

CREATIVE CONSTRUCTION

RASH BEHARI SARANI, KHELAGHAR MORE, HAKIMPARA, SILIGURI -734001

Email - sutirtha.pk@gmail.com, Phone No. 9832042000

To
The Authority
WBRERA
Kolkata

Sub: Clarification Regarding LR Khatian Number in the Building Plan
Project Name: AVIPSA

Respected Sir,

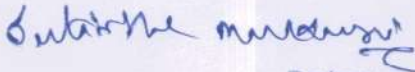
In reference to our application to register the abovementioned project with RERA, having application number WBRERA/NPR-001947, we would like to bring to your kind knowledge that the LR Khatian Number mention in the Building Plan is 229 and 512. The LR Khatian Number 229 is in the name of Sri. Udit Kumar Sen and LR Khatian Number 512 is in the name of Smt. Sadhana Sen.

Smt. Sadhana Sen acquired the subject land on which the project is being developed from Sri. Udit Kumar Sen vide deed of gift dated 13/06/2022 being deed no. 5817 for the year 2022 registered at ADSR Bhaktinagar, Dist Jalpaiguri. After acquiring the said land Smt. Sadhana Sen has mutated the land in her name with the BLRO and new khatian is opened in her name having LR Khatian Number 512. The LR Khatian Number 512 (belongs to Smt. Sadhana Sen) is created by transfer of land from LR Khatian Number 229 (belongs to Sri. Udit Kumar Sen). Both the LR Khatian Number 229 and 512 along with the deed of gift being deed no 5817 is attached with this letter for your ready reference.

Both the LR Khatian Number mentioned in the building plan (229 and 512) is in respect of same land. LR Khatian Number 229 is of no relevance as the land from the said khatian has been shifted to LR Khatian 512. This is our humble request that you please ignore the LR Khatian Number 229 mentioned in the Building Plan and read the LR Khatian Number as 512 only.

For, Creative Construction

For M/S. Creative Construction


Partner

Sri. Sutirtha Mukherjee (Partner)

Date: 18/05/2024

Place: Siliguri

জেলা — **মালদাহ** সাঃ সিঃ নং **১২** খতিয়ান নং — **২২১**
 মৌজা — **ভাঙ্গাম** হাঃ সিঃ নং **৬৭** জে.এল.নং — **০২** থানা — **ভাঙ্গাম**

(১) রাজস্ব — **টাকা**
 (২) জমির মোট পরিমাণ — একর (৩) মোট দাগের সংখ্যা —

(৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম **উল্লি বুম্বার মেন**
 পিতা/স্বামী **বম্বা বুম্বার মেন**
 ঠিকানা **স্বত্ব: বি: পল্লী.**
 বী: ৩
 ১.০৪৬৫
 Revenue Officer **S/d-15/04/13**

(৭) অত্রস্বত্বের নিজ দখলীয় জমি: **T.R-179**

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	আংশ	একর	হেক্টর
১৪৯ ৭৩২	ভাঙ্গাম	পশ্চিমবঙ্গ জমি সংস্কার আইনের 4C ধারার বিধানে রেজিস্ট্রি	০.০৬৬৫	২০৪০৫	০.০৬৬৫	



০৯
স্ব. প্রক. চাঃ-স্বত্ব.

জমি সংস্কার

দাগের মোট সংখ্যা **০.০৬৬৫**



(/BanglarBhumi/BengaliFonts/bengali_fonts.rar)



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ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন দপ্তর

Land & Land Reforms and Refugee Relief and Rehabilitation Department

DEO Kolkata
(SOUTH)Special Citizen
Service
(RCCMS)

Citizen Services



Know Your Property



Query Search



Public Grievance



Mouza Information

KHATIAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:*

[07] JALPAIGURI

Block:*

[01] RAJGANJ

Mouza:*

[467] Dabgram Sheet No- 67

Choose Your Language:

English

Option:

LIVEKhatian Type: * Normal Khatian Lease Khatian FHTD Khatian Search By Khatian Search By Plot

Khatian No.:

229 /

Enter Captcha*

NR 2 C 7 T

cap

VIEW



(Live Data As On 18/05/2024,17:53:51)

J.I No : 2 Thana : Rajganj

Khatian No :	229
Raiter Nam :	Udit Kumar Sen
Pita/swami :	Manindra Kumar Sen
Thikana :	Purba Bibekanandapalli
Zamir Pariman:	0.0065 Ekar
Dager Sankhyan :	1

Atrasbatber Dager Bibaran O Pariman:

Dag No	Shreni	Ansh	Ansh	Mantaby
Pariman(ekar)				
149	Dangga	0.0978	0.0065	Nil

Disclaimer : Machine aided Transliteration has been used to make available information in other languages for the benefit of users who may prefer to access information on this portal in their native language. The transliterated contents are therefore prone to occasional inconsistencies that may kindly be overlooked. The content in the Bengali language will be considered as sacrosanct and used for all legal purposes. The transliterated content is only an aid to the user and has no legal sanctity. Land and Land Reforms and Refugee Relief and Rehabilitation Department and/or C-DAC shall not be responsible for any direct or indirect financial loss, legal issues, obsolescence owing to delay in the translation process and/or any kind of inadequacies observed in the Bengali language content published on this portal.

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Land Policy

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Help
Forum
Web Information Manager (webInformationManager)

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Terms Of Use
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Linking Policy
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Contact Address

📍 Director of Land Records and Survey,35, Survey Building, Gopal Nagar Road, Kolkata-700027
☎️ 033-2479-5726
✉️ dlrswb.grievancecell@gmail.com
✉️ dlrswb@gmail.com



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Site Last Updated on : 04/09/2019 03.00 PM



জেলা- জলপাইগুড়ি খতিয়ান নং- ৫১২ [০৭০১৪৬৭]

মৌজা- ডাবগ্রাম সিট জে.এল.নং- ২ খানা- রাজগঞ্জ
নং-৬৭



(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 22/08/2022

(২) জমির পরিমাণ(এ)- ০.০৬০০ (৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	সাধনা সেন	রায়ত	
পিতা-	মনিন্দ্র কুমার সেন		
ঠিকানা-	পূর্ব বিবেকানন্দ পল্লী, শিলিগুড়ি ভক্তিনগর, জলপাইগুড়ি		



(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ
১৪৯	ডাঙ্গা		০.০৬৬৫	০.৯০২২	০.০৬০০

আগত খং নং - 229

মোট দাগের সংখ্যা- এক মাত্র



Verified to be a true copy of R.O.R
As per computerized record
Authorized U/S-76 of the Indian
Evidence Act, 1876

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:22085

5802/22

I. 5817 / 2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 897198

E 897198

*2/13/22
2-1699677*



Mohit Kumar Sen

Page No. 1

DEED OF GIFT

Certified that the Document is admitted to Registration and the Signature Sheet and the Encorsement Sheet attached to this Document are part of this Document

[Signature]
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

13 JUN 2022

Modak Man Son

DEED OF GIFT

Land Measuring. : 0.06 Acre.
Mouza : **DABGRAM,**
J.L. No. : 2,
Khatian No. : 381 (R.S.), 229 (L.R.)
Plot No. : 376/731 (R.S.), 149 (L.R.)
Sheet No. : 12 (R.S.), 67 (L.R.)
Ward No. : 38 of Siliguri Municipal
Corporation.
Police Station : Bhaktinagar,
District : Jalpaiguri,
Govt. Market Value : Rs. 44,18,183/-.

THIS INDENTURE IS MADE ON THIS THE 13th DAY OF
JUNE TWO THOUSAND TWENTY TWO.

B Y

Udit Kumar Sen

SRI UDIT KUMAR SEN, son of Late Manindra Kumar Sen, by religion Hindu, Indian by nationality, residing at East Vivekananda Pally, Near Friends Union Club, Siliguri, P.O. Rabindra Sarani, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin – 734006 in the state of West Bengal – 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. PAN – BQPPS8216Q.

IN FAVOUR OF

SMT. SADHANA SEN, daughter of Late Manindra Kumar Sen, by religion Hindu, Indian by nationality, residing East Vivekananda Pally, Near Friends Union Club, Siliguri, P.O. Rabindra Sarani, P.S. Bhaktinagar, Dist. Jalpaiguri, Pin – 734006 in the state of West Bengal – hereinafter called the “DONEE” (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 OTHER PART. PAN – AVSPS2192N.

WHEREAS the Donor Sri Udit Kumar Sen, son of Late Manindra Kumar Sen is the absolute owner-in-possession of the land measuring 0.06 Acre, appertaining to Plot No. 376/731 (R.S.), recorded under Khatian No. 381 (R.S.), situated within Mouza - Dabgram, J.L. No. 2, Sheet No. 12, Pargana - Baikunthapur, within the jurisdiction of Police Station - Bhaktinagar, in the District of Jalpaiguri by virtue of a Deed of Sale, executed by Sri Karna Kumar Singha, Sri Swarna Kumar Singha, Sri Subarna Kumar Singha and Sri Kirsingh Kumar Singha, all are sons of Sri Harendra Nath Singha on 04-05-1973 and the same was registered in the

Handwritten signature

office of the Dist. Sub-Registrar, Jalpaiguri, recorded in Book. I, Being No. 4596 for the year 1973 and he is possessing and enjoying the said plot of land having all permanent, heritable and transferable right, title and interest therein free from all encumbrances and charges whatsoever and his name has duly been recorded in the Record-Of-Right with respect to his aforesaid land in the office of the B.L. & L.R.O. at Rajganj Block and subsequently a separate Khatian has been finally published in his name bearing Khatian No. 229, appertaining to Plot No. 149, Sheet No. 67 of Mouza – Dabgram.

A N D

WHEREAS the Donee is the full blooded sister of the Donor and the Donor have great love and affection to the Donee and the Donee has great love and affection upon the Donor also.

A N D

WHEREAS the Donor out of his natural love and affection have for the Donee, have decided to make a gift of his said land measuring 0.06 Acre in favour of the Donee hereof, as fully described in the schedule appended below free from all charges and encumbrances whatsoever.

A N D

WHEREAS the Donee hereof has accepted the said gift as aforesaid and the said property hereby gifted by the Donor in the manner as hereinafter appearing.

Nilakrishnan S

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the aforesaid facts, circumstances, acceptance and also in consideration of natural love and affection which the Donor has for the Donee, the Donor out of his free will, without fraud, coercion or undue influence from anybody or from any side whomsoever and full possession and senses do hereby give, convey, grant, transfer and confirm unto the Donee all that piece or parcel of aforesaid land measuring 0.06 Acre described in the schedule appended below and make over possession thereof to the Donee together with all right, title, interest, liberties, easements, privileges, appendices, appurtenances, whichever is belonging to or in any way appertaining to the said landed property **TO HAVE AND TO HOLD** the same absolutely by the Donee forever peaceably and quietly without any interference or interruption from the Donor or any person or persons claiming under him subject to the payment of land revenue and other local taxes etc. payable to the Superior Landlord now the Govt. of State of West Bengal.

THE DONOR do hereby declare that the Donee shall occupy, hold, enjoy and possess the said landed property hereby gifted by the Donor by these presents as absolute owner by mutating her name in the office of the B.L. & L.R.O. Rajganj & 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 land hereby gifted or any part thereof suffers from no defect of title and the said land as described in the schedule appended below hereby gifted free from all encumbrances and charges whatsoever.

That the Donee shall have the right to sell, gift, mortgage or transfer otherwise the ownership of the Schedule 'B' property or let-out, lease-out the Schedule 'B' property to any other person

Not Seen

SCHEDULE OF LAND

ALL THAT PIECE OR PARCEL of land measuring 0.06 Acre, at an annual rent of payable to the Govt. of West Bengal now represented by the B.L. & L.R.O. Rajganj, recorded in Khatian No. 381 (R.S.), 229 (L.R.), included in part of Plot No. 376/731 (R.S.), 149 (L.R.), situated within Mouza – **DABGRAM**, J.L. No. 2, Sheet No. 12 (R.S.), 67 (L.R.), Paragana – Baikunthapur, under Siliguri Municipal Corporation, Ward No. 38, situated at Raja Ram Mohan Roy Road Bye Lane, East Vivekananda Pally, within the jurisdiction of Police Station Bhaktinagar, Addl. Dist. Registry Office at Bhaktinagar, Sub-Division and District Jalpaiguri, in the State of West Bengal. Road Zone – Dr. Bidhan Chandra Roy Sarani **Bogtu**
The said property is butted and bounded as follows:- **vacant Land.**

Not Seen

- | | | |
|--------------|---|------------------------------|
| By the North | : | 10 Feet Wide Municipal Road; |
| By the South | : | Land of Ram Sarkar; |
| By the East | : | Land of Madhusudhan Paul; |
| By the West | : | 20 Feet Wide Municipal Road. |

Within the aforesaid boundary 0.06 Acre is hereby gifted by the Donor to the Donee hereof by these presents.

Separate sheet containing the finger prints of the Donor and the Donee is annexed herewith.

IN WITNESSES WHEREOF the Donor in good health and conscious mind has put his signature on this Deed of Gift on the day, month and year hereinbefore mentioned.

WITNESSES :-

1. Subash Singha
S/O Samir Singha
New mian paly.
P.O.S.P. - Siliguri
Dist - Darjeeling
Pin - 734002

Nedit Kar Sen
(SIGNATURE OF THE DONOR)

I hereby accepted the aforesaid gift.

Sadhana Sen
(SIGNATURE OF THE DONEE)

2. Upama Sen
W/O Uday Sankar Barua
Subhas Nagar,
P.O. Maynaguri,
Dist. Jalpaiguri,
Pin - 735224.

Drafted, read over and explained
by me and computerized in my
chamber:

Tapash Nandi
(Tapash Nandi)
Advocate / Siliguri
Enrolment No. WB-1030/2002



Sadhana Sen

Finger Prints of SADHANA SEN

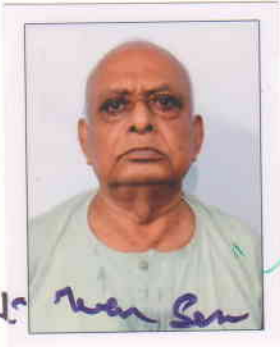
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

SSOS NUL 6.1

Sadhana Sen

Signature





Udit Kumar Sen

Finger Prints of UDIT KUMAR SEN

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

Udit Kumar Sen

Signature



Major Information of the Deed



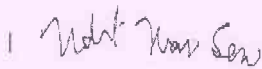
Deed No :	I-0711-05817/2022	Date of Registration	13/06/2022
Query No / Year	0711-2001699672/2022	Office where deed is registered	
Query Date	07/06/2022 11:30:09 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Tapash Nandi Lake Town, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, PIN - 734007, Mobile No. : 9434151274, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 44,18,183/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 22,111/- (Article:33(i))	Rs. 44,196/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



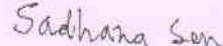
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Dr. Bidhan Chandra Roy Sarani, Road Zone : (Ward No. 38 -- Ward No. 38) , Mouza: Dabgram Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-376/731	RS-381	Bastu	Bastu	6 Dec		44,18,183/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					6Dec	0 /-	44,18,183 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Udit Kumar Sen (Presentant) Son of Late Manindra Kumar Sen Executed by: Self, Date of Execution: 13/06/2022 , Admitted by: Self, Date of Admission: 13/06/2022 ,Place : Office	 13/06/2022	 LTI 13/06/2022	 13/06/2022
Block/Sector: Purba Vivekananda Pally, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bqxxxxxx6q, Aadhaar No: 36xxxxxxxx0453, Status :Individual, Executed by: Self, Date of Execution: 13/06/2022 , Admitted by: Self, Date of Admission: 13/06/2022 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sadhana Sen Daughter of Late Manindra Kumar Sen Executed by: Self, Date of Execution: 13/06/2022 , Admitted by: Self, Date of Admission: 13/06/2022 ,Place : Office	 13/06/2022	 LTI 13/06/2022	 13/06/2022
Daughter of Late Manindra Kumar Sen Block/Sector: East Vivekananda Pally, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: avxxxxxx2n, Aadhaar No: 66xxxxxxxx0151, Status :Individual, Executed by: Self, Date of Execution: 13/06/2022 , Admitted by: Self, Date of Admission: 13/06/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhash Singha Son of Mr Samir Singha New Milan Pally, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001	 13/06/2022	 13/06/2022	 13/06/2022
Identifier Of Mr Udit Kumar Sen, Mrs Sadhana Sen			

Endorsement For Deed Number : I - 071105817 / 2022

On 13-06-2022

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 13:08 hrs on 13-06-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Udit Kumar Sen ,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 44,18,183/-. Family Members amount Rs 44,18,183/-

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

Execution is admitted on 13/06/2022 by 1. Mr Udit Kumar Sen, Son of Late Manindra Kumar Sen, Sector: Purba Vivekananda Pally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Others, 2. Mrs Sadhana Sen, Daughter of Late Manindra Kumar Sen, Sector: East Vivekananda Pally, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Others

Indetified by Mr Subhash Singha, , , Son of Mr Samir Singha, New Milan Pally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,196/- (A(1) = Rs 44,182/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 44,196/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/06/2022 9:34PM with Govt. Ref. No: 192022230048426971 on 12-06-2022, Amount Rs: 44,196/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2750917850 on 12-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,111/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 17,111/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 07, Amount: Rs.5,000/-, Date of Purchase: 01/06/2022, Vendor name: Jayabrata Banik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/06/2022 9:34PM with Govt. Ref. No: 192022230048426971 on 12-06-2022, Amount Rs: 17,111/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2750917850 on 12-06-2022, Head of Account 0030-02-103-003-02

Tulsi Lama

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 144177 to 144191

being No 071105817 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.06.15 13:39:51 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/06/15 01:39:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)