

525/2015

I. 338



8.30pm
13/02/15
16/02/15
Stamp - 5000/-
Chakrabarty - 1565/-
6565/-

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 654000

B 654000



Paly Baksu



Arati nag

Paly Baksu

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO
REGISTRATION THE SIGNATURE SHEET AND THE
ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

ADOL. DIST. SUB-REGISTRAR
SILIGURI - I
16/2/2015

DEED OF Gift

THIS DEED OF GIFT MADE THIS THE 13TH DAY OF
FEBRUARY TWO THOUSAND FIFTEEN AT SILIGURI.

CASE NO. 193/15
As per records
Rs. 250.00
Rs. 400.00
Total Rs. 650.00
19/2/2015
16/2/2015

13.02.2015
Soumyarup Chakraborty
Advocate, Siliguri

NON JUDICIAL STAMP

Sl. NO. 6377 Date 12.02.15
SOLD TO Smt. Anati Nag Kothari
OF Siliguri
Value Rs. 5000/- (Rupees) Five Thousand only.

(Suffit R. Sinha)
Govt. Stamp Vendor
Siliguri Court
L/Nc. - 196/R.M

✓ Paly Bakshi

TAMC 2013

✓ Paly Bakshi



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

13/02/15

X Ranajit Nag
S/o, Poranab Kothari
Deshbandhu Park,
D.B.C Road,
Pim-734004
Siliguri, Dist - Darjeeling

Poly Bakshi

LAND & STRUCTURE

Area : 1/12th undivided share of total land measuring 7 Kathas i.e., land measuring 9 Chhataks 15 Square Feet or 420 Square Feet alongwith 1/12th undivided share in an old Three storied House Building measuring altogether 9000 Square Feet i.e. old Three storied House Building structure measuring 750 Square Feet standing on the said land.

Mouza & P.S. : Siliguri

R. S. Plot No. : 5866 (Part)

R. S. Sheet No. : 7

R. S. Khatian No. : 3551

Holding No. : 168/51/39/37

Ward No. : XXVIII of S.M.C.

District : Darjeeling

Total Value : Rs.6,50,000/-

B E T W E E N

SMT. POLY BAKSHI, wife of Sri Swapan Bakshi, residing at 123, B. K. Paul Avenue, Kolkata-700005, in the State of West Bengal, daughter of Late Amal Kanta Nag @ Late Amal Kanti Nag, Hindu by religion, own House-hold works by occupation, Indian by Nationality, hereinafter called the "**DONOR**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART.**



✓
Addl. Dist. Sub-Registrar
Siliguri-1, Darjeeling

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A N D

1. SMT. ARATI NAG, wife of Late Amal Kanta Nag @ Late Amal Kanti Nag,
2. SRI PRANAB NAG,
3. SRI PRASENJIT NAG,
4. SRI ALOKE NAG,
5. SRI GOLOK NAG,
6. SRI NIRMAL NAG, Srl Nos.2 to 6 are the sons of Late Amal Kanta Nag @ Late Amal Kanti Nag, Srl. No.1 own House-hold work and Srl No.2 to 6 Business by occupation, Indian by Nationality, residing at 'Old Post Office Building' D.B.C. Road, Deshbandhupara, Post Office-Siliguri Town, Police Station-Siliguri, District-Darjeeling, Pin-734004, in the State of West Bengal, hereinafter called the "DONEES" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Sri Amal Kanta Nag, son of Sri Sachi Kanta Nag became the owner-in-possession of all that piece or parcel of land measuring 2 Kathas together with house standing thereon situated within the town of Siliguri, Jote Kali Prasanna Singh, the then Mouza-Dabgram at present Siliguri, Pargana-Baikunthapur, Police Station, Sub-Division and Sub-Registry Office-Siliguri and District-Darjeeling by virtue of purchase through a Deed of Sale executed by Sri Brahmmedeb Prasad, son of Sri Sibdayal Prasad registered on 12.09.1956 at the office of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.32, Page 19 to 21, Being No.3077 for the year 1956 and he also became the owner in possession of land measuring 5 Kathas in the aforesaid schedule by virtue of purchase through a Deed of Sale executed by Sri Sibdayal Prasad, son of Late Durga Ram Prasad registered on 12.09.1956 at the office


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Advocate, Siliguri



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of the Sub-Registrar, Siliguri and transcribed in Book No.I, Volume No.32, Page 22 to 23, Being No.3078 for the year 1956 and thus he became the owner of land measuring altogether 7 Kathas together with house standing thereon having permanent heritable and transferable right, title and interest therein.

A N D

WHEREAS after the enactment of The West Bengal Estates Acquisition Act, 1953 & Rules, 1954 the rights of intermediaries vested to the State and as such the rent receiving interest of the then Lessors had been ceased and during last survey settlement operation the record of rights was prepared and finally published under Chapter-V, Section-44, Sub-Section (2) of The West Bengal Estates Acquisition Act, 1953 & Rules 1954 and the name of Amal Kanta Nag, son of Sachi Kanta Nag had been entered in the record-of-rights for his aforesaid land as recorded 0.113 Acre against Plot No.5866 in Mouza-Siliguri, Pargana-Baikunthapur, J. L. No.110, Touzi No.3(old), 3(Ja) (New), Police Station and Sub-Registry Office-Siliguri, District-Darjeeling and a new Khatian No.3551 was finally framed and finally published in his name and thus he had acquired said land measuring 7 Kathas in his khas, actual and physical possession having permanent heritable and transferable right, title and interest therein and he constructed in the year of 1965 a Three storied residential House Building on his said plot of land each floor measuring 3000 Square Feet i.e. totalling an area measuring 9000 Square Feet. The name of Amal Kanta Nag @ Amal Kanti Nag had duly been entered in the record of Holding Tax Department for his said house property vide Holding No.168/51/39/37, Ward No.XXVIII of Siliguri Municipal Corporation.

A N D


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Soumyarup Chakraborty
Advocate, Siliguri



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WHEREAS said Amal Kanta Nag @ Amal Kanti Nag died intestate on 29.03.2010 leaving behind him the Donor, Donees of this deed and also his five daughters, namely, 1. Smt. Mahua Sarkar @ Mali Sarkar, wife of Sri Swapan Sarkar, 2. Smt. Kakali Sarkar, wife of Sri Paresh Chandra Sarkar, 3. Smt. Soma Chaudhuri, wife of Sri Ajay Chaudhuri, 4. Smt. Oli Das, wife of Sri Dipak Das, 5. Smt. Piyali Sengupta, wife of Sri Rajat Sengupta, as his legal heirs and successors, who inherited jointly the aforesaid total land measuring 7 (seven) Kathas together with an old three storied House Building measuring altogether 9000 Square Feet standing thereon left by Amal Kanta Nag @ Amal Kanti Nag, as per Hindu Succession Act, 1956. By virtue of such inheritance Smt. Arati Nag and her abovenamed sons and daughters acquired the land measuring 7 (seven) Kathas alongwith an old Three storied House Building measuring altogether 9000 Square Feet standing thereon in their joint khas, actual and physical possession having permanent heritable and transferable rights, title and interests therein, each having 1/12th undivided share in the said landed property, more fully mentioned in the Schedule-'A' herein below. The parties of this indenture and abovenamed daughters of Late Amal Kanta Nag @ Amal Kanti Nag have deposited land revenue for their land upto 1419 B.S. in the name of their predecessor and they also paid Holding Tax upto the 2nd quarter of 2013-2014 in the name of their predecessor.

A N D

WHEREAS abovenamed five daughters of Late Amal Kanta Nag @ Amal Kanti Nag have already transferred their 5/12th undivided shares in the total landed property to and in favour of the present Donees by executing a Deed of Gift registered on 21.01.2015 in the office of the Additional District Sub Registrar, Siliguri-1 and


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Soumyarup Chakraborty
Advocate, Siliguri




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transcribed on 29.01.2015 in Book No.1, CD Volume No.1, Page from 2482 to 2499, Being No.00149 for the year 2015.

A N D

WHEREAS the **DONEES** Srl. No.1 is the mother and remaining Donees are the full blood brother of the **DONOR**, the Donor has been living peacefully in her matrimonial house and she is well settled and not interested to take her 1/12th undivided share in the landed property besides, the Donor has great love and affection towards the Donees and as such she has now decided to make future provision of her undivided share in the father's landed property and in such circumstances Donor is desirous of disposing her 1/12th undivided share in the total land measuring 7 Kathas alongwith an old Three storied residential House Building measuring altogether 9000 Square Feet i.e. each floor measuring 3000 Square Feet standing thereon i.e., land measuring 9 Chhataks 15 Square Feet or 420 Square Feet alongwith Three storied residential Building structure measuring altogether 750 Square Feet i.e. in each floor 250 Square Feet standing on the said land to and in favour of the Donees by way of Gift, more particularly described in the Schedule-'B' here-in-below.

A N D

WHEREAS the **DONEES** have also agreed to accept the said 1/12th undivided share of the landed property by way of gift from the Donor, as fully described in the Schedule-'B' here-in-below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid desire, decision and in consideration of the natural deep love and affection which the Donor has for the Donees, the Donor out of her free will, pleasure and without any fear, fraud, coercion, pressure and undue influence from anybody whomsoever and in


13.02.2015
Soumyarup Chakraborty
Advocate, Siliguri



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full possession of senses DOTH hereby give, convey and absolutely grant and transfer unto the Donees 1/12th undivided share in the total land measuring 7 Kathas i.e., land measuring 9 Chhataks 15 Square Feet or 420 Square Feet along with 1/12th undivided share in an old Three storied residential House Building measuring altogether 9000 Square Feet, each floor measuring 3000 Square Feet i.e. Three storied residential House Building structure measuring altogether 750 Square Feet, each floor measuring 250 Square Feet, standing on the said land as specifically described in the Schedule- 'B' herein below and also hereby gives, convey and absolutely grants and transfer unto the Donees with all her rights, title, interests, together with all privileges, profits, easements, advantages and all other appurtenances whatsoever appertaining to the said land, hereditaments and premises hereby granted, conveyed and transferred unto and to the use of the Donees for ever absolutely and unconditionally and the Donor doth this day, deliver the vacant physical possession of the below Scheduled- 'B' landed property unto and in favour of the DONEES and the Donees shall also have the permanent heritable and transferable rights, title and interests over the aforesaid landed property as fully described in the Schedule- 'B' here-in-below.

THAT THE DONOR declares that she has not previously transferred her share of landed property specifically mentioned in the Schedule- 'B' here-in-below in any manner whatsoever in favour of any other person or party nor she has created any lien, charge, mortgage, encumbrances, contracted for sale or otherwise the landed property mentioned below in Schedule- 'B'. The Donor also further declares that henceforth the Donees will be the absolute joint owners of the Schedule- 'A' landed property by virtue of their inherited title, through this deed of gift and also by virtue of the gift made by other five co-owners on 21/29.01.2015 as mentioned above.


13.02.2015
Soumyarup Chakraborty
Advocate, Siliguri



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ALL THAT THE DONEES shall and may from time to time and at all times hereafter peacefully and quietly enter upon, hold, occupy, possess and enjoy the property hereby gifted.

AND THAT THE DONEES accept the Gift of the below scheduled 'B' landed property made as testified by them being party hereto and executing these presents.

The market value of Rs.13,13,021/- (Rupees thirteen lakhs thirteen thousand twenty one) only of the below Scheduled-'B' landed property has been assessed by the Registering Authority. According to the assessment Non Judicial Stamps of Rs.5,000/- and Demand Draft of Rs.1,565/- drawn on State Bank of India, Siliguri Branch, in favour of ADSR, Siliguri have been tagged with this DEED OF GIFT.

S C H E D U L E - 'A'
(DESCRIPTION OF THE TOTAL UNDIVIDED LANDED PROPERTY)

All that piece and parcel of land measuring 7 Kathas together-with cemented flooring an old Three storied residential House Building measuring altogether 9000 Square Feet, each Floor measuring 3000 Square Feet, standing thereon appertaining to and forming part of R. S. Plot No.5866, R. S. Sheet No.7, recorded in R. S. Khatian No.3551, held under the State of West Bengal and the rent of Rs.396/- payable to the superior landlord through the B.L. & L.R.O., Siliguri Municipal Area, Siliguri, situated within Mouza-Siliguri, Pargana-Baikunthapur, J.L. No.110 (88), Touzi No.3(Ja), Holding No.168/51/39/37, Ward No.XXVIII of Siliguri Municipal Corporation, known as 'Deshbandhupara Old Post Office Building', at D.B.C. Road, Deshbandhupara, A.D.S.R. Office & Police Station-Siliguri, District-Darjeeling. The total landed property is butted and bounded as follows: -


13.02.2015
Soumyarup Chakraborty
Advocate, Siliguri



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North : By the land of Sri Dulal Karmakar;
South : By the D.B.C. Road (S.M.C. Road);
East : By the land & house of Sri P. C. Biswas;
West : By the S.M.C. Road.

SCHEDULE - 'B'
(DESCRIPTION OF THE UNDIVIDED LANDED PROPERTY
HEREBY GIFTED BY THE DONOR IN FAVOUR OF THE DONEES BY
THIS DEED)

All that piece and parcel of 1/12th undivided share of total land measuring 7 Kathas (mentioned above in Schedule-'A') i.e., land measuring 9 Chhataks 15 Square Feet alongwith 1/12th undivided share of an old Three storied residential House Building measuring altogether 9000 Square Feet (cemented flooring), each Floor measuring 3000 Square Feet i.e. Three storied residential House Building structure measuring altogether 750 Square Feet, each Floor measuring 250 Square Feet, standing on the said land appertaining to and forming part of R. S. Plot No.5866, R. S. Sheet No.7, recorded in R. S. Khatian No.3551, held under the State of West Bengal and the rent of Rs.34/- payable to the superior landlord through the B.L. & L.R.O., Siliguri Municipal Area, Siliguri, situated within Mouza-Siliguri, Pargana-Baikunthapur, J.L. No.110(88), Touzi No.3(Ja), being part of Holding No.168/51/39/37, Ward No.XXVIII of Siliguri Municipal Corporation, known as 'Deshbandhupara Old Post Office Building', at D.B.C. Road, Deshbandhupara, A.D.S.R. Office & Police Station-Siliguri, District-Darjeeling.

13.02.2015
Soumyarup Chakraborty
Advocate, Siliguri



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IN WITNESS WHEREOF I the above named DONOR, in good health and conscious mind have signed this DEED OF GIFT at Siliguri after understanding the contents on the day, month and year first written above in presence of: -

WITNESSES:

1. Ana Jit Nag.

S/o, Paramab K. Nag.
Deshbandhu Park,
D.B. Road,
old Post Office building.
Siliguri, Pin-734004
Dist - DARJEELING.

2. Biplab Roy

S/o - Sri Rajendra Nath Roy
Vill - Jamburita
P.O - Sahedangichhat
P.S - Bhaktinagar
Dist. Darjeeling
Pin. 735135

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SIGNATURE OF THE DONOR

We accept the property through this Gift.

1. Anali nag
2. Paramab K. Nag
3. Prasenjit Nag.
4. Aloke Nag
5. Golak Nag
6. Nirmal nag

SIGNATURE OF THE DONEES

Drafted under the instructions of
Donors read over to the executants
by me and computerized
in my office.

[Signature]

13.02.2015

(Soumyarup Chakraborty)
Advocate, Siliguri.

Enrolment No. WB-358 of 1993.





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Addl. Dist. Sd. Registrar
Siliguri-I, Dist. Darjeeling

13/02/15

EXECUTANT SHEET

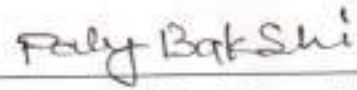
Ten Fingers' Impression of **SMT. POLY BAKSHI**

hereinafter called the "DONOR" to these presents.

Colour Photo
with signature

Poly Bakshi

Poly Bakshi

Left Hand	Finger Impression	Right Hand	Finger Impression
Thumb		Thumb	
Fore Finger		Fore Finger	
Middle Finger		Middle Finger	
Ring Finger		Ring Finger	
Little Finger		Little Finger	
Signature of the Registering Officer  Signature of the Donor with Date			

«««««-----X-----»»»»»



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Addl. Dist. Sd. Registrar
Siliguri-I, Dt. Darjeeling

13/02/15

Finger Prints of SMT. ARATI NAG



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

Arati Nag
Signature

13.02.2015

Finger Prints of SRI PRANAB KUMAR NAG



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

Pranab Kumar Nag

Pranab Kumar Nag
Signature

13.02.2015

Finger Prints of SRI PRASENJIT NAG



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

Prasenjit Nag

Prasenjit Nag
Signature

13.02.2015

Handwritten signature



2000-00-01



Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

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13/02/15



2000-00-01

Finger Prints of SRI ALOK NAG

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

Alok Nag
Signature 13.02.2015

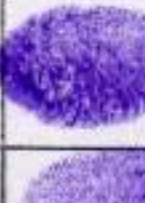
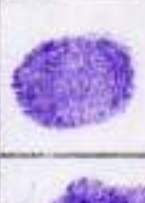
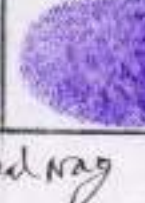
Finger Prints of SRI GOLAK NAG

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

Golak Nag

Golak Nag
Signature 13.02.2015

Finger Prints of SRI NIRMAL NAG

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

Nirmal Nag

Nirmal Nag
Signature 13.02.2015



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Addl. Dist. Sub-Registrar
Siliguri-1, Dt. Darjeeling

13/02/15



Government Of West Bengal
Office Of the A.D.S.R. SILIGURI
District:-Darjeeling

Endorsement For Deed Number : I - 00338 of 2015
(Serial No. 00525 of 2015 and Query No. 0402L000001018 of 2015)

On 13/02/2015

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

Presented for registration at 20.30 hrs on :13/02/2015, at the Private residence by Smt. Poly Bakshi, Executant.

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

Execution is admitted on 13/02/2015 by

1. Smt. Poly Bakshi, wife of Sri Swapan Bakshi, 123, B. K. Paul Avenue, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : House wife

Identified By Ranajit Nag, son of Pranab Kr. Nag, Deshbandhupara, D. B. C. Road, SILIGURI MC, Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling, WEST BENGAL, India, Pin :-734004, By Caste: Hindu, By Profession: Others.

(Tsering Doma Bhutia)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

On 16/02/2015

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) 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. 14443.00/-, on 16/02/2015

(Under Article : A(1) = 14443/- on 16/02/2015)

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.-13,13,021/-

Certified that the required stamp duty of this document is Rs.- 6565 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1565/- is paid , by the draft number 225486, Draft Date 12/02/2015, Bank : State Bank of India, Sevoke Road, received on 16/02/2015

(Tsering Doma Bhutia)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



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Addl. Dist. Sub-Registrar
Siliguri-I, D.L. Darjeeling

16 FEB 2015



Government Of West Bengal
Office Of the A.D.S.R. SILIGURI
District:-Darjeeling

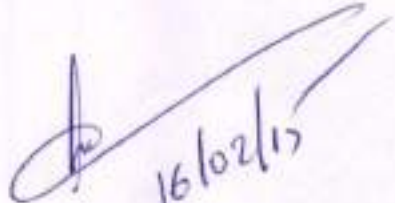
Endorsement For Deed Number : I - 00338 of 2015
(Serial No. 00525 of 2015 and Query No. 0402L000001018 of 2015)

(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



16/02/2015 14:01:00

16 FEB 2015


16/02/15

(Tsering Doma Bhutia)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I




Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

16 FEB 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 517 to 533
being No 00338 for the year 2015.



16/02/15
(Tsering Doma Bhutia) 16-February-2015
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A.D.S.R. SILIGURI
West Bengal