

SL-379/16.

I - 310 / 2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

415630

C 415630

Q-0-145398  
 2016

5/2/16

DEED NO. 92 2016  
 as per records.  
 (i) .....Rs 250 ~  
 (ii) .....Rs 400 ~  
 T. A. ....Rs.  
 Total Rs. 650 ~  
 5/2/16  
 14/4/16

Murali Agarwal

1

## DEED OF GIFT

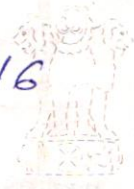
CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

Page 1 of 7

ADDL. DIST. SUB-REGISTRAR  
 SILIGURI - I

14/2/2016

S. No. 1638 Date 28.01.2016  
Sold to Ramesh Ko. Agarwal  
OF Siliguri  
Rs. 5000 (Rupees) Five thousand only



B. R. Ghosh  
(B. R. Ghosh)  
Stamp Vendor  
Siliguri Court  
L. No. R. M / 106 / 1993  
Darjeeling

0885112

Murari Lal Agarwal



TAKI - 158

Murari Lal Agarwal



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Lax Agarwal

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

Son of Pappu ko Agarwal

05 FEB 2016

Murari Lal Agarwal

Land measuring 8 Decimal or 4 Kathas 13 Chhataks 20 Sq.ft. together with tin shed structure measuring 450 Sq.ft. standing thereon.

Value	:	Rs. 20,00,00/-
Mouza	:	Siliguri
J.L. No.	:	110 (88)
R.S. Khatian No	:	332 & 375
R.S. Plot No.	:	3002, 3000 & 3001
Police Station	:	Siliguri
Ward No.	:	8 of S.M.C.
District	:	Darjeeling.

B E T W E E N

✓ **SRI RAMESH KUMAR AGARWAL**, Son of Late Mithulal Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, resident of S.P. Mukherjee Road, Khalpara, Siliguri, Post Office and Police Station Siliguri, District Darjeeling (W.B.) – hereinafter called as 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) **ONE PART**.

A N D

**SRI MURARILAL AGARWAL**, Son of Late Mithulal Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, resident of Shiv Mandir Road, Milanpally, Siliguri, Post Office and Police Station Siliguri, District Darjeeling (W.B.) - hereinafter called as 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 **OTHER PART**.



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Addl. Dist. Sub-Registrar  
Siiguri-I, Dt. Darjeeling

05 FEB 2016

Murari Agarwal

WHEREAS the father of the parties hereof, Mithulal Agarwal, Son of Premlal Agarwal was the absolute owner of land measuring 18 Decimals, recorded in Khatian No. 332, in Plot No. 3002 - area measuring 6 Decimal and recorded in Khatian No. 375, in part of Plot No. 3001 - area measuring 10 Decimals and in part of Plot No. 3000 - area measuring 2 Decimals, situated within Mouza Siliguri, J.L. No. 110(88), Pargana Baikunthapur, under Police Station Siliguri, District Darjeeling and had been enjoying and possessing the same having permanent, heritable right title interest therein, free from all charges and encumbrances whatsoever.

A N D

WHEREAS the said Mithulal Agarwal out of his love and affection towards his sons namely Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) and also for making future provisions for his said sons gifted land measuring 12 Decimals to and in favour of his sons Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) vide registered Deed of Gift dated 24.11.1964, being Deed No. I-4815 for the year 1964, entered in Book No. I, Volume No. 51, at Pages 66 to 68, registered at the Office of the Sub-Registrar, Siliguri.

A N D

WHEREAS the father of the parties hereof, Mithulal Agarwal, Son of Premlal Agarwal being owner in such possession out of his love and affection towards his said sons Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) and also for making future provisions for them also gifted land measuring 6 Decimals to and in favour of Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) vide registered Deed of Gift dated 29.08.1969, being Deed No. I-3530 for the year 1969, entered in Book No. I, Volume No. 38, at pages 186 to 191, registered at the Office of the Sub-Registrar, Siliguri.



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A N D

Murarilal Agarwal

WHEREAS after the execution of the aforesaid two Deeds of Gift, the said Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) became the joint owners of land measuring 0.18 Acres or 18 Decimal in equal share, having permanent, heritable and transferable right, title and interest therein, free from all charges and encumbrances whatsoever.

It is pertinent to mention here that as per physical measurement it reveals that some portion of the said land has been utilized for widening the adjacent road and presently the parties herein are in actual, khas and physical possession of the land measuring 16 Decimals and the parties herein had been in joint occupation of the said land in equal share having permanent, heritable and transferrable right, title and interest therein, free from all charges and encumbrances whatsoever.


A N D

WHEREAS the said Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) also constructed a tin shed structure measuring 900 Sq.ft. in and over the said land and they were in actual, khas and physical possession of the said land and structure having permanent, heritable and transferrable right, title and interest therein, free from all charges and encumbrances whatsoever.

A N D

WHEREAS the said Sri Gajanand Agarwal and Sri Murarilal Agarwal (the Donor hereof) for better use, occupation and enjoyment of the said properties, thought it fit and proper to have the property partitioned and/or division into separate two parts and have mutually partitioned the same by metes and bounds vide a registered Deed of Partition dated 07.07.2015, being Deed No. 14414 for the year 2015, entered in Book No. 1, CD Volume No. 402, at pages 13292 to 13308, registered at the Office of the A.D.S.R. Siliguri and thus the said Sri Murarilal Agarwal, the Donor hereof became the exclusive owner of the land measuring 8 Decimals or 4 Kathas 13 Chhataks 20 Square



  
Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

05 FEB 2016



Muram Lal Agarwal

feet together with tin shed structure standing thereon measuring 450 Square feet as described in the schedule below having permanent, heritable and transferrable right, title and interest therein.

A N D

WHEREAS the DONEE is the full blood brother of the DONOR and having good and cordial relation between them, out of his natural love and affection for the DONEE the DONOR firmly and finally decided to make absolute gift his landed property measuring 8 Decimals or 4 Kathas 13 Chhataks 20 Square feet together with tin shed structure standing thereon measuring 450 Square feet as more fully described in the schedule below free from all charges and encumbrances whatsoever in favour of the present DONEE for ever.

A N D

WHEREAS the Donee hereby agrees to accept this Gift in free and sound mind.

**NOW THIS INDENTURE OF GIFT WITNESSETH** that in pursuance of the aforesaid desire and decision of the DONOR and in consideration of natural love and affection for the DONEE, the DONOR out of his free will and without any fear, fraud, coercion or undue influence from anybody, does hereby GIVE GRANT AND TRANSFER BY WAY OF GIFT of his below scheduled property free from all encumbrances and charges whatsoever and make over possession thereof unto and in favour of the DONEE for ever TO HAVE AND TO HOLD the same by the DONEE as absolute owner thereof together with all right, title, interest, hereditaments, liberties, easements, trees and fences etc. whatsoever in any way belonging to or reputed to belong therewith, peaceably and quietly, with permanent, heritable and transferable right and without any claim, objection, interference or interruption from the DONOR or any person or person claiming under him and the DONEE shall have all right to enjoy the scheduled below property absolutely and exclusively without any sorts of hindrance, subject to the payment of land revenue and other taxes to the superior Landlord now the Govt. of West Bengal or to such other authority as law may provide from time to time.



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Addl. Dist. Sub-Registrar  
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Murari Lal Agarwal

THE DONOR declares and covenants that he shall not hereafter revoke/cancel this Gift in future and if done, the same shall be void and not maintainable in law.

THE DONOR further declare that the value of the below Schedule property hereby transferred by way of gift has been assessed at Rs. 20,00,00/- (Rupees Twenty Lacs) only which is highest market price in this locality.

**SCHEDULE**  
**(PROPERTY HEREBY GIFTED)**

All that piece or parcel of land measuring 8 Decimals or 4 Kathas 13 Chhataks 20 Square feet together with 40 years old Tin Shed structure (cemented floor) measuring 450 Square feet standing thereon, recorded in R.S. Khatian No. 332, in part of R.S. Plot No. 3002 - area measuring 1 Katha 10 Chhataks 28 Sq.ft. and recorded in R.S. Khatian No. 375, in part of R.S. Plot No. 3001 - area measuring 2 Kathas 13 Chhataks 44 Sq.ft. and in part of R.S. Plot No. 3000 - area measuring 4 Chhataks 38 Sq.ft., within Mouza Siliguri, J.L. No. 110(88), Pargana Baikunthapur, within the limits of Siliguri Municipal Corporation Ward No. 8, Police Station, Sub-Division and Addl. District Sub-Registry Office Siliguri, District Darjeeling in the state of West Bengal.

The said land is butted and bounded as follows :-

North : Land of Lal Chand & Manoharlal;  
South : 25' feet wide Municipal Road;  
East : Land of Gajanand Agarwal;  
West : Land & House of Biswanath Goel and Adram Alampurua;

Separate sheet containing the Fingerprints of the Donor and Donee is annexed herewith forming part of these presents.

Ramost.



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Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

05 FEB 2016

Suravi Lal Agarwal

IN WITNESS WHEREOF the Donors do hereunto set and subscribed their hands on the day month and year first above written.

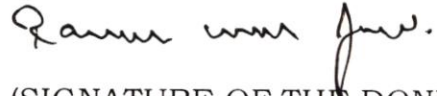
**WITNESSES:**

1.

**(SRI LAV AGARWAL)**

Son of Pappu Kumar Agarwal,  
Shiv Mandir Road,  
Milanpally, Siliguri,  
P.O. & P.S. Siliguri,  
District Darjeeling.

The gift is accepted by me :



(SIGNATURE OF THE DONEE)

2.

Drafted by me and printed  
in my office :



ADVOCATE.

Enrolment No. f-400/433/03.














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Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

05 FEB 2016


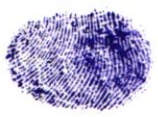
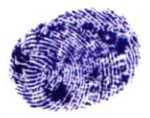

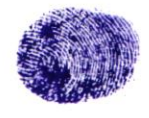
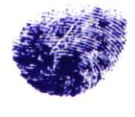




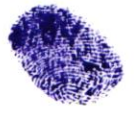
# FINGER IMPRESSION SHEET

## DONOR

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Musavir Agarwal</i>	LEFT HAND					
	RIGHT HAND					

*Musavir Agarwal*  
SIGNATURE

## DONEE

PHOTO		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Ramesh Kumar</i>	LEFT HAND					
	RIGHT HAND					

*Ramesh Kumar*  
SIGNATURE



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Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

05 FEB 2016









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000145398/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Murarilal Agarwal Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	Donor			
SI No.	Name and Address of identifier		Signature of		Signature with date
1	Shri Lab Agarwal Son of Mr Pappu Kumar Agarwal Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734001		Shri Murarilal Agarwal		

(Amitabha Acharya)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SILIGURI  
Darjeeling, West Bengal

## Seller, Buyer and Property Details

### A. Donor & Donee Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Murarilal Agarwal Son of Late Mithulal Agarwal Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001

Donor Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Murarilal Agarwal Son of Late Mithulal Agarwal Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 05/02/2016; Date of Admission : 05/02/2016; Place of Admission of Execution : Pvt. Residence

Donee Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Ramesh Kumar Agarwal Son of Late Mithulal Agarwal Khalpara, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Lab Agarwal Son of Mr Pappu Kumar Agarwal Milanpally, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri Murarilal Agarwal	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 3002 , RS Khatian No:- 332	1 Katha 10 Chatak 28 Sq Ft	6,00,000/-	36,60,555/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 3001 , RS Khatian No:- 332	2 Katha 13 Chatak 44 Sq Ft	10,00,000/-	63,21,943/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft., Adjacent to Metal Road,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Mouza: Siliguri	RS Plot No:- 3000, RS Khatian No:- 332	4 Chatak 28 Sq Ft	2,00,000/-	6,35,556/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft., Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	450 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tin Shed, Extent of Completion: Complete
S1	On Land L1	450 Sq Ft.	2,45,000/-	2,45,000/-	Structure Type: Structure

Transfer of Property from Donor to Donee				
Sch No.	Name of the Donor	Name of the Donee	Transferred Area	Transferred Area in(%)
L1	Shri Murarilal Agarwal	Shri Ramesh Kumar Agarwal	2.74542	100
L2	Shri Murarilal Agarwal	Shri Ramesh Kumar Agarwal	4.74146	100
L3	Shri Murarilal Agarwal	Shri Ramesh Kumar Agarwal	0.476667	100

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	P Ghosh
Address	Siliguri,Thana : Siliguri, District : Darjeeling, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. SILIGURI, District: Darjeeling  
Endorsement For Deed Number : I - 040200310 / 2016

Query No/Year	04020000145398/2016	Serial no/Year	0402000379 / 2016
Deed No/Year	I - 040200310 / 2016		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	Shri Murarilal Agarwal	Presented At	Private Residence
Date of Execution	05-02-2016	Date of Presentation	05-02-2016

**Remarks**

**On 05/02/2016**

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

Presented for registration at 21:10 hrs on : 05/02/2016, at the Private residence by Shri Murarilal Agarwal ,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 1,08,63,054/-. Other amount Rs 1,08,63,054/-

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

Execution is admitted on 05/02/2016 by

Shri Murarilal Agarwal, Son of Late Mithulal Agarwal, Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business  
Indetified by Shri Lab Agarwal, Son of Mr Pappu Kumar Agarwal, Milanpally, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, By caste Hindu, By Profession Business

*Acharya*

(Amitabha Acharya)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal

**On 12/02/2016**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,19,507/- ( A(1) = Rs 1,19,493/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 1,19,550/-

Description of Draft

1. Rs 21,550/- is paid, by the Draft(8554) No: 635227000383, Date: 05/02/2016, Bank: STATE BANK OF INDIA (SBI), Spe Personal Banking Branch.
2. Rs 49,000/- is paid, by the Draft(8554) No: 635221000383, Date: 05/02/2016, Bank: STATE BANK OF INDIA (SBI), Spe Personal Banking Branch.
3. Rs 49,000/- is paid, by the Draft(8554) No: 635224000383, Date: 05/02/2016, Bank: STATE BANK OF INDIA (SBI), Spe Personal Banking Branch.

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 54,335/- and Stamp Duty paid by Draft Rs 49,500/-, by Stamp Rs 5,000/-

#### Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1638, Purchased on 28/01/2016, Vendor named B R Ghosh.

#### Description of Draft

1. Rs 49,500/- is paid, by the Draft(8554) No: 029524000442, Date: 02/02/2016, Bank: STATE BANK OF INDIA (SBI), STN FDR RD SILIGURI.

*Acharya*

(Amitabha Acharya)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
Darjeeling, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0402-2016, Page from 6640 to 6655  
being No 040200310 for the year 2016.**



Digitally signed by AMITABHA ACHARYA  
Date: 2016.02.12 18:20:16 +00:00  
Reason: Digital Signing of Deed.

*Acharya*

**(Amitabha Acharya) 12/02/2016 18:20:15  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.**

**(This document is digitally signed.)**