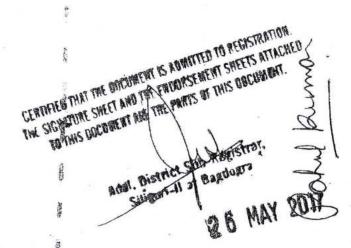


FIVE THOUSAND RUPEES

পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

9339



## DEED OF GIFT

poly puren.

#### **DESCRIPTION OF THE LAND**

LAND MEASURING :

12(Twelve) Decimals

89 & 92

Or 7 Kathas 4 Chhataks

PLOT NO. :

KHATIAN NO. : 62/1 & 62/3

MOUZA : MANDLAGURI

J. L. NO. : 107(85)

POLICE STATION : Pradhannagar

DISTRICT : Darjeeling

MARKET VALUE : Rs. 96,00,000/-

UNDER WARD NO. 46 OF S.M.C.

THIS DEED OF GIFT MADE ON THIS THE 26 TO DAY OF MAY, TWO THOUSAND SEVENTEEN

#### BETWEEN

SMT. SEEMA DEVI SINGH, Wife of Sri Ajit Kumar Singh, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Jyotinagar Colony, Champasari, Post Office & Police Station Pradhan Nagar, District Darjeeling, PIN-734003 (W.B.) - hereinafter called the "DONEE" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART. (PAN-ADVPD0921F)

AND

Robel Russi

**SRI RAHUL KUMAR**, Son of Sri Munni Prasad, Indian by Nationality, Hindu by religion, resident of Lohia Nagar, Barmasia, Post Office, Police Station & District Katihar, PIN-854105 (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 **OTHER** 

WHEREAS Kishori Mohan Mazumdar was the absolute and recorded owner of all that piece or parcel of land measuring 12(Twelve) Decimals or 7(Seven) Kathas 6(Six) Chhataks out of which area of land measuring 4(Four) Decimals in Plot No. 89, recorded in Khatian No. 62/1 and land measuring 8(Eight) Decimals in Plot No. 92, recorded in Khatian No. 62/3, situated within Mouza MANDLAGURI, J.L. No. 107(85), under Police Station Pradhannagar, District Darjeeling, by virtue of a registered Deed of Partition bearing Document No. 963 for the year 1976, registered at the office of the then Sub-Registrar Siliguri and he had been holding, possessing and enjoying the said land, having permanent, heritable and transferable right, title and interest therein.

#### AND

WHEREAS being owner in possession of such land, said Kishori Mohan Mazumdar died intestate leaving behind him (1) Sri Kalyan Kumar Mazumdar, Son of Late Kishori Mohan Mazumdar (2) Smt. Mira Sen, Wife of Late Amalendu Shekhar Sen, (3) Smt. Bina Guha, Wife of Sri Prakash Kumar Guha, (4) Smt. Menoka Sinha, Wife of Sri Uma Shankar Sinha, (5) Smt. Bharati Dutta, Wife of Sri Rabindra Nath Dutta, (6) Sri Subir Kumar Mazumdar, Son of Late Kishori Mohan Mazumdar, (7) Smt. Tapati Bhattacharjee, Wife of Sri Arun Bhattacharjee and (8) Sri Chanchal Mazumdar, Son of Late Kishori Mohan Mazumdar as his only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of law became the joint owners of the aforesaid land, having permanent,

heritable and transferable right, title and interest therein, free from encumbrances and charges whatsoever.

#### AND

WHEREAS thereafter the legal heirs of Kishori Mohan Mazumo namely (1) Sri Kalyan Kumar Mazumdar, (2) Smt. Mira Sen, (3) Sr Bina Guha, (4) Smt. Menoka Sinha, (5) Smt. Bharati Dutta, (6) Subir Kumar Mazumdar, (7) Smt. Tapati Bhattacharjee and (8) Chanchal Mazumdar jointly sold and transferred the land measuri 12(Twelve) Decimals or 7(Seven) Kathas 6(Six) Chhataks out of whi area of land measuring 4(Four) Decimals in Plot No. 89, recorded Khatian No. 62/1 and land measuring 8(Eight) Decimals in Plot No. 9 recorded in Khatian No. 62/3, situated within Mouza MANDLAGUR J.L. No. 107(85), under Police Station Pradhannagar, District Darjeelii to and in favour of SRI RAHUL KUMAR (the Donor hereof) by virti of a registered Deed of Sale bearing Document No. 405 for the ye 1997, registered at the office of the Addl. District Sub-Registrar Siligu and since then the Donor is in actual, khas and physical possession the said land, having permanent, heritable and transferable right, tit and interest therein, free from all encumbrances and charge

#### AND

WHEREAS the Donee is the full blooded sister of the Donor. Out a natural love and affection towards the Donee and also for makin suitable provision for the Donee, the Donor has finally decided to mak a Gift of the said land measuring 12(Twelve) Decimals or 7(Sever Kathas 4(Four) Chhataks, more fully and particularly described in the schedule below, to and in favour of the DONEE hereof, free from a encumbrances and charges whatsoever and the Donee has als agreed to accept the said Gift.

K. & LR

LALRWB

Rolul puron

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 Donee, 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 12(Twelve) Decimals or 7(Seven) Kathas 4(Four) Chhataks, fully described in the schedule below, free from all encumbrances and charges whatsoever and make over possession thereof unto and in favour of the Donee absolutely and forever TO HAVE AND TO HOLD the same by the Donee as absolute owner 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 Donee 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 Donee and declare that the below scheduled land hereby transferred by way of gift is totally free from all sorts of encumbrances, liens, charges, mortgages, attachments whatsoever.

AND THAT the Donee has also agreed to accept the aforesaid gift and has accepted the said gift hereunder made as testified by him being

-6-

Market value of the property, assessed by the registering authority, is Rs. 96,00,000/- (Rupees Ninety-six Lacs) only and accordingly the stamp duty has been paid.

## SCHEDULE OF LAND HEREBY GIFTED

ALL THAT PIECE OR PARCEL of vacant land measuring 12(Twelve) Decimals or 7(Seven) Kathas 4(Four) Chhataks, recorded in Khatian No. 62/1, in part of Plot No. 89- area measuring 4(Four) Decimals and in Khatian No. 62/3, in part of Plot No. 92- area measuring 8(Eight) Decimals, situated within Mouza MANDLAGURI, J.L. No. 107(85), Pargana Patharghata, 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 proposed to be used as Bastu purpose.

# The said land is butted and bounded as follows: -

By the North:

Land of Ajit Kumar Singh;

By the South:

20 ft. wide pucca Road;

By the East

Vacant land;

By the West :

Land of Ajit Kumar Singh.

The land hereby gifted is more particularly shown in the sketch map annexed herewith forming part of these presents.

A separate sheet containing the Fingerprints of the Donor and Donee 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. AIST (212 PAN) - 015)292 FEIE HAYI KILD HO - 4 EAST OFF FINASST CILISI MIST

अर्श सहसा

शिंग-सर्वः राभ भरता मरता मरता परमारमा दो स्टिन्सी गुड़ी Rahl Rum.

(SIGNATURE OF THE DONOR)

I ACCEPT THE GIFT:

Seema Devisingh. (SIGNATURE OF THE DONEE)

Drafted as per the instructions of the Donor, readover, explained by me and printed in my chamber:

Advocate, Siliguri Enrolment No. w 8-1212/06

## EXECUTANT SHEET

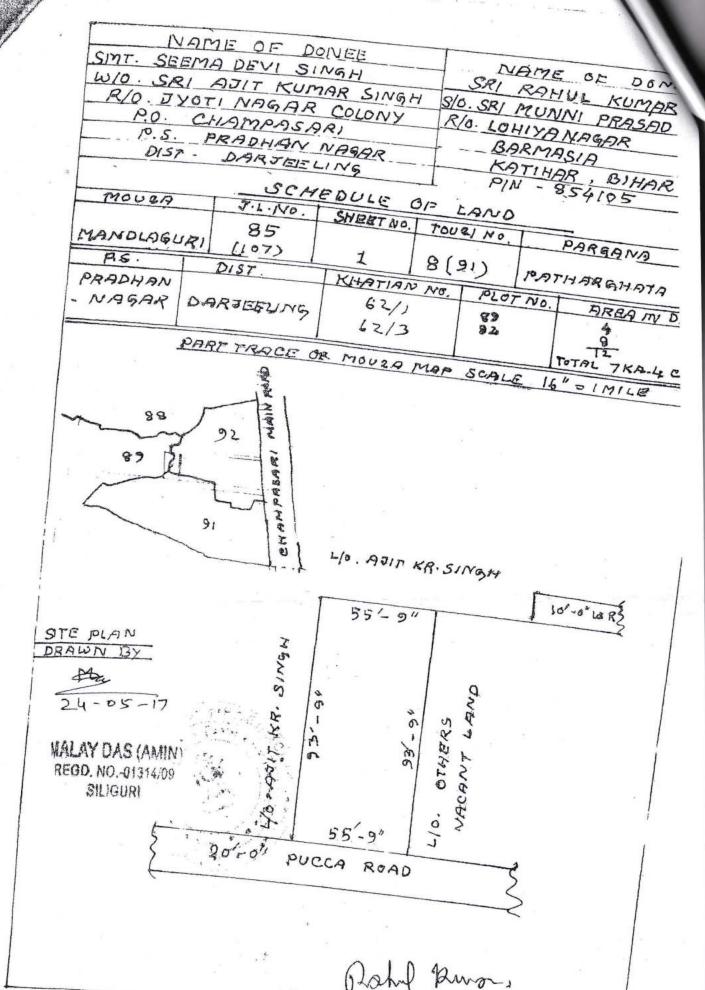
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Rahl Rum. SIGNATURE

## CLAIMANT SHEET

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भारत सरकार १८ ३२५४:६०र ४ १,३५५



राहुल कुमार Rahul Kumar जन्म निश्चि/ DOB: 03/01/1991 पुरुष / MALE



4795 5660 6171 आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

"FFI. आत्मतः भुका गुभाद बाटिहार प्रतिहार विहार - 85/4105

4795 5660 6171 Aa Aam Admi ka Adhikar

### Major Information of the Deed

Deed No	I-0403-02728/2017	Date of Registration 26/05/			
Query No / Year	0403-0000715823/2017	Office where deed is registered			
Query Date : : : :	23/05/2017 1:45:52 PM	A.D.S.R. BAGDOGRA, District: Da			
Applicant Name, Address & Other Details	trict : Darjeeling, WEST BENGAL, PIN -				
Transaction		Additional Transaction			
[0201] Gift, Gift in Favour	of family members				
Set Forth value		Marker Value			
	Rs. 90,00,000/-				
Stampduty:Rajd(SD)		Registration Fee Paid.			
Rs. 48,000/- (Article:33(i))	Rs. 96,000/- (Article:A(1))				
Remarks	Received Rs. 50/- (FIFTY only) area)	from the applicant for issuing the asserr			

#### Land Details:

District: Darjeeling, P.S:- Pradhan Nagar, Municipality: SILIGURI MC, Road: Shivaji Nagar, Mouza: Mano

No	Plot Number	Number	Proposed	USe ROR	Area of Land	SetForth Value In Re	Market Value (In Rs.)	
L1	RS-89	RS-62/1	Bastu	Bastu	4 Dec	30,00,000/-	32,00,000/-	
L2	RS-92	RS-62/3	Bastu	Bastu	8 Dec	60,00,000/-	64,00,000/-	Roa
		TOTAL :			12Dec	90,00,000 /-		Adja Roa
	Grand	Total:			12Dec	90,00,000 /-	96,00,000 /-	

#### Donor Details:

Name	Photo		
Mr Rahul Kumar (Presentant ) Son of Mr Munni Prasad Executed by: Self, Admitted by: Self ,Place : Office			Polul P
	26/05/2017	LTI 26/05/2017	26/05/2017

Lohiya Nagar, Marmasia, P.O:- Katihar, P.S:- KATIHAR, District:-Katihar, Bihar, India, P. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Applied for Form 6 No: 47xxxxxxxx6171, Status: Individual

#### onee Details :

Name:Address Photo Finger print and Signature

Mrs Seema Devi Singh

Wife of Mr Ajit Kumar Singh Jyoti Nagar, Champasari, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, S District:-Darjeeling, West Bengal, India, PIN - 734403 Sex: Female, By Caste: Hindu, Occupation: He

### Identifier Details :

Mr Mohan Kumar Singh

Son of Mr Nageshwar Prasad Singh

Champasari, P.O:- Pradhan Nagar, P.S:- Pradhan Nagar, Siliguri Mc, District:-Darjeeling, West Bengal, India 734403, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Rahul Kumar

भारेच रिसर

26/05/2017

# Transfer of Land from Donor To Donee

NO.		Donee Name	Relationship of Donor and Donor		Strie
L1	Mr Pah III		Donor and Donee (Within Family 2)	ransferred	
L2	Mr Rahul Kumar	Mrs Seema Devi Singh	(Within Family 2)		
	Mr Rahul Kumar	Mrs Seema Devi Singh	V	4 Dec	1

## Endorsement For Deed Number: I - 040302728 / 2017

## On 26 05-2017

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 n

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

Presented for registration at 00:00 hrs on 26-05-2017, at the Office of the A.D.S.R. BAGDOGRA by Mr Rat Cerdificate of Market Value (WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at I 96,00,000/-. Family Members amount Rs 96,00,000/-

#### /ment of Fees

sertified that required Registration Fees payable for this document is Rs 96,000/- (A(1) = Rs 96,000/-Registration Fees paid by Cash Rs 0/-, by online = Rs 96,000/-

Description of Ohline Payment using Government Receipt Portal System (GRIPS), Finance Department, Online on 25/05/2017 12:00AM with Govt. Ref. No: 192017180013842412 on 23-05-2017, Amount Rs: 9 Bank: State Bank of India (SBIN0000001), Ref. No. 90004753 on 25-05-2017, Head of Account 0030-03-1 Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 48,000/- and Stamp Duty paid by Stam by online = Rs 43,000/-Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 2132, Amount: Rs.5,000/-, Date of Purchase: 24/05/2017, Vendor na Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, G Online on 25/05/2017 12:00AM with Govt. Ref. No: 192017180013842412 on 23-05-2017, Amount Rs: 43 Bank: State Bank of India (SBIN0000001), Ref. No. 90004753 on 25-05-2017, Head of Account 0030-02-1

Suraj Lepcha ADDITIONAL DISTRICT SUB-RE OFFICE OF THE A.D.S.R. BAG Darjeeling, West Benga gistered in Book - I

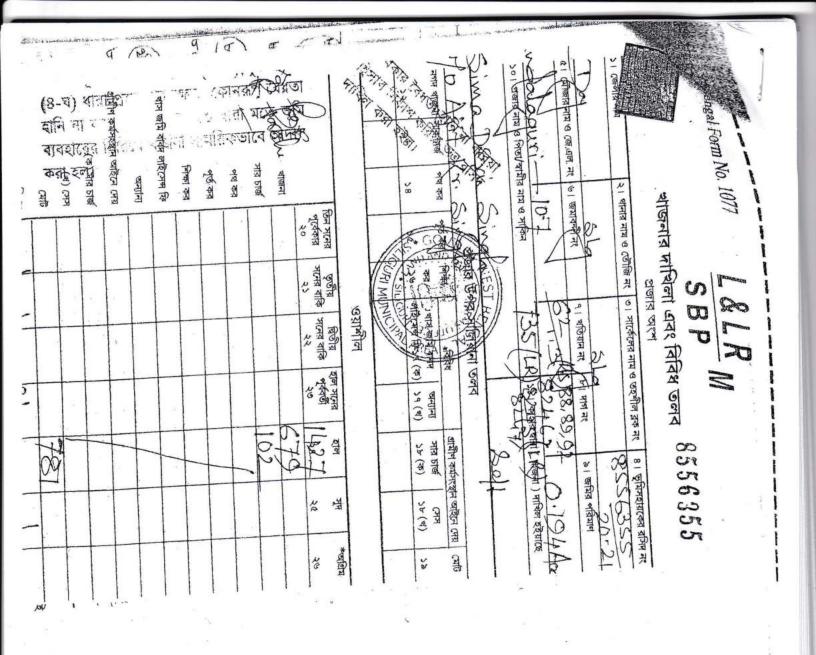
yo'ume number 0403-2017, Page from 54981 to 54995
being No 040302728 for the year 2017.



Sury Loules

Digitally signed by Suraj Lepcha Date: 2017,05.26 17:08:48 +05:30 Reason: Digital Signing of Deed.

(Suraj Lepcha) 26/05/2017 17:08:45 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BAGDOGRA West Bengal.



# ত্র নারং বিবিধ তলব ত্র নারং বিবিধ তলব ত্র নার্ম সামা ত্র ন

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## G LR WB

## CERTIFICATE OF MUTATION

Sri/Smt

: Smt Seema Devi Singh

Wife of

: Sri Ajit Kumar Singh

Residing at

: Jyotinagar Colony, Champasari,

P.O. & P.S. Pradhan Nagar,

Dist- Darjeeling.

Reference his / her Prayer Dated: 13.03.2018

Vide Muatation Case No.: 61/IX-II/17-18

HE IS INFORMED THAT HIS NAME HAS BEEN MUTATED IN RESPECT OF THE LAND DESCRIBED IN THE SCHEDULE BELOW.

#### THE SCHEDULE OF LAND

DISTRICT: DARJEELING

POLICE STATION: PRADHAN NAGAR

MOUZA

: MANDLAGURI

J.L. NO. 107(85)

KHATIAN NO.	PLOT NO.	AREA OF LAND
62/1	89	0.04 Acres
62/3	92	0.08 Acres

Prescribed Authority U/S - 50 (A) of the West Bengal Land reforms Act, 1955.

Land & Land Reforms Office

Siliguri Municipal Argation & taking

\_\_\_\_G.Ps.iliguri

Copy forwarded to the Bhumi Sahayak\_necessary action.

Prescribed Authority U/S - 50 (A) of the West Bengal Land reforms Act, 1955.