

8127/24

I 8038/2024 8381/2024



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Y 158915

DR
01-31.
6/12/24

Ram Narayan Singh



820029650924m.

DEED OF GIFT

THIS DEED OF GIFT MADE ON THIS THE 29th DAY OF
NOVEMBER, TWO THOUSAND TWENTY-FOUR.

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

20 DEC 2024

SL. NO. 25771 Date 11.11.2021

PURCHASER Ram Vijay Singh

Full Address Bhawan Nigam Singh

Total Value 1000

Stamp Purchased from JPG Treasury-1

STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajgani, Jalpaiguri



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

10.6 DEC 2024

Ranvir 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 SILIGURI MUNICIPAL CORPORATION AREA

Deeds to be made

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 **FIRST PART**.

A N D

SRI RANBIJAY SINGH(PAN: _____, AADHAR: 7166-0202-5480), Son of Late Raj Mangal Singh, Indian by Nationality, Hindu by Religion, Self Employed 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 his heirs, successors, legal representatives executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the father of the Donor and Donee namely Raj Mangal Singh (since deceased), Son of Late Rajendra 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

Yashveer Singh

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.

AND 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 (**the Donor hereof**), 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.

AND WHEREAS the Donee is the full blooded brother of the Donor, the Donor out of his 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 his undivided 1/5th share of land mentioned in the Schedule 'A' below to and in favor of the Donee hereof, free from all encumbrances and charges whatsoever and the Donee has also agreed to accept the said Gift.

Pran Singh

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 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.

Ran 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 and un partitioned $1/5^{\text{th}}$ 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 Bastu 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 his sound health and conscious mind does hereunto set and subscribe his hand on the day, month and year first above written.

WITNESSES:

1.

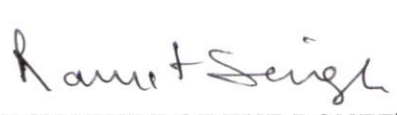

Jhantu Biswas
S/o - R. Biswas
Sevoke Road, Siliguri
Darjeeling, West Bengal


(SIGNATURE OF THE DONOR)

2.


TARANG GARG
S/O - SANJAY GARG
Near Bali Nagar, Raja Garden
Delhi 110015

GIFT IS ACCEPTED BY ME:


(SIGNATURE OF THE DONEE)

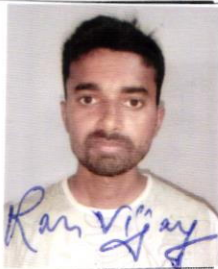
Drafted by me, readover and explained to the Donor and the Donee and typed in my chamber:



JUGAL SANGHAI
ADVOCATE/SILIGURI
Reg. No. WB/306/2011

FINGER IMPRESSION

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					



Ran Vijay Singh
SIGN.

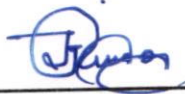
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT					
RIGHT					



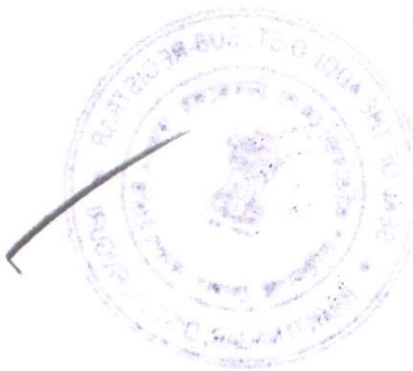
Ranjit Singh
SIGN.

IDENTIFIER PHOTOSHEET

<u>PHOTO</u>	<u>LEFT THUMB</u>
	



SIGNATURE



RECEIVED
DEPT. OF JUSTICE
FBI
JAN 10 2008

8 DEC 2007

Major Information of the Deed

Deed No :	I-0711-08381/2024	Date of Registration	20/12/2024
Query No / Year	0711-2002965092/2024	Office where deed is registered	
Query Date	22/11/2024 3:53:28 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 19,31,225/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:33(i))	Rs. 19,312/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

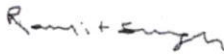
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road, Road Zone : (Cosmos Mall -- Orbit Mall) , Mouza: Dabgram Sheet No - 5, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-132	RS-83/1	Bastu	Bastu	0.010988 Acre		19,31,225/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
Grand Total :					1.0988Dec	0 /-	19,31,225 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RANBIJAY SINGH (Presentant) Son of Late RAJ MANGAL SINGH Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office		 Captured	
		06/12/2024	LTI 06/12/2024	06/12/2024
	PRAKASH NAGAR WARD 43, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Applied for Form 60, Aadhaar No: 71xxxxxxx5480, Status :Individual, Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office			

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RANJIT KUMAR SINGH Son of Late RAJ MANGAL SINGH Executed by: Self, Date of Execution: 29/11/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office	Photo 	Finger Print  Captured LTI 06/12/2024	Signature  06/12/2024
Son of Late RAJ MANGAL SINGH PRAKASH NAHGAR ARD NO.43, City:- Siliguri Mc, P.O:- SILIGURI, 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: 29/11/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jhantu Biswas Son of Mr R Biswas Sevoke Road, City:- , P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001		 Captured 06/12/2024	 06/12/2024
Identifier Of Mr RANBIJAY SINGH, Mr RANJIT KUMAR SINGH			

Endorsement For Deed Number : I - 071108381 / 2024

On 06-12-2024

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

Presented for registration at 13:31 hrs on 06-12-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Mr RANBIJAY 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 19,31,225/-. Family Members amount Rs 19,31,225/-

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

Execution is admitted on 06/12/2024 by 1. Mr RANBIJAY SINGH, Son of Late RAJ MANGAL SINGH, PRAKASH NAGAR WARD 43, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr RANJIT KUMAR SINGH, Son of Late RAJ MANGAL SINGH, PRAKASH NAGAR WARD NO.43, P.O: SILIGURI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Advocate

Indetified by Mr Jhantu Biswas, , Son of Mr R Biswas, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,312.00/- (A(1) = Rs 19,312.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 19,312/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2024 12:04PM with Govt. Ref. No: 192024250298035898 on 02-12-2024, Amount Rs: 19,312/-, Bank: SBI EPay (SBlePay), Ref. No. 4514456156445 on 02-12-2024, 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 25771, Amount: Rs.1,000.00/-, Date of Purchase: 11/11/2024, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2024 12:04PM with Govt. Ref. No: 192024250298035898 on 02-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4514456156445 on 02-12-2024, Head of Account



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

On 20-12-2024

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.



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 178433 to 178446

being No 071108381 for the year 2024.



DA

Digitally signed by BISWARUP GOSWAMI
Date: 2024.12.20 16:47:08 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 20/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHAKTINAGAR

West Bengal.