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other 23

I-1173



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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B 663021



Certified that the Document is admitted to Registration and the Endorsement Sheet and the Endorsement Sheet attached to this Document are part of this Document

Page No. 1

District Sub-Registrar
Jalpaiguri

DEED OF GIFT

21 APR 2015

Gowen' Narinder

DEED OF GIFT

Land Measuring. : 2.21 Katha or 0.0365 Acre

Mouza : **DABGRAM,**

J.L. No. : 2,

Khatian No. : 399 (R.S.), 358 (L.R.)

Plot No. : 174/1133 (R.S.), 1/365 (L.R.)

Sheet No. : 15 (R.S.), 152 (L.R.)

Police Station : Bhaktinagar,

District : Jalpaiguri,

Value : Rs. 10,00,000/-.

THIS INDENTURE IS MADE ON THIS THE 21st DAY OF
APRIL TWO THOUSAND FIFTEEN.

B Y

Late Naresh Chandra Roy

SMT. GOURI RANI ROY, wife of Late Naresh Chandra Roy, by religion Hindu, Indian by nationality, Housewife by occupation, residing at South Deshbandhupara, P.O. Siliguri Town, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin - 734004 in the state of West Bengal – hereinafter called the “**DONOR**” (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**.

IN FAVOUR OF

SRI DEBASHIS ROY, son of Late Naresh Chandra Roy, by religion Hindu, Indian by nationality, Business by occupation, residing at South Deshbandhupara, P.O. Siliguri Town, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin - 734004 in the state of West Bengal – hereinafter called the “**DONEE**” (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 PART**.

JK
WHEREAS one Sri Gopal Chandra Basak, son of Late Purna Chandra Basak was the absolute owner-in-possession of the land measuring 0.11 Acre in Plot No. 174/1133, recorded under Khatian No. 399, situated within Mouza-Dabgram, J.L. No. 2, Sheet No. 15, Touzi No. 3, Pargana-Baikanthapur, under Siliguri Municipal Corporation, within the jurisdiction of Police Station – Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Abdul Bari on 17-07-1962 and the same was registered in the office of the Dist. Sub- Registrar at Jalpaiguri, recorded in Book No. I, Being No. 5072 for the year 1962 and he was possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.

AND

Gouri Rani Roy

WHEREAS the owner of such possession Sri Gopal Chandra Basak, son of Late Purna Chandra Basak sold and transferred his aforesaid land measuring 0.11 Acre to and in favour of Smt. Gouri Rani Roy, wife of Sri Naresh Chandra Roy by virtue of a Deed of Sale, executed on 14-05-1971 and the same was registered in the office of the Dist. Sub- Registrar at Jalpaiguri, recorded in Book No. I, Being No. 3633 for the year 1971. After the execution of the aforesaid Deed of Sale being No. 3633 for the year 1971 it was found that the plot number was wrongly written as 174/1131 instead of the actual plot number 174/1133 and thereafter the legal heirs of Late Gopal Chandra Basak namely Sri Supriya Basak was rectified the said mistake by executing a Deed of Declaration on 14-11-2008 and the same was registered in the office of the Dist. Sub-registrar at Jalpaiguri, recorded in Book No. I, Being No. 3749 for the year 2008. By virtue of such Sale Deed and Deed of Declaration Smt. Gouri Rani Roy, wife of Sri Naresh Chandra Roy became the absolute owner of the land measuring 0.11 Acre in her khas, actual and physical possession having all permanent, heritable and transferable right, title and interest therein and her name has duly been mutated with respect to her said land vide Mutation Case No. IX-II/196/R/08-9 dated 07-11-2008 in the office of the B.L. & L.R.O. at Rajganj and thereafter she converted her said land from "Dahala" to "Bastu" vide Conversion Case No. XIII/52 of 2008-09 dated 15-12-2008 in the office of the B.L. & L.R.O. at Rajganj and thereafter she sold and transferred her part of land keeping the balance area of land measuring 2.21 Katha in her actual possession and thereafter her name has duly been recorded in the Record-Of-Right with respect to her land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently a separate khatian has been finally published in her names bearing Khatian No. 358, appertaining to Plot No. 1/365, Sheet No. 152 of Mouza - Dabgram.

AND

WHEREAS the Donor and the Donee relates between them each other as mother and son and the Donor have great love and affection to the Donee and the Donee has great love and affection upon the Donor also.

AND

Soumi Ranjan Das

WHEREAS the Donor out of her natural love and affection have for the Donee, have decided to make a gift of her a part of land measuring 2.21 Katha or 0.0365 Acre in favour of the Donee hereof, as fully described in the schedule appended below free from all charges and encumbrances whatsoever.

AND

WHEREAS the Donee hereof has accepted the said gift as aforesaid and the said property hereby gifted by the Donor in the manner as hereinafter appearing.

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the aforesaid facts, circumstances, acceptance and also in consideration of natural love and affection which the Donor has for the Donee, the Donor out of her free will, without fraud, coercion or undue influence from anybody or from any side whomsoever and full possession and senses do hereby give, convey, grant, transfer and confirm unto the Donee all that piece or parcel of aforesaid land described in the schedule appended below and make over possession thereof to the Donee together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever is belonging to or in any way appertaining to the said landed property **TO HAVE AND TO HOLD** the same absolutely by the Donee forever peaceably and quietly without any interference or interruption from the Donor or any person or persons claiming under him subject to the payment of land revenue and other local taxes etc. payable to the Superior Landlord now the Govt. of State of West Bengal.

Shri. THE DONOR do hereby declare that the Donee shall occupy, hold, enjoy and possess the said landed property hereby gifted by the Donor by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Rajganj & Siliguri Municipal Corporation.

THE DONOR does hereby further declare that the Donor have not previously sold, mortgaged, transferred or contracted for sale or otherwise the said land hereby gifted or any part thereof suffers from no defect of title and the said land as described in the schedule appended below hereby gifted free from all encumbrances and charges whatsoever.

Gauri Rani Roy

That the Donee shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule 'B' property or let-out, lease-out the Schedule 'B' property to any other person

That the DONOR further declares that she shall not revoke and or cancel her Gift and / or this Deed of Gift in future and if any such act of attempt would take by the Donor in future then, same shall be void and shall not be maintainable in law.

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant Bastu land measuring 2.21 Katha or 0.0365 Acre, at an annual proportionate rent of Rs. 35=00 only per decimal payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Rajganj, recorded in Khatian No. 399 (R.S), 358 (L.R.), included in part of Plot No. 174/1133 (R.S.), 1/365 (L.R.), situated within Mouza - **DABGRAM**, J.L. No. 2, Sheet No. 15 (R.S.), 152 (L.R.), within the limits of Siliguri Municipal Corporation, Ward No. XXXIII, Police Station - Bhaktinagar, Sub-Division, Registry Office and District Jalpaiguri, in the State of West Bengal and the said property is butted and bounded as follows:-

By the North : 11 Feet Wide Siliguri Municipal Corporation Road;
By the South : 16.5 Feet Wide Siliguri Municipal Corporation Road;
By the East : Land of Anjan Biswas;
By the West : Land of Narayan Roy.

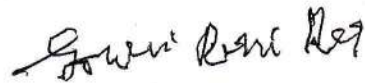
Within the aforesaid boundary 2.21 Kathas or 0.0365 Acre of land is hereby gifted by the Donor to the Donee hereof by these presents.

Separate sheet containing the finger prints of the Donor and the Donee is annexed herewith.

IN WITNESSES WHEREOF the Donor in good health and conscious mind have put her signature on this Deed of Gift on the day, month and year hereinbefore mentioned.

WITNESSES :-

1. Wanyan Roy
S/o Lt. Virendra K. Roy
Deshbandhpora
PO, Siliguri
P.S. Bhaktiraga
Dist. Jalpaiguri



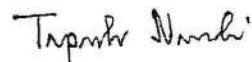
(SIGNATURE OF THE DONOR)

I hereby accepted the aforesaid gift.


(SIGNATURE OF THE DONEE)

2. Raju Chatterjee
S/o- Jiten Chatterjee
Sankar Moharaj Nagar
Siliguri

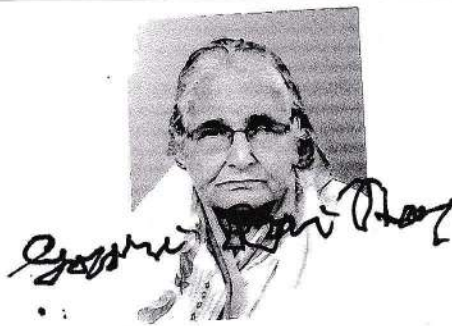
Drafted, read over and explained by
me and computerized in my chamber:



(Tapash Nandi)

Advocate / Siliguri

Enrolment No.WB-1030/2002

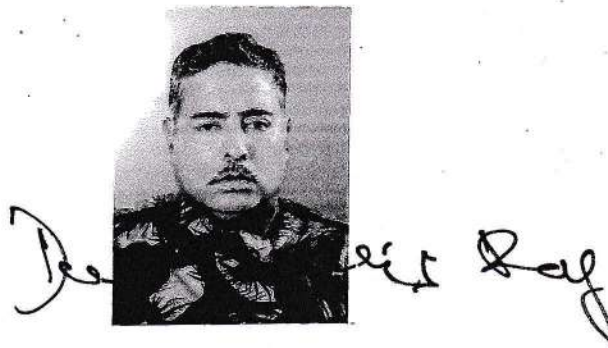


Finger Prints of _____

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Gower Davis Ray

Signature



Finger Prints of _____

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. JALPAIGURI, District- Jalpaiguri
Signature / LTI Sheet of Serial No. 01222 / 2015, Deed No. (Book - I , 01173/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gouri Rani Roy South Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri Town, District:-Jalpaiguri, WEST BENGAL, India, Pin :-734004	 21/04/2015	 LTI 21/04/2015	<i>Gouri Rani Roy</i> 21-04-2015

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gouri Rani Roy Address -South Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri Town, District:-Jalpaiguri, WEST BENGAL, India, Pin :-734004	Self	 21/04/2015	 LTI 21/04/2015	<i>Gouri Rani Roy</i>
2	Debashis Roy Address -South Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri Town, District:-Jalpaiguri, WEST BENGAL, India, Pin :-734004	Self	 21/04/2015	 LTI 21/04/2015	<i>Debashis Roy</i>

Name of Identifier of above Person(s)

Narayan Ray
Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri,
District:-Jalpaiguri, WEST BENGAL, India

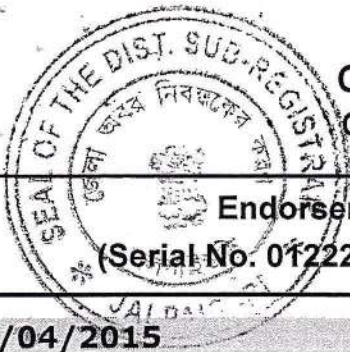
Signature of Identifier with Date

Narayan Ray 21.4.2015





Government Of West Bengal
Office Of the D.S.R. JALPAIGURI
District:-Jalpaiguri



Endorsement For Deed Number : I - 01173 of 2015

(Serial No. 01222 of 2015 and Query No. 0702L000002784 of 2015)

On 21/04/2015

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), 4 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. 14878.00/-, on 21/04/2015

(Under Article : A(1) = 14839/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 21/04/2015)

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.-13,49,205/-

Certified that the required stamp duty of this document is Rs.- 6756 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1800/- is paid , by the draft number 376116, Draft Date 20/04/2015, Bank : State Bank of India, SILIGURI COURT, received on 21/04/2015

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

Presented for registration at 14.00 hrs on :21/04/2015, at the Office of the D.S.R. JALPAIGURI by Smt. Gouri Rani Roy ,Executant.

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

Execution is admitted on 21/04/2015 by

1. Smt. Gouri Rani Roy, wife of Late Naresh Chandra Roy , South Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri Town, District:-Jalpaiguri, WEST BENGAL, India, Pin :-734004, By Caste Hindu, By Profession : House wife
2. Sri Debashis Roy, wife of Late Naresh Chandra Roy , South Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri Town, District:-Jalpaiguri, WEST BENGAL, India, Pin :-734004, By Caste Hindu, By Profession : Business

Identified By Narayan Ray, son of Late Naresh Chandra Ray, Deshbandhu Para, Thana:-Bhaktinagar, P.O. :-Siliguri, District:-Jalpaiguri, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

(Subhas Chandra Sarkar)
 DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 4

Page from 12 to 23

being No 01173 for the year 2015.

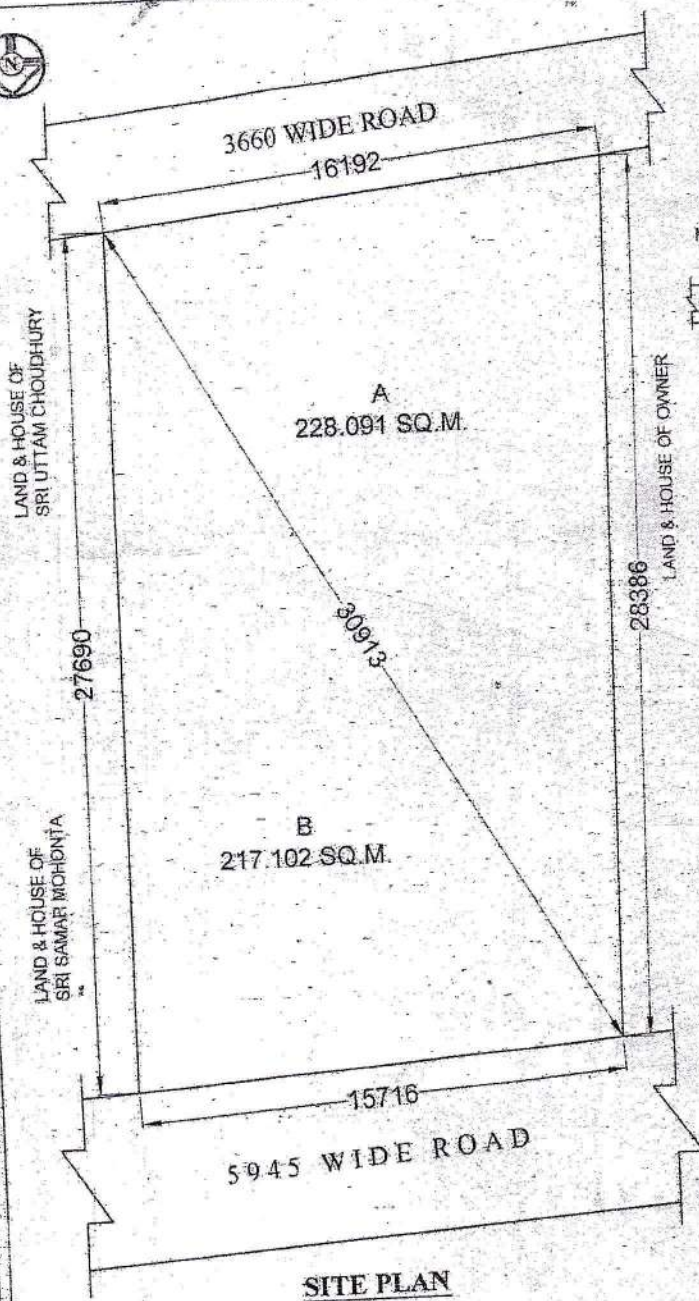



(Subhas Chandra Sarkar) 21-April-2015
DISTRICT SUB-REGISTRAR
Office of the D.S.R. JALPAIGURI
West Bengal

other 8

PROPOSED SITE PLAN OF SMT. GOURI RANI ROY,
W/O NARESH CH. ROY, AT DESHBANDHU PARA, P.O.-SILIGURI.
P.S.- BHAKTINAGAR, WARD NO. -33, DIST.JALPAIGURI.

LAND AREA AS PER DEED : 445.316 SQ.M.
LAND AREA AS PER DEED : 445.193 SQ.M.
(A = 228.091. + B.217.102 = 445.193.SQ.M.)



LOCATION PLAN
(NOT TO SCALE)

LAND SCHEDULE

MOUZA	DABGRAM
J.L. NO.	2
SHEET NO.	15
KHATIAN NO.	399
PLOT NO.	174 / 1133
WARD NO.	33
P.S.	BHAKTINAGAR
DIST.	JALPAIGURI

SIGN OF OWNER

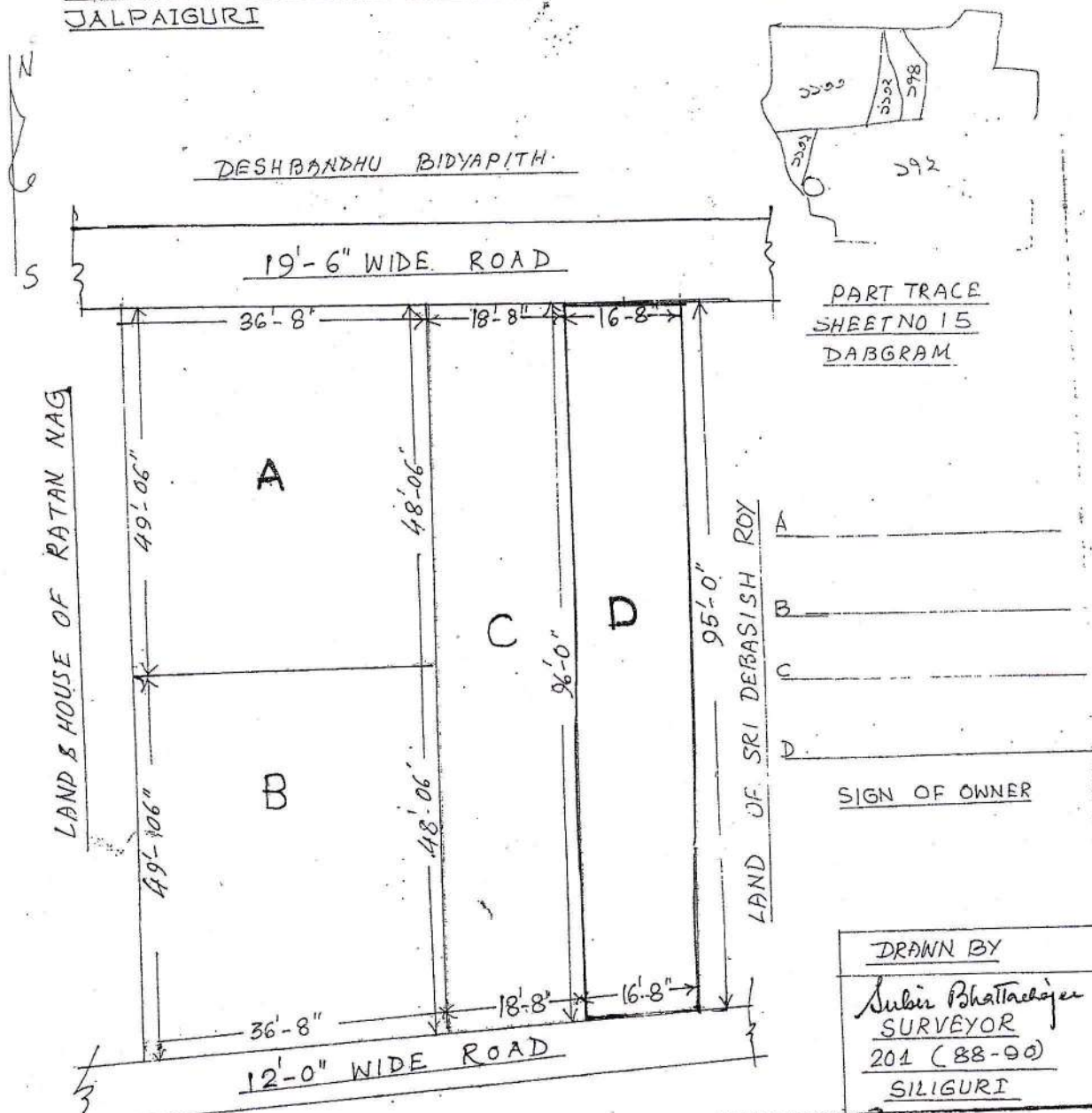
Swapan Bhatt

Consulting Engineer,
Building Planner, Designer, Estimator

Authorized Signatory - Jalpaiguri
Development Authority

SITE PLAN
(SCALE-1:200)

SITE PLAN SHOWING THE LAND OF PLOT NO'
174/1133 SHEET NO- 15 MOUZA- DABGRAM KHATIAN NO-399
JL NO- 2 PO- SILIGURI BAZAR PS- BHAKTINAGAR DIST.
JALPAIGURI

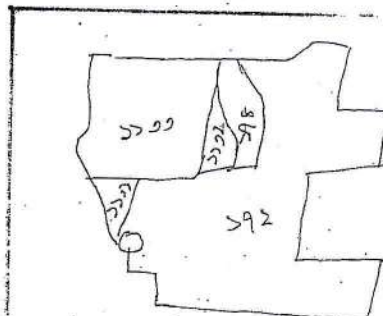
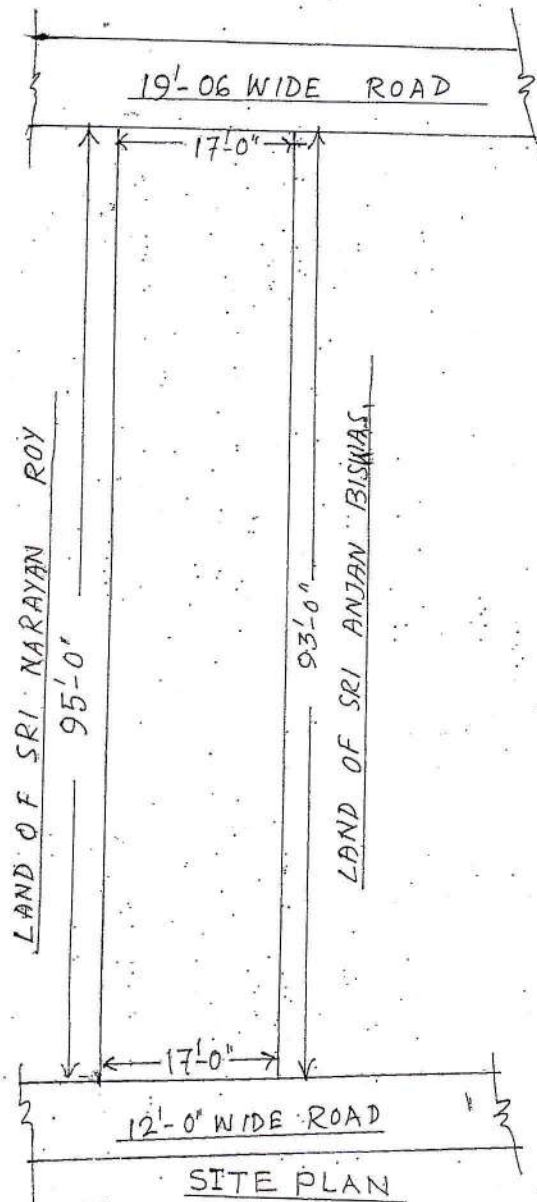


MARK	LAND OWNER	ADDRESS	LAND AREA
A	SMT ARATI ROY W/O SRI NIRENDRA CH. ROY	EAST VIVEKANANDA PALLY, SILIGURI	1794 SQ. FT. 2.50 KATHA
B	SRI NARAYAN ROY S/O LT NARESH CH. ROY.	LAKE TOWN (EAST)	1794 SQ. FT. 2.50 SQ. FT.
C	SRI DEBASISH ROY S/O LT NARESH CH. ROY.	PS- BHAKTINAGAR WARD NO- 33 (S.M.C) DIST. JALPAIGURI	1794 SQ. FT. 2.50 RATHA
D	SRI NARAYAN ROY S/O LT NARESH CH. ROY.		1584 SQ. FT. 2.20 KATHA

SITE PLAN SHOWING THE LAND OF SRI DEBASISH ROY.
S/O LATE NARESH CH. ROY OF LAKE TOWN (EAST) WARD NO
31 (S.M.C.) PS - BHAKTINAGARH. DIST. JALPAIGURI.

LAND AREA = 2.21 KATHA OR
1591 SQ. FT OR 3.6465 DECIMAL.

SCHEDULE OF LAND
SHEET NO- 15 J.L.N02.
MOUZA- DABGRAM
PLOT NO- 174/1133
KHATAN NO- 399
PS- BHAKTINAGAR
DIST- JALPAIGURI



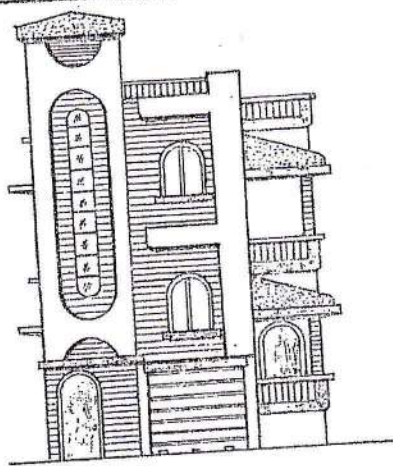
PART TRACED MAP OF
SHEET NO- 15
MOUZA- DABGRAM

(SIGN OF OWNER)

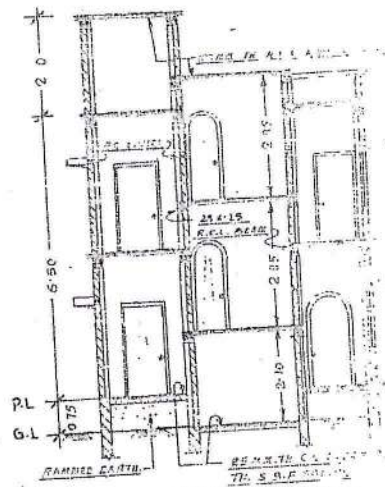
DRAWN BY
Sulir Bhattacharyee
SURVEYOR
201 (88-90)

Other 21

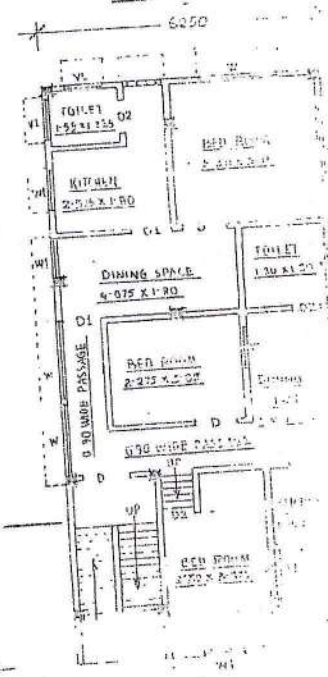
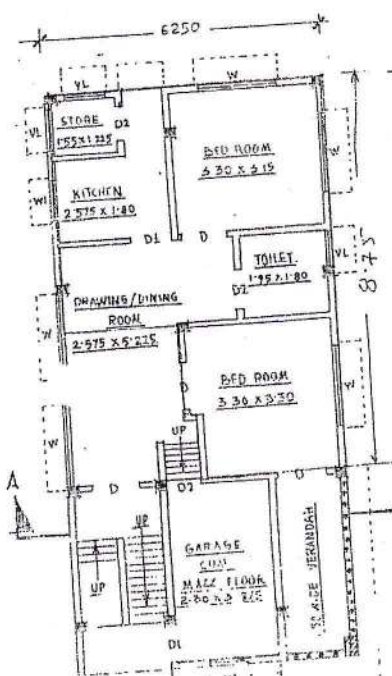
PROPOSED CONSTRUCTION OF TWO STORIED RESIDENTIAL IN
OF SMT. NILIMA BHOWAL AT PURBA VIVEKANANDA PALLY, MOH
DABGRAM, PARGANA ~ BAIKUNTHAPUR, KHATIAN NO ~ 831
NO ~ 12, C.S. PLOT NO ~ 376/724 UNDER DABGRAM-II GRAM
YET, P.S. ~ RAJGONJ, DIST. ~ JALPAIGURI



FRONT ELEVATION



SECTION ON A-B
SCALE ~ 1/100



Re
OK

AREA OF LAND ~ 2 KATTA. 4 CHATTAK

PLINT AREA ~ 79.69 SQ. M.

NOIL ~

1 S.J.D.A. APPROVED PLAN NO ~ 4401

APP. DATED ~ 24.12.92.

2 ALL DIMENTION ARE IN ~ METER

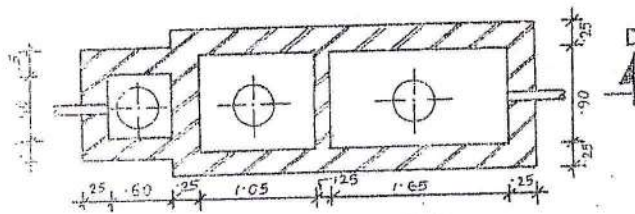
Nilima Bhowal

SIGNATURE OF OWNER.

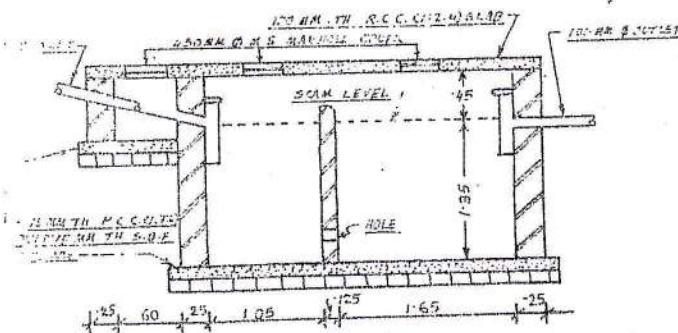
Schattergei
B. C. Chatterjee 24/41
Civil Engineer,

EX. Assistant Engineer, P. W. D. I
Regd. No L. B. S. / 13, S. J. D. A.
P. W. D. Office, S. J. D. A.

SIGNATURE OF L.B.S.



DETAILS OF SEPTIC TANK
(SCALE ~ 1:90)

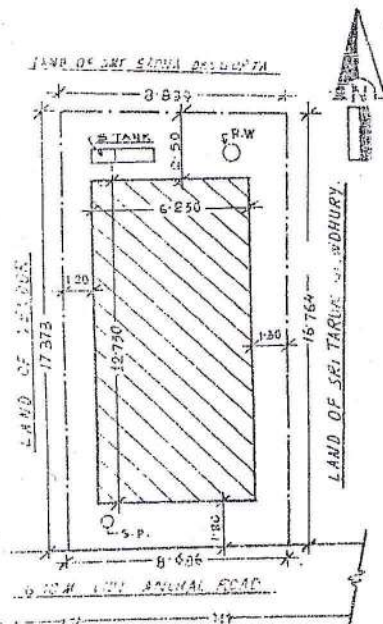
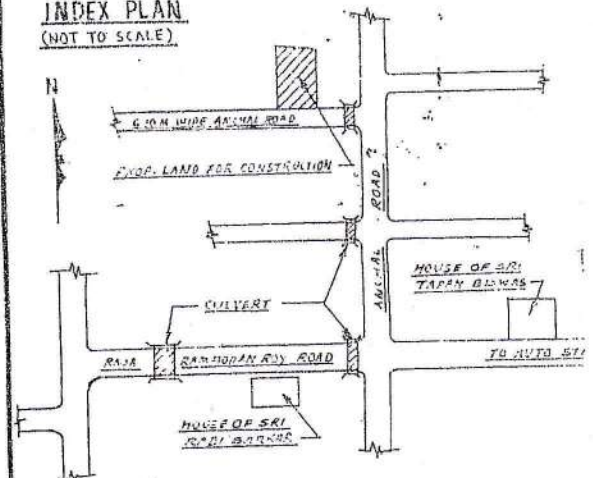


SECTION ON ~ CD

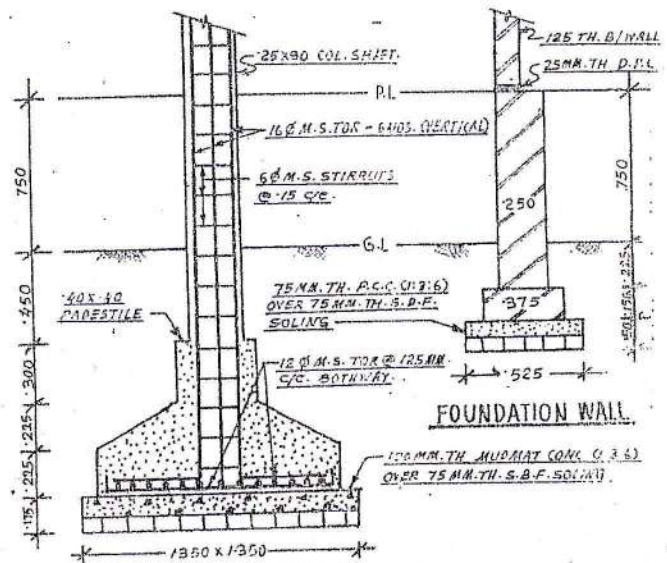
SCHEDULE OF DOORS AND WINDOWS.

D	2.10 M. X 1.05 M.	W	1.35 M. X 1.80 M.
D1	2.10 M. X 0.90 M.	W1	1.35 M. X 0.90 M.
D2	2.10 M. X 0.75 M.	VL	0.45 M. X 0.60 M.

INDEX PLAN
(NOT TO SCALE)



SIT PLAN
(SCALE ~ 1:1000)



DETAILS OF R.C.C COLUMN
(SCALE ~ 1:25)