

Sl. 10382

I 10077/2021
10188/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

54AB 798558

২৫/১২/২০২১
D/o. 2706257

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

স্বাক্ষর

Adtl. District Sub-Registrar,
Siliguri-II at Bagdogra

24 DEC 2021

DEED OF DECLARATION

THIS INDENTURE IS MADE ON THIS THE
23RD DAY OF DECEMBER, 2021.



Sl. 10382

I 10072/2021 10188/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

54AB 798558

24/12/2021
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সুধা সায়

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24 DEC 2021
Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

DEED OF DECLARATION

THIS INDENTURE IS MADE ON THIS THE
23RD DAY OF DECEMBER, 2021.



1723 Date 23.12.21

~~Durga Das~~
~~Begobya~~
100/...
Tammoy Roy

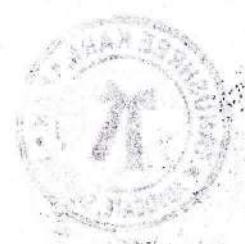
Govt. Stamp Vendor
Begobya
Lic. No. 545/RM
07 / Largeeling

NOTARIZADO
NOTA DE REGISTRO
NOTA DE TRANSFERENCIA

...
...



[Signature]
Actg. Dist. Sub Registrar
Siliguri-1, West Bengal, India



✓

FILE
15/5/21

SMT. DURGA ROY, Wife of Santosh Roy, Indian by Nationality, Hindu by religion, Housewife by occupation, resident of Pradhan Nagar, Upper Bagdogra, Post Office and Police Station- Bagdogra, District- Darjeeling, PIN-734014.-hereinafter called the "DECLARANT" (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, representatives, administrators and assigns).

WHEREAS by virtue of a Deed of Gift being Document No. 040306807 for the year 2021, recorded in Book No. I, Volume No. 0403-2021, at pages from 174328 to 174348, executed on the 23rd day of September, 2021 and registered at the Office of the Additional District Sub -Registrar, Siliguri-II at Bagdogra, District Darjeeling (hereinafter called the **PRINCIPAL DEED**), the **DECLARANT** hereof have sold and transferred the land described in the Schedule hereunder for valuable consideration to **SHRI. UJJAL ROY**, Son of Santosh Roy, Indian by Nationality, Hindu by religion, Business by occupation, resident of Pradhan Nagar, Upper Bagdogra, Post Office and Police Station-Bagdogra, District-Darjeeling, PIN-734014.

AND WHEREAS at the time of registration of the said **PRINCIPAL DEED**, certain mistakes and errors have accidentally and inadvertently crept in the Principal Deed (Deed of Gift) owing to oversight and, as such, in the recitals of the Principal Deed at



2917 975

Page No. 5, in Line No. 5, at Page No.5 Line No.14 of the Registered Deed of Gift in the butted and bounded of the Schedule hereunder was wrongly written and mentioned as By North: 20 ft Kutcha Road & Vested Land instead of By North : 20 ft.Kutcha Road & Service Road & P.W.D Land(Road), which require rectification in the manner hereinafter appearing:

NOW THIS INDENTURE WITNESSETH that the Principal Deed shall be rectified and corrected in the following manners, namely-

- (a) In the 5th (Five) Page of the Principal Deed, in Line No. 14, after the words "20 ft Kutcha Road &" in place the word "Vested Land", the word "Service Road & P.W.D Land(Road)" should be added, written, inserted, read and be incorporated and be substituted.
- (b) Be it noted that there is no change in the total area of land. And the market value of the below Scheduled Land has been assessed by the registering authority for the purpose of Stamp Duty and accordingly the Stamp Duty has been paid.

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of vacant land measuring an area 20 Decimals or 12.13 Kathas, recorded in L.R. Khatian No.3029, appertaining to and forming part of R.S. Plot No. 297



5212
1162
5

and corresponding to and forming of L.R. Plot No. 874, situated within Mouza-Uttar Bagdogra, J.L. No. 93, Pargana-Patharghata, Police Station- Bagdogra, Sub-Division- Siliguri, within the limits of Gram Panchayat area, Addl. District Sub-Registry Office Siliguri-II at Bagdogra, District Darjeeling, in the State of West Bengal.

The said land measuring an area 20 Decimals or 12.13 Kathas is butted and bounded as follows:

- By North : 20ft Kutcha Road & Service Road & P.W.D Land(Road);
- By South : House of Ganga Pradhan;
- By East : House of Chandan Joarder & Diptikona Dasgupta;
- By West : House of A.D Singh.

IN WITNESS WHEREOF the **DECLARANTS** in sound health and in full conscious mind hereto has set and subscribed their hands on the day, month and year first above written in presence of the following witnesses.



WITNESSES

1) *Santosh Roy*

(Santosh Roy),

S/O- Lt. Bishmaranjan Roy,
R/o Pradhan Nagar, Upper Bagdogra
P.O. & P.S. Bagdogra, Dist Darjeeling.
734014.

2) *Jyoti Das*

w/o - Ujjal Roy

of Pradhan Nagar, upper Bagdogra
P.S. Bagdogra, Darjeeling

734014

Ujjal Roy

(SIGNATURE OF THE DECLARANT)

Drafted, readover and
explained the contents of
this indenture to the
Declarant by me and printed
in my Office.

Tanushree Karmakar

(TANUSHREE KARMAKAR)

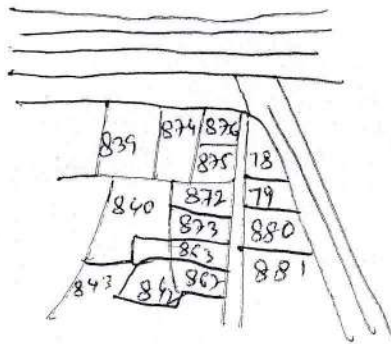
Advocate / Siliguri

Enrollment No. F/1323/749/2016



ART TRACE MAP OF MOUZA UTTAR BAGDOGRA J.L. NO. 93, TOUJI NO.-91, PARGANA -
 THARGHATA, P.S.: NAXALBARI NOW BAGDOGRA DIST.: DARJEELING.

SCALE : 16" = 1 MILE



NAME OF DONEE

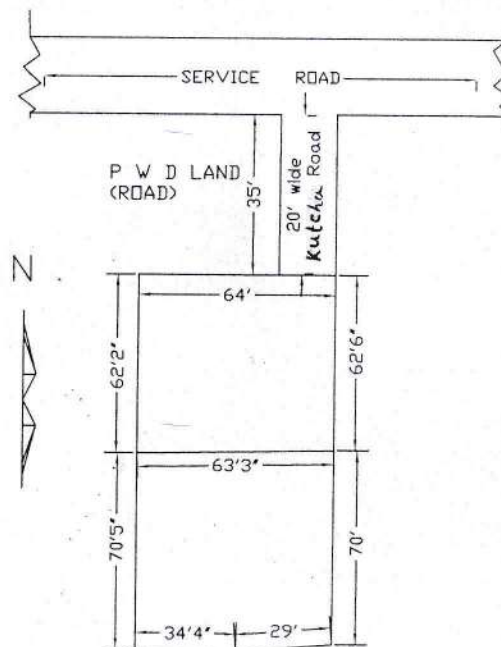
SRI UJJAL ROY Son of Sri Santosh Roy. residing at Pradhan Nagar, Upper Bagdograa, P.O and P.S – Bagdogra District – Darjeeling. Pin – 734014.

SITE PLAN OF PROPOSED LAND AS PER POSSESSION

LAND BOUND AND BUTTED

North : 20 feet wide Kutchra Road and Service Road and P.W.D Land(Road), South : House of Ganga Pradhan, East : House of Chandan Joarder and Diptikona Dasgupta. West : House of Mr. A D Singh.

PLOT NO.	KHATIAN NO.	AREA
R.S. – 297 (P), L.R.-874 (P)	L.R –3029	20 DECIMAL














SCALE : 1 INCHES= 40 FEET

NAME OF DONOR

SMT. DURGA ROY Wife of Sri Santosh Roy. residing at Pradhan Nagar, Upper Bagdograa, P.O and P.S – Bagdogra District – Darjeeling. Pin – 734014.

DRAWN BY: *[Signature]*

FINGER IMPRESSION

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

497 2125

SIGNATURE

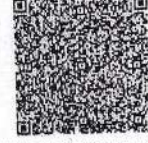


ভারত সরকার

Government of India



দুর্গা রায়
Durga Roy
পতি : সন্তোষ রায়
Husband : Santosh Roy
জন্মতারিখ / DOB : 21/01/1949
মহিলা / Female



9628 6275 6451

আধার - সাধারণ মানুষের অধিকার

দুর্গা রায়



আধার

ঠিকানা:

প্রধান নগর, বাগডোগরা, -,
দক্ষিণ বাগডোগরা, দার্জিলিং,
বাগডোগরা, পশ্চিম বঙ্গ, 734014

Address:

PRADHAN NAGAR, BAGDOGRA,
- Dakshin Bagdogra, Darjeeling,
Bagdogra, West Bengal, 734014



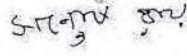
9628 6275 6451

1947
1800 300 1947

✉
help@uidai.gov.in

www
www.uidai.gov.in

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Santosh Roy Son of Late Bhiswaranjan Roy Pradhan Nagar, upper Bagdogra, Village:- Bagdogra, P.O:- Bagdogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014			
	24/12/2021	24/12/2021	24/12/2021
Identifier Of Smt Durga Roy			

Land Details as per Land Record

District: Darjeeling, P.S:- Bagdogra, Gram Panchayat: UPPER BAGDOGRA, Mouza: Uttar Bagdogra, JI No: 93, Pin Code : 734014

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 874, LR Khatian No:- 3029		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 040310188 / 2021

On 24-12-2021

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

Presented for registration at 12:43 hrs on 24-12-2021, at the Office of the A.D.S.R. BAGDOGRA by Smt Durga Roy ,Executant.

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

Execution is admitted on 24/12/2021 by Smt Durga Roy, Wife of Shri Santosh Roy, Pradhan Nagar, Dakshin Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession House wife

Identified by Shri Santosh Roy, , , Son of Late Bhishtaranjan Roy, Pradhan Nagar,upper Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1723, Amount: Rs.10/-, Date of Purchase: 23/12/2021, Vendor name: T Roy



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

On 27-12-2021

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 : 4 of Indian Stamp Act 1899.



Yogen Tshering Bhutia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2022, Page from 480 to 492

being No 040310188 for the year 2021.



Digitally signed by YOGEN TSHERING
BHUTIA

Date: 2022.01.03 12:29:53 +05:30

Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2022/01/03 12:29:53 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

West Bengal.