEY IS /ARE INFORMED THAT HIS/HER/THEIR NAME/NAMES HAS/ HAVE BEEN MUTATED IN RESPECT OF THE LAND DESCRIBED IN THE SCHEDULE BELOW.

SCHEDULE OF LAND

DISTRICT - Darjeeling

POLICE STATION: Siliguri

Mouza: Mandlaguri

J.L.No.: 107 (85)

Khatian No. 62/1 & 62/3

PLOT NO.

88 & 89

AREA OF LAND

0.148 acres

Prescribed

West Benga

Copy forwarded to the Bhumi Sahayak necessary action.

P. for information & taking

Prescribed Authority U/S - 50(1) of the West Bengal Land Reforms Act, 1955





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দ্রষ্টব্য : চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

्याण आमात्र (कथात्र) क्षी

আদায়কারী কর্মচারীর সহি ও তারিখ 6 2/18

SBP., Kolkata-700 015.

· &LR M engal Form No. 1077 L&LR SBP খাজনার দাখিলা এবং বিবিধ তলুব 5 28930 প্রজার অংশ ২। থানার নাম ও তৌজি নং । সার্কেলের নাম ও তহশীল ব্লক নং ৪। ভূমিসহায়কের রসিদ নং ৫। মৌজার নাম ও জে.এল. নং ७। জমাবन्दी नः ৭ ৮খতিয়ান নং ৮। माश नः ১০। প্রজার নাম ও পিতা/স্বামীর নাম ও স্থাকিন প্রজার উপর সালিয়ানা তলব নগদ খাজনা সার চার্জ পথ কর পূর্ত কর শিক্ষা কর খাস জমি বাবদ 30 38 30 শার চার্জ লাইসেন্স ফি১৭ (ক) 36 ১৭ (খ) ১৮ (ক) 74(4) ওয়াশীল তিন সনের তৃতীয় **বিতী**য় হাল সনের পূর্বেকার সনের বাকি সনের বাকি *অগ্রিম 20 25 22 খাজনা 20 00 শার চার্জ (ক) সার চার্জ (খ) সেস মোট বাদ মিনাহ *যে সনের বাবদ ওয়াশীল তাহা লিখুনী দ্রষ্টব্য ঃ চেকের দ্বারা বাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে হইবে।

(কথায়)

আদায়কারী কর্মচারীর সহি ও তারিখ

SBP., Kolkata-700 015.