

SL-9744/12

9520



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 541393

Signature

Page No. 1

DEED OF GIFT

NON JUDICIAL STAMP

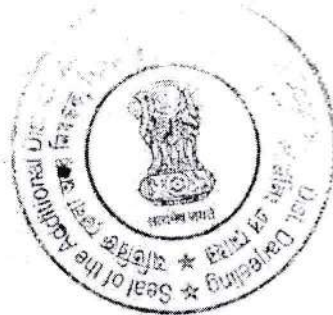
No. 1970 Date 16.10.12

of Chiranjib Bhat

at Siliguri

Value Rs. mf Rs. Five hundred

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



Addl. Dist. Sub-Registrar
Sgt. H at Bagdogra, Darjeeling

18/10/12

Manendra Ch. Sarkar
S/o. Late Rai Mohan Sarkar
Lake Town
Po. Siliguri Town
PS. Bhaktinagar

Chiranjib Ghosh

50% undivided share of the land measuring 43 Kathas 36 sq.ft. (36 kathas 10 chhatak 22 sq. ft. + 6 katha 6 chhatak 14 sq. ft. = 43 kathas 0 chhatak 36 sq. ft.) i.e. 21 katha 8 chhatak 18 sq. ft. together with 50% share of the two storyed building having constructed area measuring 2500 sq. ft on each floor i.e. 1250 sq. ft. area of each floor.

Mouza	:	Mandalaguri
J.L. No.	:	107(85)
Khatian No.	:	61/3
Plot No.	:	453
Police Station	:	Pradhan Nagar,
District	:	Darjeeling
Ward No.	:	46 of S.M.C.
value	:	Rs. 15,00,000/-

THIS DEED OF GIFT IS MADE THIS THE 18th DAY OF October, TWO THOUSAND TWELVE

BETWEEN

SRI CHIRANJIB GHOSH, Son of Late Dr. Satish Chandra Ghosh, Hindu by religion, Business by occupation resident of 27/5 AJC Bose Road, Siliguri, P.O & P.S.- Siliguri, Sub-Division and Additional District Sub-Registry Office Siliguri, District Darjeeling (W.B.) - 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 **ONE PART.**

AND

whatsoever

right, title and interest therein free from all encumbrances and charges and physical possession having permanent, heritable and transferable had been enjoying and possessing the said land in their khas, actual Kumar Agarwala, of Silihuri and since the date of such purchase they on 15.02.1975 executed by one Smt. Vidya Devi Agarwala, wife of Indra pages 255 to 258 registered in the office of the Sub-Registrar, Silihuri being No. 1177 for the year 1975 recorded in Book No. I, Vol. No. 90, Pradhannagar, District Darjeeling by virtue of registered deed of sale Mouza- Mandalaguri, J.L. No. 107(85) Police Station Mangara now in Plot No. 451 area 0.26 acre and in plot No. 453 area 2.73 acre within purchased the land measuring 2.99 acres recorded in Khatian No. 61/3 Ghosh (now deceased) Daughter of Late Gopal Chandra Ghosh jointly and mother of the above named donor and donee Smt. Snehakama Patil Paban Ghosh (now deceased) Son of Late Gopal Chandra Ghosh **WHEREAS** the maternal uncle of the above named donor and donee

PART.

representatives, executors, administrators and assigns) of the **OTHER** by or repugnant to the context his heirs, successors, legal the **DONEE** (which expression shall mean and include unless excluded Registry Office Silihuri, District Darjeeling (W.B.) - hereinafter called Silihuri, P.O & P.S.- Silihuri, Sub-Division & Additional District Sub- religion, Business by occupation, resident of 27/5 A/C Bose Road, **SRI SANJIB GHOSH**, Son of Late Dr. Satish Chandra Ghosh, Hindu by

Chiranjib Ghosh

WHEREAS the said Patit Paban Ghosh bequeath/given his said share of land measuring 2.045 acre along with other land do and in favour of donor and donee by his Will and testament executed on 14.07.1994 and the Probate of the said will was granted by the Id. District Delegate, Civil Judge (Senior Division), Siliguri on 05.04.2000 in Misc. Judicial (Probate) Case No. 30 of 1999 and as such by virtue of the said Probate of the Will the above named donor and donee acquired the said land measuring 2.045 acre together with building standing therein in plot No. 453 recorded in Khatian No. 61/3 of Mouza-Mandalaguri, J.L. No. 107(85), Police Station Matigara now Pradhannagar, District

A N D

whatsoever.

WHEREAS the said Patit Paban Ghosh and Smt. Snehakana Ghosh being owner in physical possession of land measuring 2.73 acre in plot No. 453 got the said land partitioned between themselves by a registered deed of partition being No. 6795 for the year 1991 registered in the office of the Sub-Registrar, Siliguri on 17.08.1991 and in terms of the said deed of partition the said Patit Paban Ghosh got the land measuring 2.045 acre in his share as mentioned in schedule 'B' of the said deed of partition and Smt. Snehakana Ghosh got the land measuring 0.685 acres in her share as mentioned in the schedule 'C' of the said deed of partition and they had been enjoying and possessing their respective share having permanent heritable and transferable right, title and interest therein free from all encumbrances and charges

A N D

Chiranjib Ghosh

WHEREAS the Donee is the brother of Donor and the Donor has got natural love and affection towards the Donee, the donor out of his love and natural affection for the Donee and also for making some future provisions for the Donee, has decided to make a Gift of his undivided 50% share of the land measuring 43 kaktha 0 chhatak 36 sq. ft. i.e. land measuring 21 kathas 8 chhatak 18 sq. ft. and 50% share of the building standing thereon having 2500 sq. ft. i.e. 1250 sq. ft. on each floor fully described in the schedule "A" below and shown with red

AND

WHEREAS the above named donor and donee being joint owners in physical possession sold some portion of the said properties to the different purchasers and now they have remained the owner of land measuring 36 kathas 10 chhatak 22 sq. ft. + 6 kathas 6 chhatak and 14 sq. ft. = 43 kaktha 0 chhatak 36 sq. ft. together with a two storied pucca building having constructed area measuring 2500 sq. ft. on each floor fully described in the schedule 'X' below having permanent, heritable and transferable right, title and interest therein and they are possessing and enjoying the said property described in the schedule 'X' below continuously and uninterruptedly and without any objection and obstruction from any corner having their 1/2 (half) share each in the said property.

AND

Darjeeling West Bengal in their khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein.

Chinrajib Ghos

any person or persons claiming under him subject to the payment of and quietly without any interference or interruption from the Donor or **AND TO HOLD** the same absolutely by the Donee forever peacefully belonging to or in any way appertaining to the said property **TO HAVE** easements, privileges, appendices, appurtenances, whichever is thereof to the Donee together with all right, title, interest, liberties, herewith and forming part of these presents and make over possession red lines and marked with letter "A" and "A1" in the plan annexed on each floor fully described in the schedule "A" below and shown with measuring 2500 sq. ft. on each floor i.e. 1250 sq. ft. constructed area share of the two storied pucca building having construct area i.e. land measuring 21 kataha 8 chhatak 18 sq. ft. and 50% undivided "X" below i.e. 50% of the land measuring 43 katha 0 chhatak 36 sq. ft. Donee all that 50% undivided share of the described in the schedule senses do hereby give, convey, grant, transfer and confirm unto the from anybody or from any side, whomsoever and full possession and Donor out of his free will, without fraud, coercion or undue influence natural love and affection which the Donor has for the Donee, the aforesaid facts, circumstances, acceptance and also in consideration of **NOW THIS DEED OF GIFT WITNESSETH** that in pursuance of the

AND WHEREAS the aforesaid Donee has unconditionally accepted the aforesaid proposal of making Gift by the Donor in his favour,

lines and marked with letter "A" and "A1" in the plan annexed herewith and forming part of these presents to and in favour of the Donee for ever,

Chinrajib Ghosh

Chiranjib Ghosh

land revenue and other local taxes etc. payable to the Superior Landlord now the Govt. of West Bengal.

THE DONOR does hereby declare that the Donee shall occupy, hold, enjoy and possess the said property described in the schedule "A" below hereby gifted by the Donor by these presents as absolute owner by mutating his name in the office of the B.L. & L.R.O. Siliguri and Siliguri Municipal Corporation.

THE DONOR does hereby further declare that the Donor has not previously sold, mortgaged, transferred or contracted for sale or otherwise the said property hereby gifted or any part thereof suffers from no defect of title and the said property as described in the schedule "A" below hereby gifted is free from all encumbrances and charges whatsoever.

THE DONOR further declares that the value of the Schedule "A" property hereby transferred by way of gift is Rs. 15,00,000/- (Rupees fifteen lakhs) only.

SCHEDULE "X"

All that piece or parcel of undivided land measuring 43 katha 0 chhatak 36 sq. ft. (36 katha 10 chhatak 22 sq. ft. + 6 katha 6 chhatak 14 sq. ft. = 43 katha 0 chhatak 36 sq. ft.) together with two storied having pucca cemented floor residential building having constructed area measuring 2500 sq. ft on each floor, in Plot No. 453 recorded in Khatian No. 61/3 in Mouza Mandlaguri, J.L. No. 107(85) Sheet No. 2

Chiranjib Ghosh

Pargana Patharghata, P.O. Pradhan Nagar, P.S. Matigara now Pradhan Nagar, Siliguri Municipal Corporation Ward No. 46. Sub-Division Siliguri, ADSRO Siliguri II at Badgogra District Darjeeling West Bengal

The land measuring 36 katha 10 chhatak 22 sq. ft. marked with letter "A" in plan annexed herewith out of the said total land measuring 43 katha 0 chhatak 36 sq. ft. is butted and bounded as follows :-

North : 15 feet wide pucca road.
South : 16 feet wide Pucca road;
East : Land of Dewkimaa Biswakarma and land of Pankaj Ghosh
West : House of Rabi Ghosh and land of Chiranjib and Sanjib Ghosh.

The land measuring 6 katha 6 chhatak 14 sq. ft. marked as letter "A1" in the plan annexed herewith out of the total land measuring 43 katha 0 chhatak 36 sq. ft. is butted and bounded as follows:

North : 15 feet wide pucca road.
South : Land of Chiranjib and Sanjib Ghosh
East : House of Rabi Ghosh and land of Chiranjib and Sanjib Ghosh.
West : Land of Gouri shankar Prasad and others.

Chiranjib Ghosh

- 9 -

SCHEDULE "A"

(Description of property hereby gifted by the Donor to and in favour of the Donee hereof)

All that piece or parcel of undivided 50% share of the land measuring 43 katha 0 chhatak 36 sq. ft. (36 katha 10 chhatak 22 sq. ft. + 6 katha 6 chhatak 14 sq. ft. = 43 katha 0 chhatak 36 sq. ft.) **i.e. land measuring 21 katha 8 chhatak 18 sq. ft.** together with 50% undivided share of two storied pucca cemented floor residential building having constructed area measuring 2500 sq. ft on each floor **i.e. constructed area measuring 1250 sq. ft. in each floor,** appertaining to and forming part of the property described in the Schedule X above, in plot No. 453 recorded in Khatian No. 61/3 in Mouza Mandlaguri J.I. No. 107(85) Sheet No. 2 Pargana Patharghata, P.O. Pradhan Nagar, P.S. Matigara now Pradhan Nagar, Siliguri Municipal Corporation Ward No. 46, Sub-Division Siliguri, ADSRO Siliguri II at Badgogra District Darjeeling West Bengal.

The site plan annexed herewith is the part of these presents

Separate sheet containing the Fingerprints of the Donor and the Donee is annexed herewith forming part of these presents.

IN WITNESS WHEREOF the parties of this indenture do hereunto set and subscribed their respective hands on the day month and year first above written.

WITNESSES :

1. Anandran Ch. Sarkar
S/o late Rai Mohan Sarkar
Lake Town,
PO. Siliguri Town
PS. Bhaktinagar
Dist. Jalpaiguri.

Chiranjib Ghosh.

(Signature of the Donor)

I accept this Gift:

Sanjib Ghosh

(Signature of the Donee)

2. Dipak Ach
S/o late Chittaranjan Ach
45/12 Baghakin Colony
PO/PS Brahman Nagar
Dist Darjeeling

Drafted by me and printed
in my office:

Mr. Chaturvedi
(MRIGENDRA CHATURVEDI)
ADVOCATE, SILIGURI.
Enrolment No. WB-413 OF 1991

NAME OF DONEE

SRI. SANJIB GHOSH
S/O LT. DR. SATISH CH. GHOSH
27/5, A. J. C. BOSE ROAD, SILIGURI,
DIST.- DARJEELING

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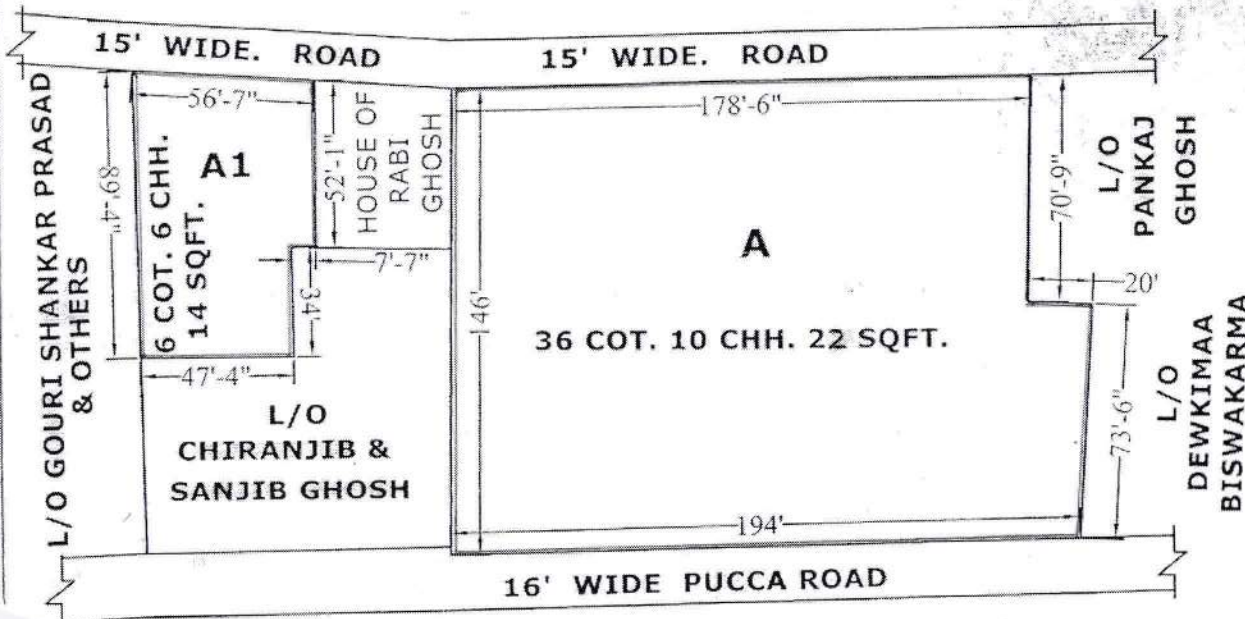
LAND SCHEDULE -

PARGANA - PATHARGHATA
MOUZA - MANDLAGURI, JL NO-85
SHEET NO- 2, KHATIAN NO- 61/3,
PLOT NO- 453 (PART)

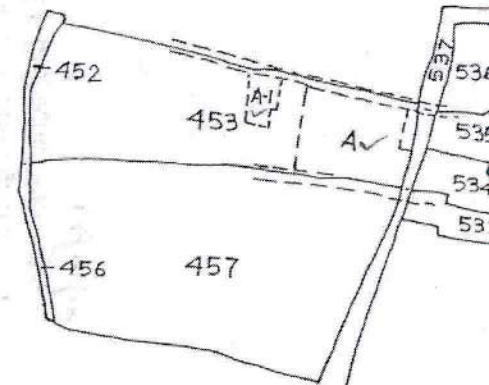
21 COT. 8 CHH. 18. SQFT. I. E. 50% UNDIVIDED
SHARE OF TOTAL LAND MEASURING
43 COT. 0 CHH. 36 SQFT (MKD :- 'A' & 'A1')
GIFTED BY THIS DEED .

NAME OF DONOR

SRI. CHIRANJIB GHOSH
S/O LT. DR. SATISH CH. GHOSH
27/5, A. J. C. BOSE ROAD, SILIGURI,
DIST.- DARJEELING



SITE PLAN (SCALE :- 1" = 60")



MOUZA MAP
SCALE :- 16" = 1 MI

Chiranjib Ghosh

SIGN. OF DONOR

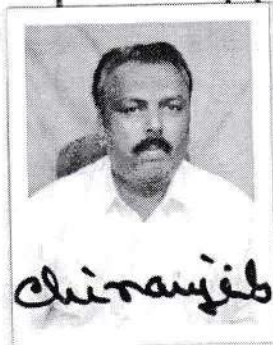
Sanjib Ghosh





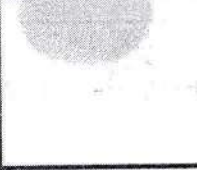





SIGN. OF DONEE

Ashok Kr.
Experienced I.T.
Certificate SL,
SILIGURI

Finger Prints of _____

Passport
Photo




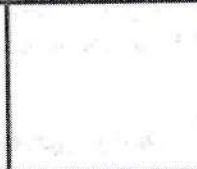




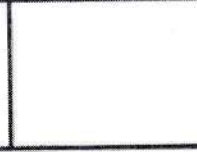
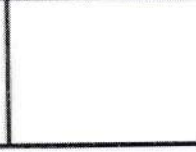


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Chiranjib Ghosh
Signature

Finger Prints of _____

Passport
Photo




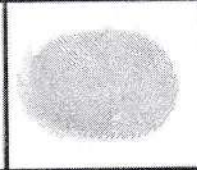
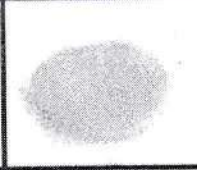


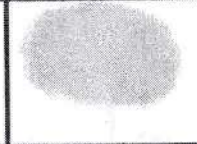


	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Signature

Finger Prints of _____

Passport
Photo



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


Sanku Ghosh

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BAGDOGRA, District- Darjeeling
Signature / LTI Sheet of Serial No. 09744 / 2012, Deed No. (Book - I , 09520/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Chiranjib Ghosh 27/5 A J C Bose Road, Siliguri, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India,	 18/10/2012	 LTI 18/10/2012	<i>Chiranjib Ghosh</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chiranjib Ghosh Address -27/5 A J C Bose Road, Siliguri, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India,	Self	 18/10/2012	 LTI 18/10/2012	<i>Chiranjib Ghosh</i>

Name of Identifier of above Person(s)

Ganendra Ch Sarkar
Lake Town, Thana:-Bhaktinagar, P.O. :-Siliguri Town
,District:-Jalpaiguri, WEST BENGAL, India,

Signature of Identifier with Date

Ganendra Ch. Sarkar

[Handwritten signature]



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

Endorsement For Deed Number : I - 09520 of 2012
(Serial No. 09744 of 2012)

On

Payment of Fees:

On 18/10/2012

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. 197648.00/-, on 18/10/2012

(Under Article : A(1) = 197648/- on 18/10/2012)

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.-1,79,68,560/-

Certified that the required stamp duty of this document is Rs.- 89843 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 84850/- is paid, by the draft number 043810, Draft Date 17/10/2012, Bank Name State Bank of India, HAKIMPARA (SILIGURI), received on 18/10/2012

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

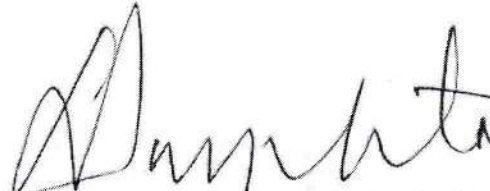
Presented for registration at 15.20 hrs on :18/10/2012, at the Office of the A.D.S.R. BAGDOGRA by Chiranjib Ghosh ,Executant.

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

Execution is admitted on 18/10/2012 by

1. Chiranjib Ghosh, son of Late Satish Chandra Ghosh , 27/5 A J C Bose Road, Siliguri, Thana:-Siliguri, P.O. :-Siliguri ,District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Business

Identified By Ganendra Ch Sarkar, son of Late Rai Mohan Sarkar, Lake Town, Thana:-Bhaktinagar, P.O. :-Siliguri Town ,District:-Jalpaiguri, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.


(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra



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

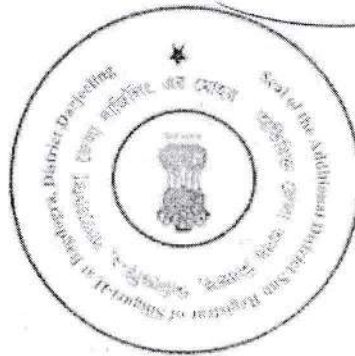
Endorsement For Deed Number : I - 09520 of 2012
(Serial No. 09744 of 2012)

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

(Dhruba Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 41
Page from 228 to 244
being No 09520 for the year 2012.



(Dhruva Dasgupta) 22-November-2012
A.D.S.R. Silliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal