

5147/24

5089/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 238608

DR
1-50.
25/7/24



Rejeta Singh

8300196 801724

DEED OF GIFT

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

25 JUL 2024

0001
SL NO. 32695 Date 16.11.2021
PURCHASER Bijeta Kumar Singh
Full Address Hajipur, Bihar
Total Value 1000/-
Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Bijeta - Singh



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JUL 2024

Signature
25/7/24

PARTICULARS OF THE VACANT LAND		
AREA OF LAND	:	0.010988 ACRES
MOUZA	:	DABGRAM
PARGANA	:	BAIKUNTHAPUR
J. L. NO.	:	2 (Two)
KHATIAN NO.	:	R.S. 83/1
PLOT NO.	:	R.S. 132
SHEET NO.	:	R.S. 05
POLICE STATION	:	BHAKTINAGAR
DISTRICT	:	JALPAIGURI
UNDER WARD NO. 42 OF S.M.C. AREA		

THIS DEED OF GIFT MADE ON THIS THE 25th DAY OF
JULY, TWO THOUSAND TWENTY FOUR.

B E T W E E N

SRI RANJIT KUMAR SINGH, Son of Late Raj Mangal Singh, Indian by Nationality, Hindu by Religion, Advocate by Profession, resident of Prakash Nagar, Ward No. 43 of Siliguri Municipal Corporation, Post Office Sevoke Road, Police Station Bhaktinagar, District Jalpaiguri, PIN-734001, 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 **ONE PART**.

Page 2 of 7



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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JUL 2024

 A N D 

SMT. BIJETA KUMARI SINGH, Wife of Sri Abinash Kumar and Daughter of Late Raj Mangal Singh, Indian by Nationality, Hindu by Religion, Housewife by Occupation, resident of Dighi Kala East, Town Hajipur, Post Office & Police Station – Hajipur, District - Vaishali, PIN-844101, in the state of Bihar - 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 **OTHER PART**.

WHEREAS the father of the Donor and Donee namely Raj Mangal Singh (since deceased), Son of Late Rabindra Singh was the sole and absolute owner of all that piece or parcel of land measuring 3.33 Kathas or 0.05494 Acres, recorded in R.S. Khatian No. 83/1, appertaining to and forming part of R.S. Plot No. 132, situated within Mouza **DABGRAM**, J.L. No. 2(Two), R.S. Sheet No. 05, Pargana Baikunthapur under Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Sale bearing Document No. 477 for the year 1999 registered at the office of the District Sub-Registrar Jalpaiguri and the said document was executed by one Sri Satya Narayan Sharma, Son of Shiv Nandan Sharma of 2½ Mile, Sevoke Road, Police Station Bhaktinagar, District Jalpaiguri and since the date of such purchase he had been holding, possessing and enjoying the said land, **as fully and particularly described in the Schedule-"A" below**, having permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever.





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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JUL 2024

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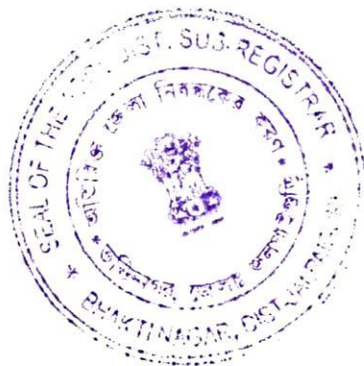
A N D

WHEREAS being owner in possession of such land, said Raj Mangal Singh died intestate leaving behind him, his wife namely 1) Smt. Poojni Devi Singh, two sons namely (1) Sri Ranjit Kumar Singh (**the Donee hereof**) and (3) Sri Ran Bijay Singh, two daughters namely (3) Smt. Bijeta Kumari Singh (**the Donor hereof**) and (4) Smt. Priyanka Singh as his only legal heirs and successors as per provision of Hindu Succession Act, 1956. Accordingly, by virtue of law of inheritance, the above named legal heirs of Late Raj Mangal Singh collectively owners of the "A" Scheduled land, each having undivided and un partitioned 1/5th share therein, having absolute right, title and interest therein.

A N D

WHEREAS the Donee is the full blooded brother of the Donor, the Donor out of her natural love and affection towards the Donee has firmly and finally decided to make a Gift of undivided vacant land measuring 0.010988 Acres, **fully described in the Schedule 'B' below** which is her undivided 1/5th share of land mentioned in the Schedule 'A' below, to and in favour of the Donee hereof, free from all encumbrances and charges whatsoever and the Donee has 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 Donee, the Donor out of her free will and without any fear, fraud, coercion or undue influence from anybody does hereby **GIVE, GRANT AND TRANSFER BY WAY OF GIFT** the



✓
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist. Jalpaiguri

25 JUL 2024

Handwritten signature

said undivided vacant land measuring 0.010988 Acres, fully described in the scheduled 'B' 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 any way 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 land, fully described in the schedule 'B' below as 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 'B' scheduled land hereby transferred by way of gift is totally free from all sorts of encumbrances, liens, charges, mortgages attachments whatsoever.



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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon

25 JUL 2024

Handwritten signature

AND THAT the Donee has also agreed to accept the aforesaid gift and has accepted the said gift hereunder made

SCHEDULE- 'A'

(Description of entire vacant land)

ALL THAT PIECE OR PARCEL of vacant land measuring 0.05494 Acres or 3.33 Kathas, recorded in R.S. Khatian No. 83/1, in part of R.S. Plot No. 132, situated within Mouza **DABGRAM**, J.L. No. 2(Two), R.S. Sheet No. 05, Pargana Baikunthapur, situated at Sevoke Road (Cosmos Mall to Orbit Mall) within Ward No. 42 of Siliguri Municipal Corporation under Police Station & Addl. District Sub-Registry Office Bhaktinagar District - Jalpaiguri, in the State of West Bengal.

The said land is butted and bounded as follows:

By the North	:	Land of Shital Ice Factory;
By the South	:	Sold land of Annu Rani Singh;
By the East	:	Land of Shital Ice Factory;
By the West	:	<u>100 Feet Wide Sevoke Road;</u>

SCHEDULE- 'B'

(Description of land hereby gifted)

ALL THAT PIECE OR PARCEL of vacant land measuring 0.010988 Acres which is the undivided and un partitioned 1/5th share in the land mentioned in the Schedule 'A' above, recorded in R.S. Khatian No. 83/1 in part of R.S. Plot No. 132, situated within Mouza **DABGRAM**, J.L. No. 2 (Two), R.S. Sheet No. 05, Pargana Baikunthapur, situated at Sevoke Road (Cosmos Mall to Orbit Mall), within Ward No. 42 of Siliguri Municipal Corporation, under Police Station & Addl. District Sub-Registry Office - Bhaktinagar, District - Jalpaiguri, in the State of West Bengal.



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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

25 JUL 2024

The said land is proposed to be used for Commercial purpose and recorded in ROR Bastu.

Separate sheet containing the Fingerprints of the Donor, the Donee and the Identifier are annexed herewith, forming part of these presents.

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

WITNESSES:

1. *Ananta Halder*

SRI ANANTA HALDER

Son of Sri Saniram Halder
Of Hospital Para, Ward No. 8
P.O. & P.S. Dhupguri, Pin - 735210
Dist. Jalpaiguri, West Bengal.

(SIGNATURE OF THE DONOR)

2. *Mampi Singh*

w/o Ramit Singh

Prakash Nagan

P.O. - Serail Road

P.S. - Bhaktinagar

Dist. - Jal

734001

Bijeta Singh

GIFT IS ACCEPTED BY ME:

Ramit K. Singh

(SIGNATURE OF THE DONEE)

Drafted by me, readover and explained to the Donor and the Donee and typed in my chamber:

Anil Sarkar

ANIL SARKAR
Advocate, Siliguri
Enrolment No. F-69/39/2011



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Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

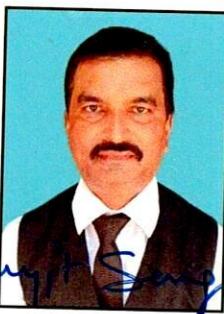
25 JUL 2024

PHOTO SHEET

 <i>Bijeta Singh</i>	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	    					
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	    					

✓

Bijeta Singh
Signature

 <i>Ranjit Singh</i>	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	    					
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	    					

Ranjit Singh
Signature



✓
Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalgaon
25 JUL 2024

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Ananta Halder

Signature of Identifier



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jaipur

25 JUL 2024

Major Information of the Deed

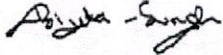
Deed No :	I-0711-05089/2024	Date of Registration	25/07/2024
Query No / Year	0711-3001968015/2024	Office where deed is registered	
Query Date	23/07/2024 4:00:09 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Ranjit Singh Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 8918115761, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 48,28,060/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:33(i))	Rs. 48,281/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

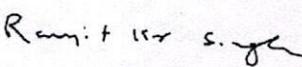
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Cosmos Mall -- Orbit Mall) , Mouza: Dabgram Sheet No - 5, , Ward No: 42 JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-132	RS-83/1	Commercial Use	Bastu	0.010988 Acre		48,28,060/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					1.0988Dec	0 /-	48,28,060 /-	

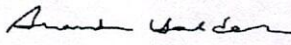
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Bijeta Kumari Singh (Presentant) Wife of Shri Abinash Kumar Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office	Photo  25/07/2024	Finger Print  Captured LTI 25/07/2024	Signature  25/07/2024
Dighi Kala East, Hajipur Town, City:- , P.O:- Hajipur Town, P.S:-HAJIPUR TOWN, District:-Vaishali, Bihar, India, PIN:- 844101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: CQxxxxxx4L, Aadhaar No: 57xxxxxxxx8155, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ranjit Kumar Singh Son of Late Rajmangal Singh Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
		25/07/2024	LTI 25/07/2024	25/07/2024
Son of Late Rajmangal Singh Prakash Nagar, Ward No. 43, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AWxxxxxx6P, Aadhaar No: 40xxxxxxxx8991, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ananda Halder Son of Late Shaniram Halder Hospital Para , Ward No. 8, City:- , P.O:- Bairatiguri, P.S:-Dhupguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735210		 Captured	
	25/07/2024	25/07/2024	25/07/2024
Identifier Of Smt Bijeta Kumari Singh, Shri Ranjit Kumar Singh			

Endorsement For Deed Number : I - 071105089 / 2024

On 25-07-2024

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 13:50 hrs on 25-07-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Bijeta Kumari Singh ,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 48,28,060/-. Family Members amount Rs 48,28,060/-

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

Execution is admitted on 25/07/2024 by 1. Smt Bijeta Kumari Singh, Wife of Shri Abinash Kumar, Dighi Kala East, Hajipur Town, P.O: Hajipur Town, Thana: HAJIPUR TOWN, , Vaishali, BIHAR, India, PIN - 844101, by caste Hindu, by Profession House wife, 2. Shri Ranjit Kumar Singh, Son of Late Rajmangal Singh, Prakash Nagar, Ward No. 43, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Advocate

Indetified by Mr Ananda Halder, , , Son of Late Shaniram Halder, Haspital Para , Ward No. 8, P.O: Bairatiguri, Thana: Dhupguri, , Jalpaiguri, WEST BENGAL, India, PIN - 735210, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,281.00/- (A(1) = Rs 48,281.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 48,281/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2024 3:38PM with Govt. Ref. No: 192024250135794988 on 24-07-2024, Amount Rs: 48,281/-, Bank: SBI EPay (SBlePay), Ref. No. 1969887052133 on 24-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

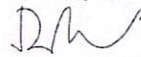
Certified that required Stamp Duty payable for this document is Rs. 1,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 32695, Amount: Rs.1,000.00/-, Date of Purchase: 16/11/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2024 3:38PM with Govt. Ref. No: 192024250135794988 on 24-07-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1969887052133 on 24-07-2024, Head of Account



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0711-2024, Page from 106960 to 106973
being No 071105089 for the year 2024.**



DA

Digitally signed by BISWARUP GOSWAMI
Date: 2024.07.30 13:48:17 +05:30
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 30/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.**