

15685/2022

①

14/33/22

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

2/32630/2/2022

ARA II

K 251458

12-01  
25/11/22  
Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to Registration. The Signatures and Seal and the endorsement sheets attached to this document are the part of this Document.  
Additional Registrar of Assurances-II Kolkata

25 NOV 2022

**DEED OF GIFT**

M/S. ADITYA BUILDERS  
Subir Kumar Ghosh  
PARTNER

THIS DEED OF GIFT IS MADE ON THIS THE 25<sup>th</sup>  
DAY OF NOVEMBER, TWO THOUSAND TWENTY TWO.

Vacant Land measuring	: 07 Decimal
Set forth Value	: Rs.10,00,000/-
Classification of land	: Danga
Proposed land use	: Bastu
Mouza	: Bairatisal
J.L. No.	: 70
Touzi No.	: 91
Khatian No.	: L.R. 7403
Plot No.	: R.S. - 342, L.R. - 380
Police Station	: Matigara
District	: Darjeeling
State	: West Bengal

UNDER ATHARAKHAI GRAM PANCHAYAT

BY: -

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 "DONOR" (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 ONE PART.

IN FAVOUR OF: -

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 - 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 his heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

A N D

WHEREAS one SMT. SARBARI MUKHERJEE was the absolute owner of total vacant land measuring 08 Decimal,

recorded in L.R. Khatian No. 1135, in R.S. Plot No. 342, corresponding to L.R. Plot No. 380, 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 Sarbari Mukherjee gifted the said land measuring 08 Decimal unto and in favour of her daughter, SMT. SHALINI MUKHERJEE, the Donor hereof by executing a Deed of Gift being document No. I-1400 dated 01.03.2013 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. 7403 has been published in her name and by virtue of Gift Deed, SMT. SHALINI 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.

A N D

WHEREAS the Donor hereof has been enjoying the said plot of land as absolute owner thereof and has decided to transfer the 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.

A N D

WHEREAS the Donor, Smt. Shalini Mukherjee is the daughter of the Donee and the Donee is the father 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, SRI SALIL KUMAR MUKHERJEE in the manner hereinafter appearing.

A N D

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.

NOW THIS INDENTURE WITNESSETH that in 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 hereby 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. 7403, in R.S. Plot No. 342, corresponding to L.R. Plot No. 380,

situated in Mouza - Bairatal, 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  
Panchayat, in the State of West Bengal. Classification of  
land as per R.O.R. Danga, proposed land use - Bastu.

The said vacant land is butted and bounded as follows: -

By the North : 12' feet wide Road and land of  
Premlal Singh; Non Metal Road.  
By the South : House of Ranjit Sarkar;  
By the East : Land of Lab Instrument, Donee &  
Donor;  
By the West : House of Dinesh Joshi.

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

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

Salil Kumar Mukherjee

Shakti Chakraborty



WITNESSES: -

1) Subir Kumar Ghosh  
516 Lake Subarnagrah  
341 Vivekananda Sarani  
P.S. - Ganga KOL-78

Shalini Chakraborty

Signature of the DONOR

I accept the gift

2) Anurag Bhattacharya  
s/o Lt. S. Bhattacharya  
224 H/5, N.A. Rd.  
KOL-54

Salil Kumar Mukherjee

Signature of the DONEE

Drafted by me and printed  
in my office.

Shekh Nishar Ahamed  
Advocate

(Shekh Nishar Ahamed)

Advocate

High Court Calcutta

Enrolment No.

WB/840/92

# SPECIMEN FORM FOR TEN FINGERPRINTS



Savitri Chakraborty



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Sajid Kumar Mukherjee



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADTPM8388D



नाम /NAME

SALIL KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME

SAILENDRA NATH MUKHERJEE

जन्म तिथि /DATE OF BIRTH

18-09-1944

हस्ताक्षर /SIGNATURE

Salil Kumar Mukherjee

*SKG*

आयकर अधिकारी, प.३.११

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

*Salil Kumar Mukherjee*



ভারত সরকার  
Government of India

সালিল কুমার মুখার্জী  
Sailil Kumar Mukharjee  
পিতা: শৈলেন্দ্রনাথ মুখার্জী  
Father: Sajjendranath Mukharjee  
জন্মতারিখ / DOB: 18/09/1944  
পুরুষ / Male



8820 5265 1017

স্বাধীনতা — সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা:  
মাসক, মিলিটারি রোড,  
বৈরাতিসাল, জিটু (সী টি),  
দার্জিলিং, নতুন বঙ্গদ্বীপ, পশ্চিম  
বঙ্গ, 734013

Address:  
MALANCHA, MILITARY ROAD,  
BAIPATISAL, Jitu(CT), Darjeeling,  
New Range, West Bengal,  
734013

8820 5265 1017

1947  
1800 300 1047



help@uidai.gov.in



www.uidai.gov.in

Sailil Kumar Mukharjee

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

ALUWPM0236E

नाम/Name  
SHALINI CHAKRABORTY

पिता का नाम/Father's Name  
SALIL KUMAR MUKHERJEE

जन्म की तिथि/Date of Birth  
29/04/1987




हस्ताक्षर/Signature



2004-2007

Shalini Chakraborty

भारत सरकार  
Government of India







शालिनी चक्रवर्ती  
Shalini Chakraborty  
पु.सं.सं./DOB: 29/04/1987  
F/M: Female

4296 9452 0818

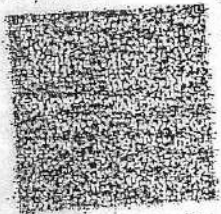
मेरा आधार, मेरी पहचान

भारतीय पहचान प्रमाणिका  
Unique Identification Authority of India

पता: W/O Abhijit Chakraborty, मकान सं. 20, मिलिट्री रोड, बैरसात, पो. नया रांगुल, विया नंदी, सिलिगुडी, जारखण्ड, पिन कोड - 734013

Address: W/O Abhijit Chakraborty, Makincha, Military Road, Bairasat, PO: New Rangul, Vija Nandi, Siligudi, Jharkhand, Darjeeling, West Bengal: 734013



4296 9452 0818

1947 help@uidai.gov.in www.uidai.gov.in

Shalini Chakraborty

भारत सरकार  
Government of India

Subir Kumar Ghosh  
Date of Birth/DOB: 20/06/1974  
Male/ MALE

Issue Date: 02/11/2012

4752 8960 4084  
VID : 9112 2044 4682 3237

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट-पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
34, VIVEKANANDA SARANI, Hattu S.O,  
Kolkata,  
West Bengal - 700078

Download Date: 02/09/2012

4752 8960 4084  
VID : 9112 2044 4682 3237

1947 | help@uidai.gov.in | www.uidai.gov.in

Subir Kumar Ghosh

## Major Information of the Deed



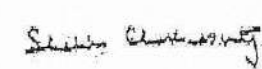
Deed No.:	I-1902-14133/2022	Date of Registration	25/11/2022
Query No./Year	1902-2003263012/2022	Office where deed is registered	A.R.A. - II KOLKATA, District: Kolkata
Query Date	17/11/2022 10:44:01 AM		
Applicant Name, Address & Other Details	Raja Roy Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8918674661, Status : Deed Writer		
Transaction	[0201] Gift, Gift in Favour of family members		
Set Forth value	Rs. 10,00,000/-		
Stamp duty Paid (SD)	Rs. 7,245/- (Article:33(i))		
Remarks	Additional Transaction Market Value Rs. 14,49,000/- Registration Fee Paid Rs. 14,574/- (Article:A(1))		

### Land Details :

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




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-380 (RS :-)	LR-7403	Bastu Danga	7 Dec	10,00,000/-	14,49,000/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>					7Dec	10,00,000 /-	14,49,000 /-

### Donor Details :


Sl No	Name	Address	Photo	Finger print and Signature
1	Mrs Shalini Chakraborty, (Alias: Mr Shallni 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 : Office			 Signature: 
	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		25/11/2022	25/11/2022



**Details :**

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr Salll Kumar Mukherjee</b> (Presentant) Son of Late Sailendra Nath Mukherjee Status : Not Executed	 25/11/2022	 LTI 25/11/2022	 25/11/2022
Son of Late Sailendra Nath Mukherjee Shivmandir, City:- Siliguri Mc, P.O:- New Ragia, P.S:-Matigara, District:-Darjeeling, West Bengal, India; PIN:- 734013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx8d, Aadhaar No: 88xxxxxxxx1017, Status :Individual, Status : Not Executed			

**Identifier Details.:**

Name	Photo	Finger Print	Signature
<b>Mr Subir Kumar Ghosh</b> Son of Late Sushanta Kumar Ghosh 34, Vivekananda Sarani, Haltu S.O., City:- P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	 25/11/2022	 25/11/2022	 25/11/2022
Identifier Of Mrs Shalini Chakraborty			

**Land Details as per Land Record**

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 380, LR Khatian No:- 7403	Owner: শালিনী মুখার্জী, Gurdian: শবিল কুমার মুখার্জী, Address: নিজ , Classification: ভাঙ্গা, Area: 0.08000000 Acre,	Mrs Shalini Chakraborty

25-11-2022

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.

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

Presented for registration at 14:33 hrs on 25-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr Sallil Kumar Mukherjee, Claimant.

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 14,49,000/- Family Members amount Rs 14,49,000/-

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

Execution is admitted on 25/11/2022 by Mrs Shalini Chakraborty, Alias Mr Shalini Mukherjee, Daughter of Mr Sallil 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, Haltu S.O., P.O: Haltu, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,574.00/- ( A(1) = Rs 14,490.00/- ,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 14,490/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 7:08PM with Govt. Ref. No: 192022230187833808 on 23-11-2022, Amount Rs: 14,490/-, Bank: SBI EPay ( SBlePay), Ref. No. 4178023456725 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. 7,245/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,245/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 103337, Amount: Rs.5,000.00/-, Date of Purchase: 24/11/2022, Vendor name: A K DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2022 7:08PM with Govt. Ref. No: 192022230187833808 on 23-11-2022, Amount Rs: 2,245/-, Bank: SBI EPay ( SBlePay), Ref. No. 4178023456725 on 23-11-2022, Head of Account 0030-02-103-003-02

fin

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

দার্জিলিং

খতিয়ান নং- ৭৭৩২

[ ০৪০১০৭০ ]



জা- বৈরাটীশাল

জে.এল.নং- ০৭০

থানা- মাটিগাড়া

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 23/12/2022

(২) জমির পরিমাণ(এ)- ০.০৭০০

(৩) মোট দাগের সংখ্যা- ১

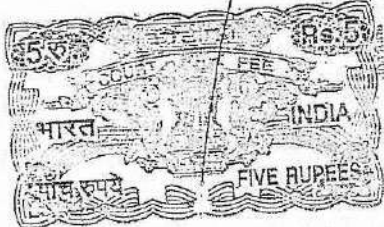
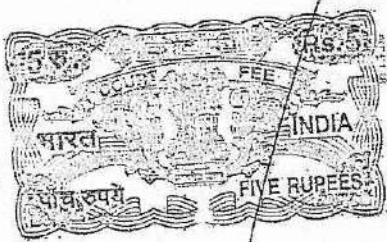
	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বহ	(৬) মন্তব্য
নাম-	সালিল কুমার মুখার্জী	স্বহ	
পিতা-	মৃত শৈলেন্দ্র নাথ মুখার্জী		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
৩৮০	ডাঙ্গা		০.৬৩০০	০.১১১০	০.০৭০০		

আগত খং নং - 7403

মোট দাগের সংখ্যা- এক মাত্র



Certified to be a true copy

Revenue Officer  
BL&LRO Office, Matigara at Shikmang  
Authorised under Section 76 of  
Indian Evidence Act 1876

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:81



# Government of West Bengal

Office of the Block Land & Land Reforms Officer  
মাটিগাড়া, দার্জিলিং

To

সলিল কুমার মুখার্জী

পিতা/স্বামীর নাম: সূত্র শৈলেন্দ্র নাথ মুখার্জী

নিজ

P.S.: মাটিগাড়া

District: দার্জিলিং

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/2023/0401/468)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বৈরাভীশাল, 070, মাটিগাড়া	7732	380		1110	0.0700	ডাঙ্গা	বাড়

## 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.
- 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.

06/02/2023

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 4C of the WBLR Act, 1955  
Block Land & Land Reforms Officer  
Matigara Block  
Block Land & Land Reforms Officer

Dated: 06/02/2023

Memo: 778/BLURO-MTG/23

- (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