

5479/2024

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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

Y 517697

DM
1-SD
6/8/24



L.T.I of ^{DM}provw Singh
w/by Ananta Halder

83002093409/24.

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

Page 1 of 7

06 AUG 2024

NON JUDICIAL STAMP

Sl. No. 1254 Dated 06-8-24
Name Poojni Devi Singh
At Siliguri
Value Rs 1000/- (Rupees one thousand)



Baby Saha

Govt. Stamp Vendor
Siliguri Court

Registration No: 172/2019 dated 24/07/2019



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

06 AUG 2024



L.T.I. of prodm
Devi Singh w/ky
Ananda Galden

PARTICULARS OF THE VACANT LAND

AREA OF LAND	:	<u>0.010988 ACRES</u>
MOUZA	:	DABGRAM
PARGANA	:	BAIKUNTHAPUR
J. L. NO.	:	2 (Two)
KHATIAN NO.	:	<u>R.S. 83/1</u>
PLOT NO.	:	<u>R.S. 132</u>
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 6th DAY OF
AUGUST, 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**.



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

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L.T. I of Poojini Singh
Singh w/ by
Anansa Haldan



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A N D

SMT. POOJNI DEVI SINGH, Wife of Late Raj Mangal Singh, Indian by Nationality, Hindu by Religion, Housewife by Occupation, 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 "**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.

[Handwritten signature]



L.T.I of poojni
Devi Singh wife of
Ananta Haldar

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 (**the Donor hereof**), 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 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 son 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



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

06 AUG 2024



h.t. of prajin
Devi Singh w/bx
Ananda Halder

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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Bhakti Nagar, Dist-Jalpaiguri

06 AUG 2024



L.T. of pogram
Devi Singh
Ananda Haldar

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	:	100 Feet Wide Sevoke Road;

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

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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 Kumari Singh*

w/o Ranjit Singh

Bhacashalagar

W NO-43

P.O - Serok Road

P.S - Bhacashalagar

734001

GIFT IS ACCEPTED BY ME:

Ranjit 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. Lalpaur

06 AUG 2024

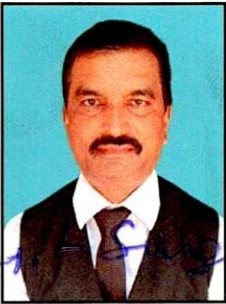
PHOTO SHEET

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

L.T.I.2 prajwal Singh
w/ by Ananta Halder

L.T.I.2 prajwal
Singh w/ by
Ananta Halder

Signature

	Left Hand					
	Right Hand					

Ranjit Singh

Ranjit Singh

Ranjit Singh
Signature



✓

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

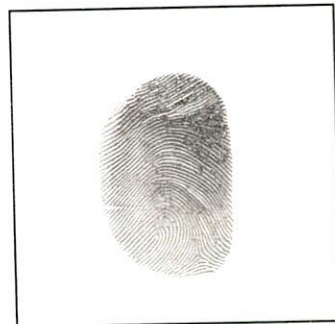
06 AUG 2024

IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Ananta Halden
SIGNATURE



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

06 AUG 2024

Major Information of the Deed

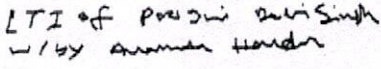
Deed No :	I-0711-05414/2024	Date of Registration	06/08/2024
Query No / Year	0711-3002093409/2024	Office where deed is registered	
Query Date	05/08/2024 4:14:18 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	RANJIT SINGH SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, 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/-	
Stampduty 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 :

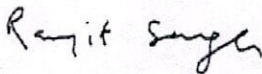
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Cosmos Mall – Orbit Mall) , Mouza: Dabgram Sheet No - 5, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use 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 /-	

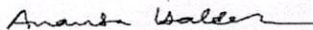
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt POOJNI DEVI SINGH (Presentant) Wife of Late RAJMANGAL SINGH Executed by: Self, Date of Execution: 06/08/2024 , Admitted by: Self, Date of Admission: 06/08/2024 ,Place : Office		 Captured	
	06/08/2024	06/08/2024	LTI	06/08/2024
PRAKASH NAGAR WARD NO 43, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: SXxxxxxx0D, Aadhaar No: 83xxxxxxxx6278, Status :Individual, Executed by: Self, Date of Execution: 06/08/2024 , Admitted by: Self, Date of Admission: 06/08/2024 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RANJIT KUMAR SINGH Son of Late RAJ MANGAL SINGH Executed by: Self, Date of Execution: 06/08/2024 , Admitted by: Self, Date of Admission: 06/08/2024 ,Place : Office		 Captured	
		06/08/2024	LTI 06/08/2024	06/08/2024
	Son of Late RAJ MANGAL 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: 06/08/2024 , Admitted by: Self, Date of Admission: 06/08/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ANANTA HALDER Son of SHANIRAM HALDER WARD NO 8, HOSPITAL PARA, City:- , P.O:- DHUPGURI, P.S:-Dhupguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735210		 Captured	
	06/08/2024	06/08/2024	06/08/2024
Identifier Of Smt POOJNI DEVI SINGH, Shri RANJIT KUMAR SINGH			

Endorsement For Deed Number : I - 071105414 / 2024

On 06-08-2024

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 06-08-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt POOJNI DEVI 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 06/08/2024 by 1. Smt POOJNI DEVI SINGH, Wife 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 House wife, 2. Shri RANJIT KUMAR SINGH, Son of Late RAJ MANGAL 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 Shri ANANTA HALDER, , , Son of SHANIRAM HALDER, WARD NO 8, HOSPITAL PARA, P.O: DHUPGURI, 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 06/08/2024 1:18PM with Govt. Ref. No: 192024250153916998 on 06-08-2024, Amount Rs: 48,281/-, Bank: SBI EPay (SBlePay), Ref. No. 0508773321155 on 06-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

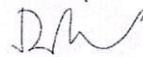
Certified that required Stamp Duty payable for this document is Rs. 1,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 0/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1254, Amount: Rs.1,000.00/-, Date of Purchase: 06/08/2024, Vendor name: Baby Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2024 1:18PM with Govt. Ref. No: 192024250153916998 on 06-08-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0508773321155 on 06-08-2024, 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 113499 to 113512
being No 071105414 for the year 2024.



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2024.08.14 13:36:26 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 14/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

