

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 4891 05AB 428229
 CERTIFIED COPY OF DOCUMENT NO. _____

BOOK NO. I FOR YEAR 2012

2.00
 2.00
 10.00
 10.00
 1.00
 1.00
 Total
 Rupee
 Col
 dated
 submitted



441. Dist. Sub-Registrar
 No. 4 of Begula, Burdwan

6 FEB 2017

JUDICIAL STAMP
1941 No. 30,12,16

S. Saha
[Signature]

Value Rs. 10/- Ten Rupees

Stamp vendor
Higadoura
Licn. No- 545/RM
07 / Garjeeling

4-4969/2012

I 4891 22/5/2012



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 419756

CERTIFIED THAT THE DOCUMENT ADMITTED TO
 BE ORIGINAL THE SIGNATURE SHEET HAS
 THE GOVERNMENT SHEET ATTACHED TO THIS
 DOCUMENT CONTAINING THE PARTS OF THIS DOCUMENT
 ADOL DIST SUB-REGISTRAR
 BAGDOGRA, DIST. DANGALING

22 MAY 2012

मूल दस्तावेज - सही है।

DEED OF GIFT

Contd...P/2



4962 DATED 18/5/72
SOLD TO Sankar Chakrabarti
OF -----
EXPRES 500/-

S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR
C. D. S. R. Office, Durgam
L/No- 8/1978



Asst. Dir. Gen. Post Office
Durgam, Hyderabad

Rebecca Gurusu.
D/o R. K. Gurusu.
of Durga Mandir
P.O. Kadamtala,
P.S. Matigara
Dist - Dargaching.

22 MAY 2012



महानगर चौक

THIS DEED OF GIFT IS MADE AND EXECUTED
ON THIS THE 22ND DAY OF.....MAY..... 2012.

Set forth Value	: Rs. 4,50,000.00
Govt. Assesed Value	: Rs. 33,28,247.00
Area	: 13 decimals
Plot Nos.	: 307 (R.S.)
Khatian No.	: 4 (R.S.)
J.L. No.	: 85(107)
Mouza	: Mandlaguri
P.S.	: Pradhan Nagar
Dist.	: Darjeeling
AREA UNDER SILIGURI MUNICIPAL CORPORATION	

BY .

@RAMLAKSHAN लक्ष्मण चौहान

SRI LAKHAN CHAUHAN, S/O. LATE RAM BARAN CHAUHAN, Voter Identity Card No. WB/04/025/0375469, by religion Hindu, by occupation Business, by citizenship Indian, residing at Mandlaguri, P.O. Champasari, P.S. Matigara now Pradhan Nagar, Dist. Darjeeling, under SMC. Ward No. 46, hereinafter called the DONOR (which expression shall mean and include unless excluded by or repugnant to the context his legal heirs, successors, executors, administrators, legal representative and/or assigns) of the ONE PART.

Contd...P/3



IN FAVOUR OF

101312-109312

1. SMT. PARAM JYOTI CHOUHAN, W/O. LATE SHIB PRASAD CHOUHAN, (Voter Identity Card No. WB/04/025/0363326) 2. SRI JAY PRAKASH CHOUHAN, S/O. LATE SHIB PRASAD CHOUHAN, (Voter Identity Card No. WB/04/025/0363327) AND 3. SRI JAY SINGH CHOUHAN, S/O. LATE SHIB PRASAD CHOUHAN, (Voter Identity Card No. GLQ3255379), all are by religion Hindu, by occupation No. 1 Housewife and No. 2 & 3 Business, by citizenship Indian, residing at Mandlaguri, P.O. Champasari, P.S. Matigara now Pradhan Nagar, Dist. Darjeeling, under SMC. Ward No. 46, hereinafter called jointly and severally the DONEE (which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, successors, executors, administrators, legal representatives and / or assigns) of the OTHER PART.

✓ WHEREAS SRI RAM LAKHAN CHAUHAN AND SRI SHIB PRASAD CHAUHAN, both are sons of LATE RAM BARAN CHAUHAN, became the sole and absolute recorded owners in possession of vacant land measuring 2.52 Acres, appertaining to and forming part of R.S. Plot No. 305 (Area 0.91 Acres), 306 (Area 0.56 Acres), 307 (Area 0.36 Acres), 308 (Area 0.32 Acres) & 309 (Area 0.34 Acres), recorded in R. S. Khatian No. 4, situate in

Contd...P/4



1013/12-10/15/16

Mouza- Mandlaguri, Sheet No. 1, Pargana- Patharghata, J.L. No. 87 (107), Touzi No. 91, P.S. Siliguri now Pradhan Nagar, Dist. Darjeeling, now within Ward No. 46 of S.M.C., by virtue of Deed of Sale being No. 2578, Dated 29/08/1957, registered in the Office of the Sub-Registrar, Siliguri, recorded in Book No. I, Vol. No. 27, pages 202 to 204, for the Year 1957, is in their Khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

WHEREAS SRI SHIB PRASAD CHAUHAN , S/o. LATE RAM BARAN CHAUHAN, died intestate on 10th June, 1984 leaving behind him his wife Smt. Param Jyoti Chauhan and two sons Sri Jay Prakash Chauhan and Sri Jay Singh Chauhan as his only legal heirs and successors and accordingly all the legal heirs and successors equally inherited the half of the undivided proportionate share of the land measuring 0.13 Acres out of 0.26 Acres under the Hindu Succession Act, 1956 and became the sole and absolute owner in possession of vacant land measuring 0.13 Acres, appertaining to and forming part of R.S. Plot No. 307, recorded in R. S. Khatian No. 4, situate in **Mouza- Mandlaguri, Sheet No. 1, Pargana- Patharghata, J.L. No. 87 (107), Touzi No. 91, P.S. Siliguri now Pradhan Nagar, Dist. Darjeeling, within Ward No. 46 of S.M.C., is in their Khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.**

Contd...P/5



5

AND

WHEREAS SRI RAM LAKHAN CHAUHAN , S/o. LATE RAM BARAN CHAUHAN, is owner in possession of the half of the undivided proportionate share of the land measuring 0.13 Acres out of 0.26Acres, appertaning to and forming part of R.S. Plot No. 307, recorded in R. S. Khatian No. 4, situate in Mouza- Mandlaguri, Sheet No. 1, Pargana- Patharghata, J.L. No. 87 (107), Touzi No. 91, P.S. Siliguri now Pradhan Nagar, Dist. Darjeeling, now within Ward No. 46 of S.M.C., is in his Khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

WHEREAS the Donor and Donee are the joint owners in possession of the land measuring 0.26 Acres, (land measuring 0.13 acres each), appertaning to and forming part of R.S. Plot No. 307, recorded in R. S. Khatian No. 4, situate in Mouza- Mandlaguri, Sheet No. 1, Pargana- Patharghata, J.L. No. 87 (107), Touzi No. 91, P.S. Siliguri now Pradhan Nagar, Dist. Darjeeling, within Ward No. 46 of S.M.C., is in their Khas, actual and physical possession, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND

Contd...P/6



1913/12-1403/12

WHEREAS the Donee No. 1 is the wife of younger brother of the donor and the Donee No. 2 and 3 are the sons of the younger brother of the donor and the said Donor has a great love and affection for the said Donee and is desirous, out of such natural love and affection, disposing of the said land measuring 0.13 Acres out of 0.26 Acres, morefully and particularly described in the Schedule given here in below, hereinafter called the "Below Scheduled Land" for the sake of brevity, free from all encumbrances and charges whatsoever.

AND

WHEREAS the Donor has made it known to the donee about his such intention, and as such, there were due deliberations and discussions, as as a consequences thereof and out of natural love and affections, the donor decided to make a gift of the said below scheduled land and the donee has agreed to accept the same and the said land is transferred in the manner hereinafter appearing.

NOW THE DEED OF GIFT WITNESS as follows:

(1) That is pursuance of the said intention and the consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of his own free will, without fraud, coercion, or undue influence from any body whosoever, and in full possession of his senses dose hereby gift,

Contd...P/7



1018/12-
10/10/12

grant, transfer and confirm and assure unto and to the use of the said Donee all the piece or parcel of vacant land measuring 0.13 acres out of 0.26 acres, be the same a little more or less, and delivered the possession of the below scheduled land unto the and in favour of the said donee **TOGETHER WITH** all privileges, profits, advantages and all other appurtenances whatsoever the said tenements, lands, hereditaments or premises, **TO HAVE AND TO HOLD** the said tenements, lands, hereditaments or premises, hereby gifted unto and to the use of the said Donee forever and absolutely, subject to the payment of rent etc. payable to the Govt. of the of W.B.

(2) That the said Donee shall and may from time to time at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possession and enjoy the below scheduled land hereby gifted, and receive and take a rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of him.

(3) That the Donee accept the gift of the below scheduled land hereunder made as testified by them being a party hereto and executing these presents. The estimated value of the Gifted land and property is Rs. 4,50,000/- (Rupee Four Lacs Fifty Thousand) only and Govt. Assessed Market Value is Rs. 33,28,247/- (Rupee Thirty-three Lacs Twenty-eight Thousands Two Hundred Forty-seven) only and the stamp duty is paid accordingly.

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SCHEDULE(LAND HEREBY GIFTED BY THE DONOR)

All that piece and parcel of undivided proportionate share of the land measuring 0.13 Acres out of 0.26 Acres, appertaining to and forming part of R.S. Plot No. 307, recorded in R. S. Khatian No. 4, situate in Mouza- Mandlaguri, Sheet No. 1, Pargana- Patharghata, J.L. No. 87 (107), Touzi No. 91, A.D.S.R. Office- Siliguri-II at Bagdogra, P.S. Pradhan Nagar, Dist. Darjeeling, within Ward No. XXXVI of Siliguri Municipal Corporation Classification in ROR is Danga and proposed used as Bastu.

The aforesaid land is butted and bounded as follows:

- By the North - 14'00" ft. wide kutchcha Road,
- By the South - Land of Smt. Param Jyoti Chauhan,
- By the East - Land of Raj Kumar Singh & Arjun Jha & others
- By the West - Land of Kapill Paswan and Others

Within the aforesaid boundary the Donor does hereby gifted the land measuring 0.13 Acres out of 0.26 Acres to the Donee, as shown in the Sketch Map, is forming part of these presents and the donee became absolute owners in possession of the land measuring 0.26 acres.

Contd...P/9



Two separate sheets containing photographs and finger's impression of the Donor and Donee, are enclosed herewith, is forming part of these presents.

IN WITNESS WHEREOF the Donor hereof, have set and subscribed their respective hands on this Deed of Gift on the day, month and the year first above written.

WITNESSES

लदन चौहान

SIGNATURE OF THE DONOR

GIFT IS ACCEPTED BY US

1.
S/o. सुखम राय
by Occupation... Business.....
resident of Pradhan Nagar
P.O. Pradhan Nagar
P.S. Pradhan Nagar
Dist. Darjeeling
Occupation... Business.....



L.T. I. of Smt Param Jyoti
Chowhan by the hand of M.M. Tripathi

Jay Bakul Chowhan

Jay Singh Chowhan

SIGNATURE OF THE DONEE

2. Rebecca Guring
S/o. R.K. Guring
by Occupation... Business.....
resident of Waga Mandir
P.O. Kadamtala
P.S. Kadamtala
Dist. Darjeeling

Drafted and explained by me to
the Parties and printed in my office.

M.M. Tripathi

(M. M. TRIPATHI)

Advocate, Siliguri

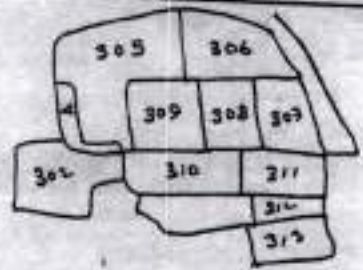
Enrl. No. 424/850/98



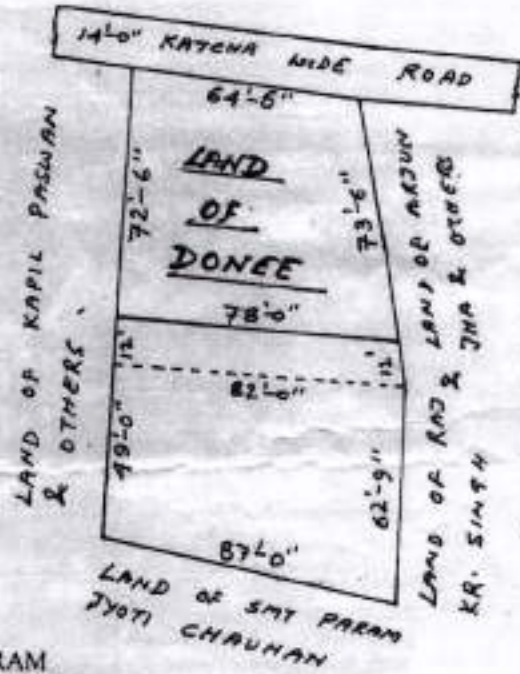
PART TRACE MAP OF MOUZA
MANDLAGURI, J. L. NO. 85(107).
SHEET NO. 1, P. S. MATIGARA,
DISTRICT DARJEELING.
SCALE 16" = 1 MILE

NAME OF DONEE

(1) SMT. PARAM JYOTI CHAUHAN W/O LATE SHEW PRASAD CHAUHAN (2) SRI JAY PRAKASH CHAUHAN (3) SRI JAY SINGH CHAUHAN BOTH S/O LATE SHEW PRASAD CHAUHAN OF MANDLAGURI P.O. CHAMPASARI P.S. PRADHAN NAGAR DIST. DARJEELING



SCALE 1 INCH = 50'



NAME OF DONOR

SRI LAKHAN CHAUHAN S/O LATE RAM BARAN CHAUHAN, OF MANANLAGURI, P.O. CHAMPASARI, P.S. PRADHA NAGAR DISTRICT DARJEELING

SCHEDULE OF LAND

MOUZA WITH J. L. NO.	POLICE STATION	DISTRICT	WARD NO.	KHATIAN NO.	PLOT NO.	AREA IN DECIMAL
MANDLAGURI 85(107)	MATIGARA	DARJEELING	46	4	307	13

DRAWN BY
Harish Choudhary
 HARISH CHOUHARY
 Land Surveyor
 Reg. No. 1214/99/40.

महेश चंद्र शर्मा
 SIGNATURE OF VENDOR














EXECUTANT SHEET

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>महेश चौहान</i>	LEFT HAND					
	RIGHT HAND					












महेश चौहान

SIGNATURE

CLAIMANTS SHEET

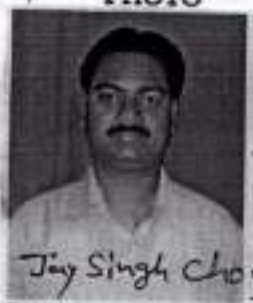










PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

SIGNATURE

 <i>Jay Bakark Churha</i>	LEFT HAND					
	RIGHT HAND					

Jay Bakark Churha

SIGNATURE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Jay Singh Chohan</i>	LEFT HAND					
	RIGHT HAND					

Jay Singh Chohan

SIGNATURE



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. 04969 / 2012, Deed No. (Book - I , 04891/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Lakhan Chauhan Mandlaguri Under S M C Ward No. - 46, Thana:-Matigara, P.O. :-Champasari ,District:-Darjeeling, WEST BENGAL, India,	 22/05/2012	 LTI- 22/05/2012	

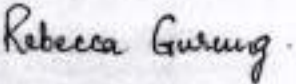
II . Signature of the person(s) admitting the Execution at Office.

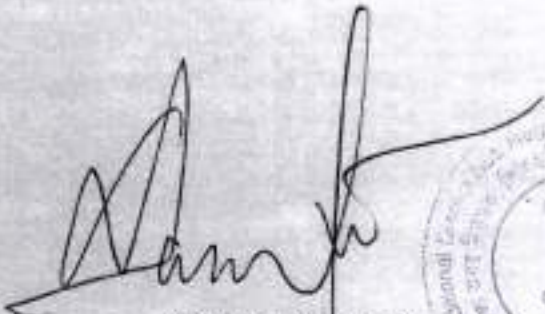
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Lakhan Chauhan Address -Mandlaguri Under S M C Ward No.- 46, Thana:-Matigara, P.O. :-Champasari ,District:-Darjeeling, WEST BENGAL, India,	Self	 22/05/2012	 LTI 22/05/2012	


Name of Identifier of above Person(s)

Rebecca Gurung
Durga Mandir, Thana:-Matigara, P.O. :-Kadamtala
,District:-Darjeeling, WEST BENGAL, India,

Signature of Identifier with Date




(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA





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

Endorsement For Deed Number : I - 04891 of 2012
(Serial No. 04969 of 2012)

On

Payment of Fees:

On 22/05/2012

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(ii) 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. 36608.00/-, on 22/05/2012

(Under Article : A(1) = 36608/- on 22/05/2012)

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. -33,28,247/-

Certified that the required stamp duty of this document is Rs.- 232977 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 227980/- is paid, by the draft number 858556, Draft Date 21/05/2012, Bank Name State Bank of India, Champasari, received on 22/05/2012

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

Presented for registration at 14.09 hrs on :22/05/2012, at the Office of the A.D.S.R. BAGDOGRA by Lakhon Chauhan Alias Ramlakshan Chauhan,Executant.

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

Execution is admitted on 22/05/2012 by

1. Lakhon Chauhan Alias Ramlakshan Chauhan, son of Late Ram Baran Chauhan , Mandlaguri Under S M C Ward No.- 46, Thana:-Matigara, P.O. :-Champasari ,District:-Darjeeling, WEST BENGAL, India, . By Caste Hindu, By Profession : Business

Identified By Rebecca Gurung, daughter of R K Gurung , Durga Mandir, Thana:-Matigara, P.O. :-Kadamtala ,District:-Darjeeling, WEST BENGAL, India, . By Caste: Hindu, By Profession: House wife.

(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
EndorsementPage 1 of 2

22/05/2012 15:20:00





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

Endorsement For Deed Number : I - 04891 of 2012
(Serial No. 04969 of 2012)

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

(Dhruva Dasgupta)
A.D.S.R. Siliguri-II at Bagdogra
Endorsement Page 2 of 2

22/05/2012 15:20:00



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 3719 to 3734
being No 04891 for the year 2012.



Dhruba Dasgupta

(Dhruba Dasgupta) 26-June-2012
A.D.S.R. Siliguri-II at Bagdogra
Office of the A.D.S.R. BAGDOGRA
West Bengal



TRUE COPY

[Signature]
Addl. Dist. Sub Registrar
Siliguri-II at Bagdogra, Dist - Darjeeling

6 FEB 2012