

7782/22

I. 7951/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

W 233626


 12/08/22
 6115

Q 2002450 103/22

West Commission Case No. 1121/22


Handwritten signature



DEED OF GIFT

THIS INDENTURE MADE THIS THE 12th DAY OF AUGUST 2022 (TWO THOUSAND TWENTY TWO).

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


 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

22 AUG 2022

SL. NO. 18652 Date 1.8.2022

PURCHASER Santay Kumar Agarwal

Full Address Seliguri

Total Value 1000

Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiguri

Santay Kumar Agarwal



2385

Santay Kumar Agarwal



2386



Santay Kumar Agarwal
S/o - R. Prasad
Sevoke Road, Seliguri
Dooars, West Bengal

✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

12 AUG 2022

Manik Agrawal

VALUE ASSESSED AT : RS.26,00,000/-

LAND MEASURING : 1 KATHA

R. S. PLOT NO. : 80 ✓

KHATIAN NO. : 90/1(R.S)

J. L. NO. : 2 ✓

MOUZA : DABGRAM

SHEET NO. : 8(R.S)

PARGANA : BAIKUNTHAPUR

P.S. : BHAKTINAGAR

✓ DISTRICT : JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Member Agarwal

BETWEEN

SMT MAMTA AGARWAL (PAN: DFLPA5662D, AADHAR: 825330134817) Wife of Bramanand Agarwal and Daughter of Kishan Lal Lamboria,

Hindu by religion, Indian by Nationality, Housewife by occupation, resident of C/o Ramjilal Tarachand Hardware Shop, Upper M.G. Marg, Mw, P.O. & P.S. Gangtok-737101, Gangtok Municipal Corporation, District- East Sikkim, Sikkim --- hereinafter called the "**DONOR**" (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART.**

AND

SRI SANJAY KUMAR AGARWAL (PAN: AFAPA7090M, AADHAR: 994139394682) Son of Sri Kishan Lal Agarwala alias Kishan Lal Lamboria,

Indian by Nationality, Hindu by religion, Business by occupation, resident of Green Valley Apartments, Upper Bhanu Nagar, P.O. Siliguri- 734001, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called the "**DONEE**" (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the **SECOND PART.**

WHEREAS one **CHAMPA DEVI AGARWALA** acquired a piece and parcel of land measuring 2 Katha 8 Chattak appertaining to R.S. Plot No.80 recorded in R.S. Khatian No.90/1 of R.S. Sheet No. 8 of Mouza - Dabgram, P.S. Bhaktinagar, District-Jalpaiguri by virtue of a Deed of Conveyance duly executed by **SABITRI DEVI KHARGA** duly registered at the office of the 2ND Sadar Joint Sub Registrar, Rajganj and recorded in Book No. I, being Document No. 1294 for the year 1993.

AND WHEREAS above named **CHAMPA DEVI AGARWALA** also acquired a piece and parcel of land measuring 2 Katha 8 Chattak appertaining to R.S. Plot No.80 recorded in R.S. Khatian No.90/1 of R.S. Sheet No. 8 of Mouza - Dabgram, P.S. Bhaktinagar, District-Jalpaiguri by virtue of a Deed of Conveyance duly executed by **CHANDRIKA KHARGA** duly registered at the office of the 2ND Sadar Joint Sub Registrar, Rajganj and recorded in Book No. I, being Document No. 1295 for the year 1993.

Manon Agarwal

AND WHEREAS above named **CHAMPA DEVI AGARWALA** possessing the aforesaid land and other movable and immovable properties died intestate leaving behind her following legal heirs to inherit all her movable and immovable properties:-

1. **KISHAN LAL AGARWAL (HUSBAND)**
2. **BINOD KUMAR AGARWAL (SON)**
3. **SANJAY KUMAR AGARWAL (SON)**
4. **MANOJ KUMAR AGARWAL (SON)**
5. **MAMTA AGARWAL (DAUGHTER)**

AND WHEREAS since then the Donor hereof is in the actual, khas and physical possession of her inherited share in the aforesaid land as mentioned herein above and also more fully described in the schedule herein below above without any objection, interruption, claim, demand, whatsoever from any body whomsoever may be, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the Donor hereof **SRI KISHAN LAL AGARWAL** is the sister of the Donee hereof **SRI SANJAY KUMAR AGARWAL** and is object of love and affection, and in consideration of such love and affection the Donor have firmly and finally decided to make absolute gift of her undivided share in the aforesaid land as fully described in the schedule below to and in favor of **SRI SANJAY KUMAR AGARWAL** and the Donee have learnt of such desire & decision of the Donor, have agreed to accept the gift property as fully described in the schedule below of the Donor, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

THAT in pursuance of the aforesaid desire & decision the Donor and in consideration of deep love and affection which the Donor has for the Donee, the Donor, out of her free Will and without any fear, fraud, coercion, undue influence or pressure from anybody whomsoever, do hereby give, grant, transfer, convey by way of absolute gift of her inherited share in the aforesaid below scheduled land in favor of Donee freely and voluntarily without any monetary or other consideration whatsoever **"TO HAVE AND TO HOLD"** the same for his sole use and benefit absolutely and unconditionally for ever without any objection, obstruction, hindrance

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from her husband or any of her daughters and sons or any other legal heir/s whoever he/she may be. The estimated value of gift property is at present amounted to Rs.26,00,000/- (Rupees Twenty Six Lakhs only).

THAT in PURSURANCE of the aforesaid gift, the receipt and acceptance thereof the Donor hereby acknowledge and grant, transfer, assign, all rights of possessing and enjoyment together with all rights, liberties, privileges, easements, appendages, appurtenances, whatsoever belonging thereof to or in any way appertaining and attached to the aforesaid below scheduled land, as absolute estate free from all encumbrances and all the rights, title and interest of the Donor in to or upon the same.

THAT the aforesaid below scheduled land is hereby conveyed, gifted, expressed or intended so to be to have and hold the same, together with all the liberties, easements, appendages and appurtenances and all estate, rights, title, interest, property claim whatsoever the Donor have in the said property free from all encumbrances and attachments whatsoever to have and hold the property hereby gifted to the Donee absolutely.

THAT the Donor covenant with the Donee that she is the owner of aforesaid below scheduled land and in possession of property hereby gifted and transferred and have all the power to do so. The Donor shall be ready at all times hereafter at the request of the Donee to execute all such acts deeds and things whatsoever necessary or required for further and more effectually acquiring the enjoyment and possession of the Donee thereof and therein as shall and may be required at the cost of the Donee.

THAT the Donor hereby covenant with the Donee that the properties gifted herein shall be quietly hold, enjoyed by the Donee and rents, profits shall also be received by the Donee without any interruption or disturbances by the Donor or by any one of her heirs or any person claiming through or under her whosoever he/she may be.

THAT the Donor hereby covenant with the Donee that she has done no act whereby the property hereby gifted is encumbered or whereby she is debarred from transferring it to the Donee.

Norman Ajamal

THAT the Donor hereby covenant with the Donee that the interest which is hereby gifted, transferred to the Donee subsists and that she has the power to gift the same and are competent to transfer it.

THAT the Donor shall support and assist for any application made by the Donee for mutation of the aforesaid property hereby gifted and transferred in their names in the office of the B.L. & L.R.O, Rajganj and other appropriate authorities.

THAT the Donee shall and will be entitled to make any alteration/ modification/ Construction on the land hereof gifted to him at his own expenses.

THAT it is further declared that the Donor has not made any will in respect of the aforesaid below scheduled land in favor of any person(s) and or have not gifted, sold or transferred or entered into any binding contract with any other person whosoever he/she may be, to sale or to transfer otherwise the property hereby gifted by these presents or any part thereof and there exists no such will, contract or agreement at the date of these presents.

THAT it is also declared by the Donor that the property gifted and transferred hereby to the Donee is not acquired by the Government nor any notification to this effect was ever issued by the Government under any scheme or plan and the Donor have also observed and performed all the formalities in relation to the said gift, transfer as required under the various laws of the land.

THAT the Donor have no objection if the Donee uses the aforesaid below scheduled land gifted by virtue of these presents in full or in part for any purpose as he thinks fit and proper.

THAT the Donor further declares that the property gifted and transferred hereby belongs to the Donor wholly and absolutely and there are no other claimants for the said property.

THAT the Donor further declares that from the day of the execution of this deed of gift Donee becomes absolute owner of all that piece and parcel of the aforesaid below scheduled land.

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SCHEDULE
(OF THE TOTAL LAND PURCHASED BY DEED NO. 1294 AND 1295
BOTH FOR THE YEAR 1993 BY LATE CHAMPA DEVI AGARWAL)

ALL THAT piece and parcel of a land measuring 5(Five) KATHA appertaining to R.S. Plot No. 80 (Eight Zero) of R.S. Sheet No. 8(Eight) of Mouza - **DABGRAM** recorded in R.S Khatian No. 90/1 (Nine Zero by One), J. L. No. 2(Two), Pargana - Baikunthapur, , P.S. Bhaktinagar in the District of Jalpaiguri, SMC Ward No.42.

Classification of land: Bastu, Zone: Cosmos Mall to Orbit.

The total Land as aforesaid Deeds being is butted and bounded as under:-

NORTH : LAND OF BHABANI CHHETRI,
SOUTH : LAND OF GANESH SAW MILL,
EAST : LAND OF DONEE AND OTHERS,
WEST : LAND OF DONEE,

Out of the aforesaid total land measuring 5 Katha, the Donor hereof are gifting her undivided share in the aforesaid land measuring 1 (One) Katha to the Donee of these presents.

IN WITNESS WHEREOF the Donor hereto have put her hands on the day and month and Year first above written.

The Donee have accepted the above scheduled landed property as gifted.

WITNESSES:-

1. *[Signature]*
Jhantu Biswas
S/o - R. Biswas
Sevoke Road, Siliguri 01
Darjeeling, West Bengal

[Signature]
Namta Ayanmal

DONOR

2. *[Signature]*
S/o. Anurag
Sevoke Road, Siliguri-734001
Darjeeling, West Bengal.

[Signature]
Vijay Kumar Anand

DONEE

Drafted by me and printed at my office.

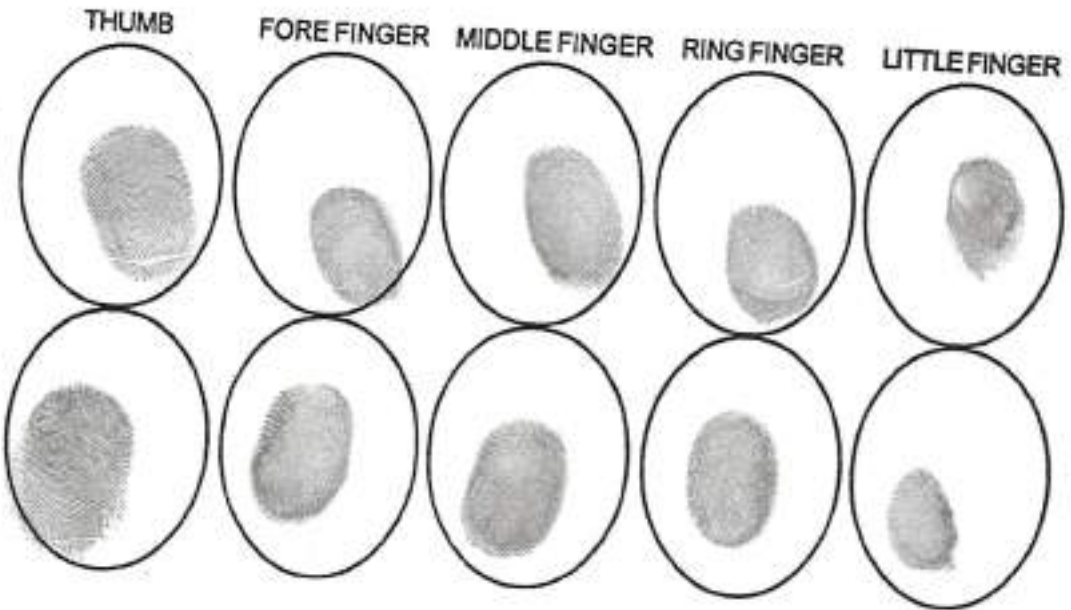
[Signature]
Juqal Sanghai
Advocate/Siliguri
Reg. No. WB/306 of 2011

FINGER IMPRESSION



LEFT

RIGHT

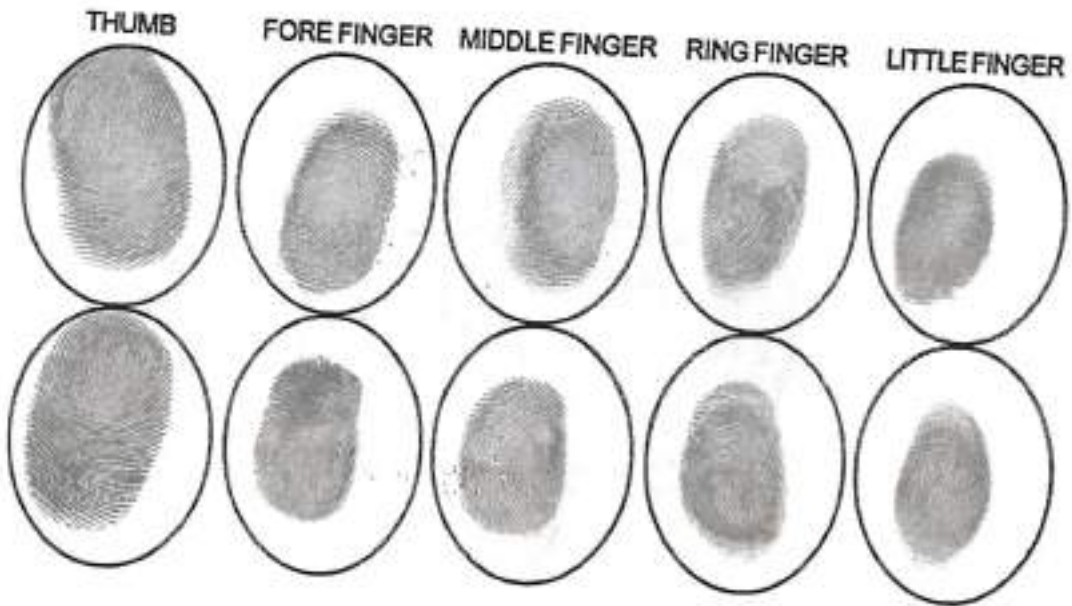


Manisha Agarwal.
SIGN.



LEFT

RIGHT



Vijay Kumar Agarwal.
SIGN.

IDENTIFIER PHOTO SHEET

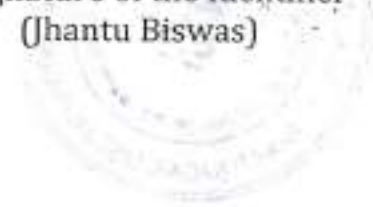
PHOTO



LEFT THUMB IMPRESSION



Signature of the Identifier
(Jhantu Biswas)





✓

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri
12 AUG 2022



Government of West Bengal

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

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07112002450103/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Mamta Agarwal , C/o Ramjital Tarachand Hardware Shop, Upper M.g. Marg, Mw, City:- , P.O:- Gangtok, P.S:- GANGTOK, District:- East, Sikkim, India, PIN:- 737101	Donor			 12/08/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jhantu Biswas Son of Mr R Biswas Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District-Darjeeling, West Bengal, India, PIN:- 734001	Mrs Mamta Agarwal			 12/08/22

(Biswarup Goswami)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BHAKTINAGAR
Jalpaiguri, West Bengal

Major Information of the Deed

Deed No :	I-0711-07951/2022	Date of Registration	22/08/2022
Query No / Year	0711-2002450103/2022	Office where deed is registered	
Query Date	12/08/2022 11:19:07 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7865937853, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 26,00,000/-	Rs. 26,10,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,060/- (Article:33(I))	Rs. 26,107/- (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: Sevoke Road, Road Zone : (Cosmos Mall -- Orbit Mall) , Mouza: Dabgram Sheet No - 8, JI No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-80	RS-90/1	Bastu	Bastu	1 Katha	26,00,000/-	26,10,000/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					1.65Dec	26,00,000 /-	26,10,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Mamta Agarwal (Presentant) Wife of Mr Bramanand Agarwal , C/o Ramjilal Tarachand Hardware Shop, Upper M.g. Marg, Mw, City:- , P.O:- Gangtok, P.S:-GANGTOK, District:-East, Sikkim, India, PIN:- 737101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DFxxxxxx2D, Aadhaar No: 82xxxxxxxx4817, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence</p>

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sanjay Kumar Agarwal Son of Mr Kishan Lal Agarwal , Green Valley Apartments, Upper Bhanu Nagar, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0M, Aadhaar No: 99xxxxxxxx4682, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jhantu Biswas Son of Mr R Biswas Sevoke Road, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mrs Mamta Agarwal			

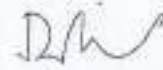
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,060/- and Stamp Duty paid by Stamp Rs 1,000/-

Description of Stamp

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

2. Stamp: Type: impressed, Serial no 18652, Amount: Rs.1,000/-, Date of Purchase: 01/08/2022, Vendor name: Jaya Rani Das



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

Endorsement For Deed Number : I - 071107951 / 2022

On 12-08-2022

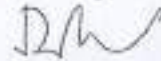
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:15 hrs on 12-08-2022, at the Private residence by Mrs Mamta Agarwal ,Executant.

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

Execution is admitted on 12/08/2022 by Mrs Mamta Agarwal, Wife of Mr Bramanand Agarwal, . C/o Ramjilal Tarachand Hardware Shop, Upper M.g. Marg, Mw, P.O: Gangtok, Thana: GANGTOK, , East, SIKKIM, India, PIN - 737101, by caste Hindu, by Profession House wife

Indetified by Mr Jhantu Biswas, . , Son of Mr R Biswas, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private Service



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

On 16-08-2022

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 26,10,000/- . Family Members amount Rs 26,10,000/-

Payment of Fees

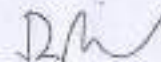
Certified that required Registration Fees payable for this document is Rs 26,107/- (A(1) = Rs 26,100/- ,E = Rs 7/-) and Registration Fees paid by by online = Rs 26,107/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2022 3:16PM with Govt. Ref. No: 192022230097055468 on 12-08-2022, Amount Rs: 26,107/-, Bank: SBI EPay (SBlePay), Ref. No. 8793921207217 on 12-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,060/- and Stamp Duty paid by by online = Rs 12,060/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2022 3:16PM with Govt. Ref. No: 192022230097055468 on 12-08-2022, Amount Rs: 12,060/-, Bank: SBI EPay (SBlePay), Ref. No. 8793921207217 on 12-08-2022, Head of Account 0030-02-103-003-02



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

On 22-08-2022

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.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 185358 to 185374

being No 071107951 for the year 2022.



Biswarup Goswami

Digitally signed by BISWARUP
GOSWAMI
Date: 2022.08.23 17:56:30 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/08/23 05:56:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)