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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 242056

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

ADDL. DIST. SUB-REGISTRAR
SILIGURI-1

30/9/2011

Avijit - Kunder



DEED OF GIFT

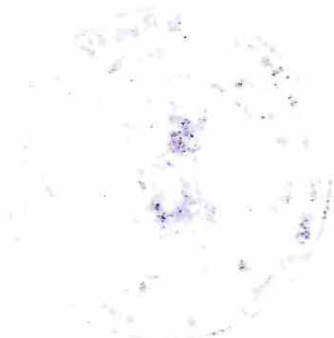
NON JUDICIAL STAMP

No 1717 Date 23/09/2011.

NAME Avijit Kundu
OF Hakimpura, Siliguri

Value Rs 5000/- Rs Five thousand only.

Tannoy Roy
Govt. Stamp Vendor
Bagdogra
Licn. No- 546/RM
07 / Darjeeling



Nithal Claude Dey,
S.No. 4, Phase II, Dey,
D.D. Road, Ward No. 1,
P.O. Dhabari, At, Dhabari,
Pin-783301.

[Signature]
Addl. Dist Sub-Registrar
Siliguri-I, Dt. Darjeeling

30 SEP 2011

Anujit - Kumar

**THIS DEED OF GIFT IS MADE ON THIS THE 26th DAY OF
SEPTEMBER, TWO THOUSAND ELEVEN.**

LAND AND STRUCTURE

Area			
Land	:	0.062 Acres or 6.2 Decimal or 3 Kathas 12 Chhataks.	
Building / Structure	:	750 Sq.ft. in dilapidated condition standing on the land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres.	
Plot No.	:	868	
Khatian No.	:	1775	
Mouza	:	Siliguri	
J.L. No.	:	110(88)	
Pargana	:	Baikunthapur	
Ward No.	:	XIV of Siliguri Municipal Corporation	
Holding No.	:	479/253/294	
Police Station	:	Siliguri	
District	:	Darjeeling	
Market value	:	Land	Rs.48,67,454.00
	:	Structure	Rs.2,08,125.00
			Rs.50,75,579.00
Set forth value	:	Land	Rs.8,00,000.00
	:	Structure	Rs.70,000.00
			Rs.8,70,000.00



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

30 SEP 2011

Avijit Kundu

B E T W E E N

SRI AVIJIT KUNDU, PAN - AEQPK3886G, Son of Late Paresh Nath Kundu, Hindu by faith, Indian by Nationality, resident of Swamiji Sarani, Hakimpara, Siliguri, Post Office and Police Station- Siliguri, District- Darjeeling – hereinafter called the "**DONOR**" (which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

SMT. MOUSUMI DEY, PAN - ACKPD7403J, Wife of Sri Nikhil Chandra Dey and daughter of Late Paresh Nath Kundu, Hindu by faith, Indian by Nationality, permanent resident of Dhubri, Assam and presently residing at C/o. Avijit Kundu, Swamiji Sarani, Hakimpara, Siliguri, Post Office and Police Station – Siliguri, District- Darjeeling – hereinafter called the "**DONEE**" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS, one Gour Mohan Mitra, since deceased, son of Late Rajendra Lal Mitra was the absolute as well as recorded owner in respect of all that piece and parcel of land measuring 0.17 Acres, appertaining to and forming part of Plot No. 868, recorded in Khatian No. 1775, held under the State of West Bengal, situated in Mouza- Siliguri, Pargana- Baikunthapur, J.L. No. 110 (88), within Ward No. XIV of Siliguri Municipal Corporation, Police Station- Siliguri and District- Darjeeling alongwith a standing structure thereon measuring 850 Sq.ft. in a dilapidated condition



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Avijit - Kundu

measuring 850 Sq.ft. having 1/7th undivided share therein each and also having permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS, the aforesaid legal heirs and successors of said Gour Mohan Mitra, since deceased, had divided the said total land measuring 7 Kathas 8 Chhataks or more or less 0.124 Acres and the said dilapidated construction measuring 850 Sq.ft. in two parts for selling the same jointly to the intending purchaser/s.

AND

WHEREAS, thereafter, the legal heirs and successors of said Gour Mohan Mitra, since deceased, had jointly transferred by way of sale all that piece and parcel of land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres together with a portion of the dilapidated structure measuring 750 Sq.ft. standing on the said land measuring 3 Kathas 12 Chhataks to and in favour of Sri Avijit Kundu i.e. the present DONOR and his wife Smt. Arumita Kundu jointly by executing a deed of conveyance/ sale which was finally registered at the office of the Additional District Sub-Registrar, Siliguri, District- Darjeeling on 20.03.2006, being document No. 1092 of 2006 and by virtue of the aforesaid purchase the present DONOR and his wife Smt. Arumita Kundu became the absolute joint owners in respect of all that piece and parcel of land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres together with a portion of the dilapidated structure measuring 750 Sq.ft., and have been enjoying, occupying and possessing the same freely, openly and without any objection or interruption whatsoever having 50% undivided share therein each.

AND



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Amit - Kumar

bearing Holding No. 479/253/294 having permanent, heritable and transferable right, title and interest therein.

AND

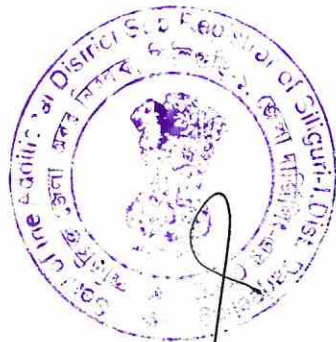
WHEREAS, said Gour Mohan Mitra, during his life time, transferred by way of sale some portion of the aforesaid land and he remained in physical possession of all that piece and parcel of land measuring 7 Kathas 8 Chhataks or more or less 0.124 Acres together with aforesaid structure measuring 850 Sq.ft. standing on the said remaining land measuring 7 Kathas 8 Chhataks or more or less 0.124 Acres and had been possessing, enjoying and occupying the said portion of the land freely, openly and without any objection or interruption whatsoever having permanent, heritable and transferable right, title and interest therein.

AND

WHEREAS, said Gour Mohan Mitra, being owner in such possession, died intestate leaving behind him Asit Kumar Mitra, Santosh Mitra, Shyamal Mitra, Nirmal Mitra, Bimal Mitra, Kamal Mitra, all sons of Late Gour Mohan Mitra and Mira Dey, wife of Anindya Kumar Dey, daughter of Late Gour Mohan Mitra, as his only legal heirs and successors to inherit the aforesaid land measuring 7 Kathas 8 Chhataks or more or less 0.124 Acres together with the said dilapidated structure measuring 850 Sq.ft. standing thereon.

AND

WHEREAS, after the demise of Gour Mohan Mitra his aforesaid legal heirs and successors became the joint owners in respect of the said land measuring 7 Kathas 8 Chhataks or more or less 0.124 Acres and also in respect of the said dilapidated structure



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Arunita - Kundu

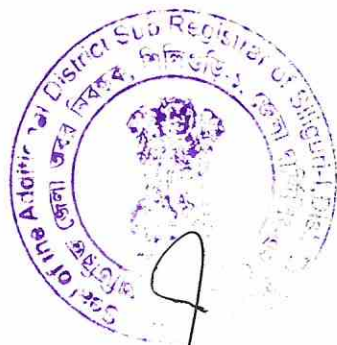
WHEREAS, thereafter, Smt. Arumita Kundu i.e. the wife of the present DONOR had transferred her 50% undivided share in the aforesaid land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres i.e. 1.875 Kathas or more or less 0.031 acres and also her 50% undivided share in the said dilapidated premises/ structure measuring 750 Sq.ft. i.e. 375 Sq.ft. to and in favour of the present DONOR by executing a Deed of Gift on 22.01.2011 which was registered before the Additional District Sub-Registrar Siliguri on 28.01.2011 and was recorded in Book No. I, Volume No. 2 at pages from 683 to 697 being Document No. I-193 for the year 2011.

AND

WHEREAS, by virtue of the aforesaid Deed of Gift, the present DONOR became the absolute owner in physical possession having permanent, heritable and transferable right, title and interest in respect of all that piece and parcel of land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres (morefully described in the Schedule 'A' below) and also in respect of all that structure in dilapidated condition measuring 750 Sq.ft. (morefully described in the Schedule 'B' below) and the DONOR have been possessing, enjoying and occupying the below Schedule 'A' land and 'B' structure freely, openly and without any objection or interruption whatsoever.

AND

WHEREAS; the DONEE is the married sister of the DONOR and the DONOR has deep love and affection for the DONEE and, therefore, the DONOR has firmly and finally decided to Gift the below Schedule 'A' land and 'B' structure unto and in favour of the DONEE who has also agreed to accept such Gift free from all encumbrances and charges whatsoever.



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Siliguri-f. Dt. Darjeeling

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Arjit - Kunder

NOW THIS INDENTURE WITNESSETH that in consideration of the natural love and affection which the DONOR had and still has for the DONEE, the later being his married sister, the DONOR out of his free will and without any fear, fraud, coercion or undue influence from anybody whatsoever doth hereby grant, convey, transfer, give and assure unto and to the use of the DONEE the properties mentioned in the Schedule - "A" and Schedule - "B" below and delivered possession of the same unto and in favour of the DONEE TO HAVE AND TO HOLD the same absolutely and unconditionally forever.

AND THAT the DONEE shall hereafter peaceably and quietly have, hold, occupy, possess and enjoy the below Schedule - "A" and "B" properties hereby gifted to her and receive and take the rents, issues and profits thereof and every part thereof without any hindrance whatsoever from or by the said DONOR or by any person or persons claiming from, under or in trust of him.

AND THAT the DONEE, having agreed to accept this Gift made by the DONOR unto the DONEE, do hereby accept the same and put her signature on these presents in proof of her acceptance.

SCHEDULE - "A"
(Description of Land)

All that piece and parcel of homestead (Bastu) land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres, appertaining to and forming part of Plot No. 868, recorded in Khatian.No. 1775, held under the State of West Bengal, situated in Mouza - Siliguri, Pargana - Baikunthapur, J.L. No. 110(88), within Ward No. XIV of Siliguri Municipal Corporation, Police Station - Siliguri, District - Darjeeling.



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Ditigeri-I, Dt, Darjeeling

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Ajit - kundu

The aforesaid land is butted and bounded as follows: -

- By the North : House of Ajit Sharma;
- By the South : House of Gobinda Lal Mitra (Part) and
22' wide Saradamani Road (Part);
- By the East : Land and Structure of present Donee;
- By the West : House of Narayan Biswas.

SCHEDULE - "B"

(Description of Dilapidated Structure)

All that premises measuring 750 Sq.ft., 20 years old structure having tin shed, cemented floor in dilapidated condition standing on the Schedule "A" land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres, bearing Holding No. 479/253/294, under Ward No. XIV of Siliguri Municipal Corporation.

Assessment/ Govt. Value/ Market Value according to Query No. 005682/2011, dated 06.09.2011 is Rs.50,75,579.00 (Rupees Fifty Lacs Seventy Five Thousand Five Hundred Seventy Nine) only and set forth value Rs.8,70,000.00 (Rupees Eight Lacs Seventy Thousand) only.

One separate sheet is enclosed herewith containing the fingerprints of the DONOR and DONEE forming part of these presents.



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

30 SEP 2011

IN WITNESSES WHEREOF the DONOR has put his signature and the DONEE also put her signature as a token of acceptance on this DEED OF GIFT on the day, month and year first above written.

WITNESSES: -

1) Nikhil Chandu Dey.
S/o. Lt. Purna Chandu Dey.
D.D. Road, Ward No: 5.
P.O. Dhutor: Dt. Dhubri.
Pin. 789301.

Nikhil Kunder
Signature of the Donor

I have accepted the Gift

2) Ananti Kunder
W/o Arjit Kunder
Hakimpura
P.O. Z.P.S. Siliguri
Dist. Darjeeling

Mousumi Dey.
Signature of the Donee

Drafted by me and
printed in my office

Arjit Dutta Joardar

(ARJIT DUTTA JOARDAR)

Advocate, Siliguri.












Enrolment No. F-772/2009



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












30 SEP 2011

D O N O R

		Thumb	Fore Finger	Middle Finger	Ring Finger	Littl Fing
 <i>Arjit Kunder</i>	Left hand					
	Right hand					

Arjit - Kunder
Signature with Date

D O N E E

		Thumb	Fore Finger	Middle Finger	Ring Finger	Littl Fing
 <i>Mousumi Dey</i>	Left hand					
	Right hand					

Mousumi Dey
Signature with Date



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



30 SEP 2011

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. SILIGURI, District- Darjeeling
Signature / LTI Sheet of Serial No. 02800 / 2011, Deed No. (Book - I , 02367/2011)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Sri Avijit Kundu	<i>Avijit - Kundu</i> 30/9/11

II . Signature of the person(s) admitting the Execution at Office.

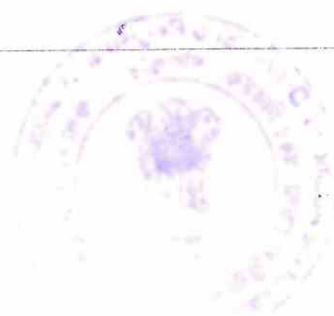
SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Avijit Kundu Address -Hakimpara, Swamiji Sarani, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self		 LTI	<i>Avijit - Kundu</i>
			30/09/2011	30/09/2011	

Name of Identifier of above Person(s)

Nikhil Chandra Dey
Dhubri, Thana:-DHUBRI, District:-Dhubri, ASSAM,
India, P.O. :-Dhubri Pin :-783301

Signature of Identifier with Date

Nikhil Chandra Dey
30/09/2011



30 SEP 2011

(Nima Sherpa)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I
Office of the A. D. S. R. SILIGURI



Adtl. Dist. Sup. Registrar
Siliguri-I, Dist. Darjeeling

30 SEP 2011



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

Endorsement For Deed Number : I - 02367 of 2011
(Serial No. 02800 of 2011)

On

Payment of Fees:

On 30/09/2011

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. 55825/-, on 30/09/2011

(Under Article : A(1) = 55825/- on 30/09/2011)

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 for Gift in Favour of family members has been assessed at Rs.- 5075579/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 25378 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 20380/- is paid, by the draft number 303175, Draft Date 28/09/2011, Bank Name State Bank of India, HAKIMPARA (SILIGURI), received on 30/09/2011

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

Presented for registration at 12.30 hrs on :30/09/2011, at the Office of the A. D. S. R. SILIGURI by Sri Avijit Kundu ,Executant.

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

Execution is admitted on 30/09/2011 by

1. Sri Avijit Kundu, son of Late Paresh Nath Kundu , Hakimpara, Swamiji Sarani, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : Others

Identified By Nikhil Chandra Dey, son of Late Purna Chandra Dey, Dhubri, Thana:-DHUBRI, District:-Dhubri, ASSAM, India, P.O. :-Dhubri Pin :-783301 , By Caste: Hindu, By Profession: Others.

(Nima Sherpa)

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

30/09/2011 12:44:00

EndorsementPage 1 of 2



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

30 SEP 2011



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

Endorsement For Deed Number : I - 02367 of 2011
(Serial No. 02800 of 2011)

(Nima Sherpa)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I



ADDL. DIST. SUB-REGISTRAR
SILIGURI-I, DARJEELING

30 SEP 2011

(Nima Sherpa)
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

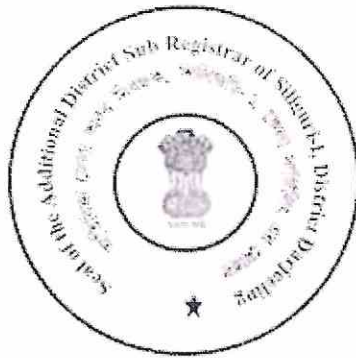


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Siliguri-I, Dt, Darjeeling

30 SEP 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 1733 to 1747
being No 02367 for the year 2011.



(Nima Sherpa) 30-September-2011
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I
Office of the A. D. S. R. SILIGURI
West Bengal