

4323/24

I 4275/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 153936

DM  
25/6/24  
1-59



Pratyaksha Singh

3001586874/m.

## 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 JUN 2024



SL.NO. 10548 Date 21.6.2027

PURCHASER Smt. Priyanka Singh

Full Address Belhar

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



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

25 JUN 2024

25 JUN 2024

Singh  
 Prayanka Singh

**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 24<sup>TH</sup> DAY OF  
JUNE, 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**.

A N D

Priyanka Singh

**SMT. PRIYANKA SINGH**, Wife of Sri Sanjay Singh and Daughter of Late Raj Mangal Singh, Indian by Nationality, Hindu by Religion Housewife by occupation, resident of Narharpur, Near Kalisthan, Mahua Post Office & Police Station Mahua, District Vaishali, PIN-844122, 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.



Priyanka Singh

**A N D**

**WHEREAS** being owner in possession of such land, said Raj Mangal Singh died intestate leaving behind him, his wife namely Smt. Poojni Devi Singh, two sons namely (1) Sri Ranjit Kumar Singh (**the Donee hereof**) and (2) Sri Ran Bijay Singh, two daughters namely (1) Smt. Bijeta Kumari Singh and (2) Smt. Priyanka Singh (**the Donor hereof**) 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 1/5<sup>th</sup> 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 1/5<sup>th</sup> 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 Donor 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

Prinyanka Singh

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 her 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 her.

**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.



Pratima Singh

**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 1/5<sup>th</sup> 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. The said land is proposed to be used for Commercial purpose and recorded in ROR Bastu.

Priyanka Singh

Separate sheet containing the Fingerprints of the Donor, Donee and 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.

Priyanka Singh  
(SIGNATURE OF THE DONOR)

2. Mampi Kumari Singh  
w/o Ranjit Singh  
Prakash Nagar  
P.O - Serokhat  
P.S - Bhautinagar  
Dist - Jalpaiguri  
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



EXECUTANT SHEET

| PHOTO                                                                                                     |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
|-----------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Priyanka Singh</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                           | RIGHT HAND |  |  |  |  |  |

*Priyanka Singh*  
SIGNATURE

CLAIMANT SHEET

| PHOTO                                                                                                     |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|-----------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Ranjit Singh</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                           | RIGHT HAND |  |  |   |  |  |

*Ranjit Singh*  
SIGNATURE

## IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB  
IMPRESSION



*Ananta Halder*

SIGNATURE OF THE IDENTIFIER





### Major Information of the Deed

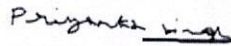
|                                               |                                                                                                                                          |                                            |            |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|
| Deed No :                                     | I-0711-04275/2024                                                                                                                        | Date of Registration                       | 25/06/2024 |
| Query No / Year                               | 0711-3001566814/2024                                                                                                                     | Office where deed is registered            |            |
| Query Date                                    | 24/06/2024 2:21:58 PM                                                                                                                    | A.D.S.R. BHAKTINAGAR, District: Jalpaiguri |            |
| Applicant Name, Address & Other Details       | Ranjit Singh<br>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. 43,45,254/-                                                                                                                          |                                            |            |
| Stamp duty Paid(SD)                           | Registration Fee Paid                                                                                                                    |                                            |            |
| Rs. 1,000/- (Article:33(i))                   | Rs. 43,453/- (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

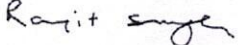
| Sch No        | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                            |
|---------------|-------------|----------------|-------------------|---------|---------------|-------------------------|-----------------------|----------------------------------------------------------|
| L1            | RS-132      | RS-83/1        | Commercial Use    | Bastu   | 0.010988 Acre |                         | 43,45,254/-           | Width of Approach Road: 100 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |                   |         | 1.0988Dec     | 0 /-                    | 43,45,254 /-          |                                                          |

### Donor Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                | Name,Address,Photo,Finger print and Signature                                                                                                                                                  |                                                                                                   |                                                                                                                      |                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Name</b>                                                                                                                                                                                    | <b>Photo</b>                                                                                      | <b>Finger Print</b>                                                                                                  | <b>Signature</b>                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Smt Priyanka Singh (Presentant )</b><br>Wife of Shri Sanjay Singh<br>Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office | <br>25/06/2024 | <br>Captured<br>LTI<br>25/06/2024 | <br>25/06/2024 |
| Narhar Pur Kalisthan, City:- , P.O:- Mahua, P.S:-MAHUA, District:-Vaishali, Bihar, India, PIN:- 844122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: DXxxxxxx1B, Aadhaar No: 72xxxxxxxx8709, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office |                                                                                                                                                                                                |                                                                                                   |                                                                                                                      |                                                                                                    |



**Donee Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Name,Address,Photo,Finger print and Signature                                                                                                                                                            |                                                                                                                 |                                                                                                                               |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Name</b><br><b>Shri Ranjit Kumar Singh</b><br>Son of Late Rajmanangal Singh<br>Executed by: Self, Date of Execution: 24/06/2024<br>, Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office | <b>Photo</b><br><br>25/06/2024 | <b>Finger Print</b><br><br>LTI<br>25/06/2024 | <b>Signature</b><br><br>25/06/2024 |
| Son of Late Rajmanangal Singh PRAKASH NAGAR, WARD NO. 43, City:- , P.O:- Sevoke Road, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AWxxxxxx6P, Aadhaar No: 40xxxxxxxx8991, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 25/06/2024 ,Place : Office |                                                                                                                                                                                                          |                                                                                                                 |                                                                                                                               |                                                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                                    | Photo                                                                                             | Finger Print                                                                                                  | Signature                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mr Ananta Halder</b><br>Son of Shri Shaniram Halder<br>Ward No. 8, Hospital Para, City:- , P.O:- Bairatiguri, P.S:-Dhupguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735210 | <br>25/06/2024 | <br>Captured<br>25/06/2024 | <br>25/06/2024 |
| Identifier Of Smt Priyanka Singh, Shri Ranjit Kumar Singh                                                                                                                               |                                                                                                   |                                                                                                               |                                                                                                    |

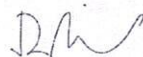


**Endorsement For Deed Number : I - 071104275 / 2024**

**On 24-06-2024**

**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 43,45,254/-. Family Members amount Rs 43,45,254/-



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

**On 25-06-2024**

**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 13:59 hrs on 25-06-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Priyanka Singh ,Executant.

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

Execution is admitted on 25/06/2024 by 1. Smt Priyanka Singh, Wife of Shri Sanjay Singh, Narhar Pur Kalisthan, P.O: Mahua, Thana: MAHUA, , Vaishali, BIHAR, India, PIN - 844122, by caste Hindu, by Profession House wife, 2. Shri Ranjit Kumar Singh, Son of Late Rajmanangal Singh, PRAKASH NAGAR, WARD NO. 43, P.O: Sevoke Road, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Advocate

Indetified by Mr Ananta Halder, , , Son of Shri Shaniram Halder, Ward No. 8, Hospital Para, 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 43,453.00/- ( A(1) = Rs 43,453.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 43,453/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2024 8:14PM with Govt. Ref. No: 192024250091584268 on 24-06-2024, Amount Rs: 43,453/-, Bank: SBI EPay ( SBlePay), Ref. No. 1636935180716 on 24-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

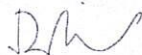
Certified that required Stamp Duty payable for this document is Rs. 1,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 0/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 10548, Amount: Rs.1,000.00/-, Date of Purchase: 21/06/2024, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2024 8:14PM with Govt. Ref. No: 192024250091584268 on 24-06-2024, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 1636935180716 on 24-06-2024, 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 89554 to 89567

being No 071104275 for the year 2024.



*DM*

Digitally signed by BISWARUP GOSWAMI  
Date: 2024.07.02 13:21:52 +05:30  
Reason: Digital Signing of Deed.

(Biswarup Goswami) 02/07/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.