

THIS DEED OF GIFT IS MADE ON THIS THE 25 DAY OF NOVEMBER, TWO THOUSAND TWENTY TWO.

Vacant Land measuring : 07 Decimal

Set forth Value : Rs.10,00,000/-

Classification of land : Rupni : Bastu Proposed land use

: Bairatisal Mouza

: 70 J.L. No. : 91

Touzi No. : L.R. 7359

Khatian No. : R.S. - 345, L.R. - 383 Plot No.

: Matigara Police Station

: Darjeeling District

West Bengal State

UNDER ATHARAIKHAI GRAM PANCHAYAT

BY: -SRI SALIL KUMAR MUKHERJEE, PAN- ADTPM8388D, Aadhar No. 8820 5265 1017, Mobile No. 94340-52049, Son of Late Sailendra Nath Mukherjee, Indian by Nationality, Hindu by faith, Business by occupation, residing at "Malancha", Military Road, Shivmandir, Post Office - New Rangia via N.B.U., Police Station -

Page 2 of 10

Matigara, District - Darjeeling, Pin-734013, in the State of West Bengal - hereinafter called the "DONOR" (which expression shall mean and include unless excluded by or repugnant to the context of his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

IN FAVOUR OF: -

SMT. SHALINI CHAKRABORTY alias MUKHERJEE, PAN- AUWPM0236E, Aadhar No. 4296 9452 0818, Mobile No. 94340-87429, Wife of Sri Abhijit Chakraborty and daughter of Sri Salil Kumar Mukherjee, Indian by Nationality, Hindu by faith, Housewife by occupation, residing at Malancha, Military Road, Shivmandir, Post Office – New Rangia via N.B.U., Police Station – Matigara, District – Darjeeling, Pin-734013, in the State of West Bengal – hereinafter called the "DONEE" (Which expression shall mean and include unless excluded by or repugnant to the context of her heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

AND

WHEREAS one SRI SAMIR MUKHERJEE was the absolute owner of total vacant land measuring 13 Decimal, recorded in L.R. Khatian No. 1034, in R.S. Plot No. 343 & 345, corresponding to L.R. Plot No. 381 (area 6 decimal) & 383 (area 7 decimal), situated in Mouza – Bairatisal, J.L. No.70, Touzi No.91, Pargana – Patharghata, Police Station – Matigara, Sub-Division – Siliguri, District – Darjeeling, published under Sub Section (2) of Section 51 A of the W.B.L.R. Act, 1955, West Bengal Act X of 1955 under 18 (2) of West Bengal Non Agricultural Tenancy Act, is in actual khas and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrance and charges whatsoever.

AND

WHEREAS being owner in such possession the above named Samir Mukherjee sold and transferred the said land measuring 13 Decimal to and in favour of SRI SALIL KUMAR MUKHERJEE, the Donor hereof by executing a Deed of Sale being document No. I-5014 dated 14.12.2020 duly registered at the office of A.D.S.R., Siliguri-II at Bagdogra and thereafter the Donor has mutated the land before the B.L. & L.R.O., Matigara and L.R. Khatian being No. 7359 has been Page 4 of 10

published in his name and by virtue of such purchase, SRI SALIL KUMAR MUKHERJEE, the Donor hereof is in khas, actual and physical possession having permanent, heritable and transferable right, title and interest therein free from all encumbrance and charges whatsoever.

AND

WHEREAS the Donor hereof has been enjoying the said plot of land as absolute owner thereof and has decided to transfer a part of land measuring 07 Decimal of land as described and particularized in the Schedule below in favour of the Donee hereof by way of Gift.

AND

WHEREAS the Donor, Sri Salil Kumar Mukherjee is the father of the Donoe and the Donoe is the daughter of the Donor and the Donor has a great love and affection for beloved Donee and her desirous out of such love and affection of disposing the land measuring 07 Decimal as fully described in the schedule below to and in favour of the Donee, SMT. SHALINI MUKHERJEE in the manner hereinafter appearing.

AND

WHEREAS the Donee hereof has also accepted the said gift as aforesaid land measuring 07 Decimal fully described in the schedule below hereby gifted by the Donor in the manner as hereinafter appearing.

INDENTURE WITNESSETH that in NOW THIS pursuance of the said intention and in consideration of love and affection which the said Donor has for the said Donee, the Donor out of her own free will and pleasure without request of others with good health and in full possession of her sense doth herby give, covey, grant, transfer and confirm unto the said Donee all that measuring 07 Decimal described in schedule below belonging TO HAVE AND TO HOLD the said land hereby granted, conveyed and transferred unto and to the use of the said Donee forever and the said Donor doth hereby convent with the said Donee that notwithstanding any act, deed, matter or thing by her the said Donor done, executed or knowingly committed or suffered to the contrary the said Donor now hath in herself good rightful power and absolute authority to give, grant, convey and dispose of the said land, in the manner aforesaid and that the said Donee shall and may from time to time and at all time hereafter peaceably and quietly enter upon, has hold, occupy, possess and enjoy the said land hereby conveyed and every part thereof without any suit, trouble, eviction, interruption, claim whatsoever from or by the said Donor or by any persons or demand lawfully or equitably claiming from, under or in trust for her and further the said Donor shall and will time to time and at all times hereafter upon the request of the said Donee make to, acknowledge, execute or perfect or cause to be made, done, executed or perfected all such further and other acts, deed, conveyances and assurances for more effectually and satisfactorily granting and confirming the said land to the term, intent and meaning of these presents as by the said Donee shall be reasonably required.

THE DONOR does hereby declares that the Donee shall occupy, hold, enjoy and possess the said land hereby gifted by the Donor by these presents as absolute owner and can do mutation from the proper authority and also the land is free from all encumbrances, charges whatsoever and also he has the absolute right, title and interest after this valid Deed of Gift which is

fully unconditional and they can make use the schedule mentioned land at their own choice.

SCHEDULE OF THE VACANT LAND

(HEREBY GIFTED)

ALL THAT PIECE OR PARCEL of Land measuring 07 (Seven) Decimal, recorded in L.R. Khatian No. 7359, in R.S. Plot No. 345, corresponding to L.R. Plot No. 383, situated in Mouza - Bairatisal, J.L. No.70, Touzi No.91, Pargana - Patharghata, Police Station - Matigara, Sub-Division - Siliguri, District - Darjeeling, Additional District Sub-Registry Office - Siliguri - II at Bagdogra, B.L. & L.R.O. - Matigara Block, under Atharakhai Gram Panchayate, in the State of West Bengal. Classification of land as per R.O.R. Rupni, proposed land use -Bastu. Nov.

The said vacant land is butted and bounded as follows: -: House of Debasish & Subhasish Roy;

By the North : Land of Lab Instrument;

By the South : Land of Sail Mukherjee; By the East

: Land of Shalini Mukherjee. By the West

One separate sheet is enclosed herewith containing the fingerprints of the DONOR and DONEE forming part of these presents. Page 8 of 10 Jalin Chakrabouly

IN WITNESSES WHEREOF DONOR HEREOF DO HEREUNTO SET AND SUBSCRIBED HIS HAND ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES: -

1) Subizkmonghon So Late Sushanhakmungson So Late Sushanhakmungson Sonani Bullvokanondu Sonani P.S- Grappa HOL-78

Salil Kumser Merkhingel

Signature of the DONOR

2) Amoush Blownick \$10 LT. S. Bhownick 224 Al H.S. M. N. Load, Kal Sla I accept the gift

Shalini Chahrabuly

Signature of the DONEE

Drafted by me and printed in my office.

(Shekh Nishar Ahamed)

Advocate

High Court Calcutta

Enrolment

No.WB/840/92

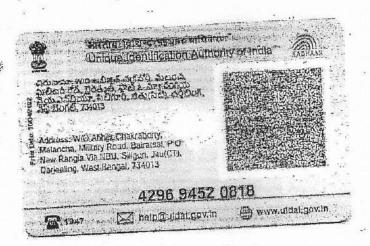
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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADTPM8388D



HH /NAME SALIL KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME SAILENDRA NATH MUKHERJEE

जन्म तिथि /DATE OF BIRTH

18-09-1944

इस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX, W.B. -11

Salil Kinner Mulderju



ভারত সরকার Government of India

দণিল কুমান মুখাৰ্ডী Salil Kumar Mukharjee পিতাত: বিদেহমান মুমার্থী : Father: Sallendranath Mukherjee जवारातियाँ/ DOB : 16/09/1944



8820 5265 1017

সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকালা: মালঞ্ মিলিটারি রোড, বৈরাতিশাল, জিড়ু (মী টী), মার্জিলিং, নড়ুল রার্জিনা, পশ্চিম মুস, 734013

MALANCHA MILITARY ROAD, BAIRATISAL, Jilu(OT), Derjeeling, New Rangla, West Bengal, 734013

8820 5265 1017



help@uidat.gov.in

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Salid Kremais Mukling or





Major Information of the Deed

Aug Catality	Wajor mior	Pete of Registration 25/11/2022
	10000 TO 100	
Deed No:	I-1902-14134/2022	off - whore deed is registered
	1902-2003263265/2022	A.R.A II KOLKATA, District: Kolkata
Query No / Year	10 FF-27 ANA	Actor III
Query Date	Pala Roy	Designaling WEST BENGAL, PIN - 734005, Mobile No
Applicant Name, Address	Siliguri, Thana: Siliguri, District:	Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. :
& Other Details	Siliguri, Thana : Siliguri, Deed Write 8918674661, Status : Deed Write	Additional Fransaction
		7 1969
Transaction [0201] Gift, Gift in Favour	of family members	Market Value
[0201] Gift, Gift III Tare		Widther admo-
Set Forth value	NOTES 105 10 10 10 10 10 10 10 10 10 10 10 10 10	Rs. 22,05,000/-
Rs. 10,00,000/-		Recistration Fee Paid
Stampduty Paid(SD)		Rs. 22,134/- (Article:A(1), M(a), M(b), I)
Rs. 11,025/- (Article:33(i))	A KINDER PRODUCE	
Remarks	20 to Subtition-an-a-	
TOTTIME		

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Balratishal, JI No: 70, Pin Code: 734011

Istrict: Darjeeling	W 10 11		Use	Area of Land	SetForth	Market (In Rs.)	ther Details
ich Plot No Number		Proposed		7 Dec	10,00,000/-	22,05,000/-	<u> </u>
L1 LR-383 (RS	LR-7359	Dasiu		7Dec	10,00,000 /-	22,05,000 /-	

	Mr Salil Kumar Mukherjee (Presentant) Son of Late Sailendra Nath Mukherjee Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 , Place			Sith Kings
1	: Office	25/11/2022	LT1 25/11/2022	ara, District:-Darjeeling, West Bengal a: Business, Citizen of: India, PAN No. ual, Executed by: Self, Date of

nee Details :

1

Name, Address, Photo, Finger print and Signature Photo The Purger Print No-

Name: Name: Mrs Shalini Chakraborty, (Alias: Mrs Shalini Mukherjee) Daughter of Mr Salil Kumar

Mukherjee Executed by: Self, Date of Execution: 25/11/2022

, Admitted by: Self, Date of Admission: 25/11/2022 ,Place :



Smallin Charling

Daughter of Mr Salil Kumar Mukherjee Shivmandir, City:- Siliguri Mc, P.O:- New Rangia, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx6e, Aadhaar No: 42xxxxxxxx0818, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022

, Admitted by: Self, Date of Admission: 25/11/2022 ,Place: Office

entifier Details :	Paulo	Pinger Print	Signature	
ir Subir Kumar Ghosh			g-raine	-0
on of Late Sushanta City:- P.O:-				
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Identifier Of Mr Salil Kumar Mukherjee, Mrs Shalini Chakraborty

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code: 734011

District: Darjeeling, P.S:- M	atigara, Gram Panchayat: ATTVI Control of the State of th	rand Owner name in English as selected by Applicant
Sch Plot & Nun No	DOLLAR TRANSPORT	Caratan
	Acre,	

Endorsement For Deed Number: I - 190214134 / 2022

a 25-11-2022

The transfer of the second of 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

Presentation (Under Section 52 & Rule 22A(3) 46(1); W.B. Registration Rules, 1962) Presented for registration at 14:36 hrs on 25-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr Salil Kumar Mukherjee ,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 .22,05,000/-. Family Members amount Rs 22,05,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) Execution is admitted on 25/11/2022 by 1. Mr Salil Kumar Mukherjee, Son of Late Sailendra Nath Mukherjee, Shivmandir, P.O: New Rangia, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN -734013, by caste Hindu, by Profession Business, 2. Mrs Shalini Chakraborty, Alias Mrs Shalini Mukherjee, Daughter of Mr Salil Kumar Mukherjee, Shivmandir, P.O: New Rangia, Thana: Matigara, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734013, by caste Hindu, by Profession House wife

Indetified by Mr Subir Kumar Ghosh, , , Son of Late Sushanta Kumar Ghosh, 34 Vivekananda Sarani, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Business

Certified that required Registration Fees payable for this document is Rs 22,134.00/- (A(1) = Rs 22,050.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 22,050/-Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 7:03PM with Govt. Ref. No: 192022230187824978 on 23-11-2022, Amount Rs: 22,050/-, Bank: SBI EPay (SBIePay), Ref. No. 4896100132525 on 23-11-2022, Head of Account 0030-03-104-001-16

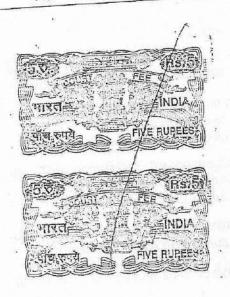
Payment of Stamp Duty Certified that required Stamp Duty payable for this document is Rs. 11,025/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 6,025/-

1. Stamp: Type: Impressed, Serial no 103336, Amount: Rs.5,000.00/-, Date of Purchase: 24/11/2022, Vendor name: A

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 7:03PM with Govt. Ref. No: 192022230187824978 on 23-11-2022, Amount Rs: 6,025/-, Bank: SBI EPay (SBIePay), Ref. No. 4896100132525 on 23-11-2022, Head of Account 0030-02-103-003-02

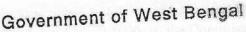
Satyajit Biswas ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - II KOLKATA Kolkata, West Bengal

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Condition to a true copy

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office of the Block Land & Land Reforms Officer मार्षिगाड़ा, पार्जीनिः

সলিল কুমার ১ক্রবর্তী পিতা/স্বামীর নাম:

নিজ

P.S.: মাটিগাড়া

District:

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 02/02/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 06/02/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/0401/465)

(Schedu	ile of Lan	d for which c	OHACIBION 19 200	Chana	Area	Classification	Classification for
Mouza With JL No. & PS	Tarrecon	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	(in Acres)	as per ROR	which permission accorded
				2121	0.0700	রূপনী	বাস্ত
বৈরাতীশাল,	7731	383					
070,							
<u> মার্টিগাড়া</u>							

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955. a)
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act. e)

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s Coff the WBLR Act, 1955 Block Land & Land Reforms Officer Matigara Block Block Land & Land Reforms Officer

Memo: 779/BURD-MTG/23

Dated: 06/02/2023

(i) The RI, of the আঠারখাই I for information and taking necessary action.

(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

West Bengal Form No. 1077

L&LR

SBP

Application No.:

বাজ্বের দাখিলা এবং বিবিধ তল্ব



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*(य সলের বাবদ ওয়াশীল: [১৪২৯]

মোট আদায় (কথাম)

আদাসকারী কর্মচারীর সহি ও ভারিখ

দুইবা: চেকের দ্বারা খাজনা দেওয়া হইলে এইখানে তাহার সবিশেষ বিবরণ লিখিতে

INR -4/-Four Only.

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SBP, Kolkata-700015

Friday, February 24, 2023 8.07:43 PM

^{**} রাজ্য প্রদান সম্পত্তির মালিকানার বৈধতা হানি ঘটাম না। ** The collection is made provisionally u/s 23 of WBLR Act on the basis of present use without prejudice to the applicability of provision u/s 48 & 4D of WBLR Act.

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