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 12/25/11  
 22/1/11

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

466003

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

ADDL. DIST. SHERIFF

28/01/2011

*Aravinda Kunder*

# DEED OF GIFT

*Handwritten signature:* Shantika



NON JUDICIAL STAMP

No. 1435 Date 21.1.11

Anjit Kundu

of Hakim Para, Siliguri

Value Rs 500/- Rs Five hundred only

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



Kali Pada Dey  
S/o, Lali Parashram Dey  
Blue Swan Apartment  
49, Lam Krishna Road  
Ashoknagar, Siliguri  
Dist. Darjeeling

Adm. Dist. Sub-Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2011

Anamita Kundu.

**THIS DEED OF GIFT IS MADE ON THIS THE 22<sup>nd</sup> DAY OF  
JANUARY, TWO THOUSAND ELEVEN.**

**LAND AND STRUCTURE**

**Area**

Land

: 1.875 Katha or more or less 0.031 Acres  
comprised in 50% undivided share in the  
total land measuring 3 Kathas 12 Chhataks  
or more or less 0.062 Acres.

Building / Structure : 375 Sq.ft. comprised in 50% undivided  
share in the building/ structure in  
dilapidated condition measuring 750 Sq.ft.  
standing on the land measuring 3 Kathas  
12 Chhataks or more or less 0.062 Acres.

Plot No. : 868  
Khatian No. : 1775/353  
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.19,43,047.00  
Structure : Rs.99,844.00  
Rs.20,42,891.00  
Set forth value : Land : Rs.4,00,000.00  
Structure : Rs.50,000.00  
Rs.4,50,000.00



*[Handwritten Signature]*  
Addl. Dist. Sub-Registrar  
Siliguri, Dt. Darjeeling  
28 JAN 2011

Arumita Kundu.

**B E T W E E N**

**SMT. ARUMITA KUNDU**, Wife of Sri Avijit Kundu, Hindu by faith, Indian by Nationality, Housewife by occupation, 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 her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**A N D**

**SRI AVIJIT KUNDU**, Son of Late Paresh Nath Kundu, Hindu by faith, Indian by Nationality, Business by occupation, resident of 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 his 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. 1775/353 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 bearing Holding No. 479/253/294 having permanent, heritable and transferable right, title and interest therein.

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↑  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2014

*Arumita Kundu*

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

*Arumita Kundu*



*P*  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2011



Arumita Kundu

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, son of Late Paresh Nath Kundu and Smt. Arumita Kundu, wife of Sri Avijit Kundu, i.e. in favour of the present DONEE and DONOR 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

WHEREAS, by virtue of the aforesaid transfer, 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 1.875 Kathas or more of less 0.031 Acres (morefully described in the Schedule 'A' below) i.e. 50% undivided share in the total land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres and also in respect of all that structure in dilapidated condition

Page 5 of 9

Arumita Kundu



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

28 JAN 2011

Arunima Kunder

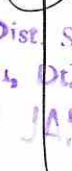
measuring 375 Sq.ft. (morefully described in the Schedule 'B' below) i.e. 50% undivided share in the said structure measuring 750 Sq.ft. and the DONOR have been possessing, enjoying and occupying the below Schedule 'A' land and 'B' structure alongwith the present DONEE freely, openly and without any objection or interruption whatsoever.

AND

WHEREAS, the DONEE is the husband 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 her undivided 50% shares in the aforesaid total land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres and also her undivided 50% shares in the premises/ structure in dilapidated condition measuring 750 Sq.ft. standing on the aforesaid land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres, both morefully described in the Schedule "A" and "B" below, unto and in favour of the DONEE who has also agreed to accept such Gift free from all encumbrances and charges whatsoever.

**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 her husband, the DONOR out of her 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.



  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling  
28 JAN 2011

*Amrita Kundu*

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 him 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 her.

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

**SCHEDULE – "A"**

**(50% undivided share of the land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres)**

All that piece and parcel of homestead (Bastu) land measuring 1.875 Kathas or more or less 0.031 Acres, comprised in 50% undivided share in the total 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. 1775/353, 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.

*Amrita Kundu*



TT  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2011

*Arumila Kunder.*

**The total land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres 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 Smt. Mousumi Dey;
- By the West : House of Narayan Biswas.

**SCHEDULE – "B"**

**(50% undivided share in the premises / structure measuring 750 Sq.ft. in dilapidated condition, standing on the land measuring 3 Kathas 12 Chhataks or more or less 0.062 Acres)**

All that premises measuring 375 Sq.ft. comprised in 50% undivided share in the tin shaded cemented floor building/ structure in dilapidated condition measuring 750 Sq.ft. standing on the 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. 000179/2011, dated 10.01.2011 is Rs.20,42,891.00 (Twenty Lacs Forty Two Thousand Eight Hundred and Ninety One) only and set forth value Rs.4,50,000.00 (Four Lacs Fifty Thousand) only.

*Arumila Kunder.*



Handwritten signature  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2017



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

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

**WITNESSES: -**

1)  
Kale-Lata Dey  
S/o Late Parashorath-Dey  
Blue Heaven Apartment  
49, Ramkrishna Road  
Ashoknagar, Siliguri  
Dist. Darjeeling

Anurita Kunder.  
Signature of the Donor

I have accepted the Gift

Anujit Kunder  
Signature of the Donee

2) Anup Kr. Dutta Joardar  
S/o Late Binay Kr. Dutta Joardar.  
"Charu-Chhaya" Apartment  
Rishi Anubinda Road By Late  
Hakimpara, Siliguri.  
Dist- Darjeeling.

Drafted by me and  
printed in my office

Anirban Tarafdar.  
**(Anirban Tarafdar)**  
Advocate / Siliguri  
Enroll. No. F-191/173 of 2003



*[Handwritten signature]*  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2011

Finger Prints of DONOR



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

Arunima Kunder.

Arunima Kunder.

Arunima Kunder  
Signature

Finger Prints of \_\_\_\_\_



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

Signature

Finger Prints of DONEE



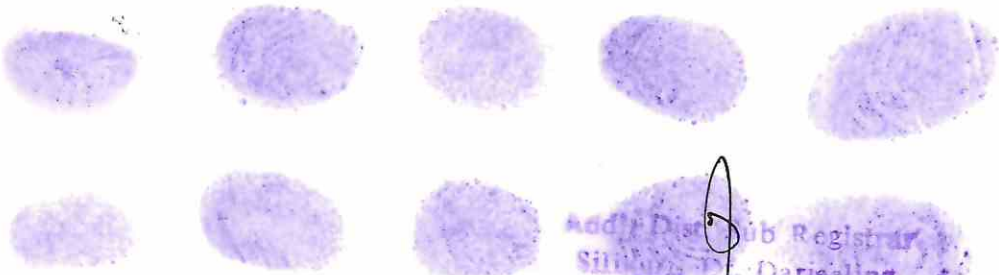
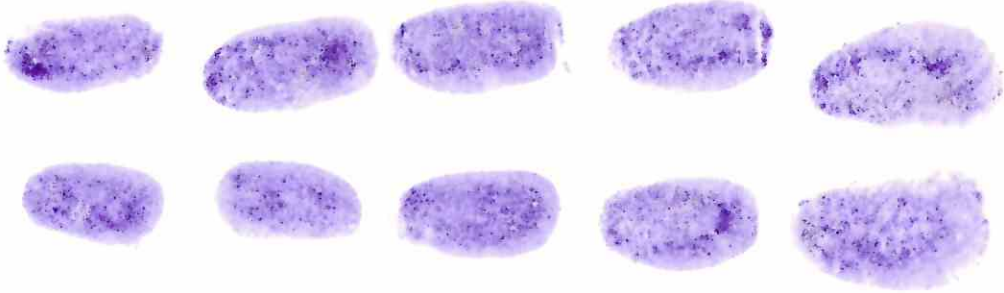
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Anujit Kunder.

Anujit Kunder

Anujit Kunder  
Signature

1105 MAR 8 5



Additional Registrar  
Siliguri, Darjeeling

28 JAN 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. 00221 / 2011, Deed No. (Book - I , 00193/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Smt. Arumita Kundu	<i>Arumita Kundu.</i> 28/1/11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arumita Kundu Address -Swamiji Sarani, Hakimpara, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri	Self		 LTI	<i>Arumita Kundu.</i>
			28/01/2011	28/01/2011	

**Name of Identifier of above Person(s)**

Kali Pada Dey  
Ashrampara, Ram Krishna Road, SILIGURI MC,  
Thana:-Siliguri, District:-Darjeeling, WEST BENGAL,  
India, P.O. :-Siliguri

**Signature of Identifier with Date**

*Kali Pada Dey*  
28/1/11



সিলিগুরি জিলা সবি-১  
সি. ডি. সবি-১

1105 1111 0 5

*(Signature)*

(Nima Sherpa)

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



Addl. Dist. Sub Registrar  
Siliguri, Dist. Darjeeling

28 11 2011



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

Endorsement For Deed Number : I - 00193 of 2011  
(Serial No. 00221 of 2011)

On

Payment of Fees:

On 28/01/2011

**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. 22462/-, on 28/01/2011

( Under Article : A(1) = 22462/- on 28/01/2011 )

**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.- 2042891/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 10214 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 5220/- is paid, by the Bankers cheque number 119524, Bankers Cheque Date 22/01/2011, Bank Name State Bank of India, HAKIMPORA (SILIGURI), received on 28/01/2011

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

Presented for registration at 12.25 hrs on :28/01/2011, at the Office of the A. D. S. R. SILIGURI by Smt. Arumita Kundu ,Executant.

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

Execution is admitted on 28/01/2011 by

1. Smt. Arumita Kundu, wife of Sri Avijit Kundu , Swamiji Sarani, Hakimpara, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste Hindu, By Profession : House wife

Identified By Kali Pada Dey, son of Late Paresh Nath Dey, Ashrampara, Ram Krishna Road, SILIGURI MC, Thana:-Siliguri, District:-Darjeeling, WEST BENGAL, India, P.O. :-Siliguri , By Caste: Hindu, By Profession: Others.


( Nima Sherpa )

ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI- I

28/01/2011 12:55:00

EndorsementPage 1 of 2



  
Addl. Dist. Sub Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2011





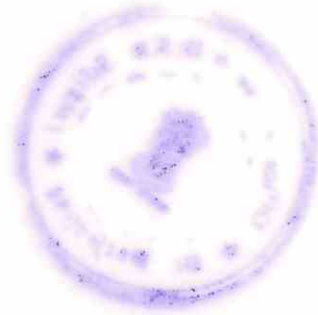
**Government Of West Bengal**  
**Office Of the A. D. S. R. SILIGURI**  
**District:-Darjeeling**

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**Endorsement For Deed Number : I - 00193 of 2011**  
**(Serial No. 00221 of 2011)**

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



সিলিগুরি জি. ডি. স. র. অফিস  
জি. ডি. স. র. অফিস

১৫ জানু ১১

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



Addl. Dist. S<sup>o</sup> Registrar  
Siliguri, Dt. Darjeeling

28 JAN 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 683 to 697  
being No 00193 for the year 2011.



(Nima Sherpa) 28-January-2011  
ADDL. DISTRICT SUB-REGISTRAR OF SILIGURI-I  
Office of the A. D. S. R. SILIGURI  
West Bengal

