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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Add District Sub Registre.

TO THE WAR

# DEED OF GIFT

This Deed of Gift is made on this the

BY AND BETWEEN

### Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan

19-201819-028247505-1

Payment Mode

+91 9836340425

No.: 15050001380807/2/2018 [Query No./Query Year]

Online Payment

GRN Date: 05/09/2018 11:21:16

State Bank of India

BRN:

IK00TAAIR8

BRN Date: 05/09/2018 11:21:58

DEPOSITOR'S DETAILS

Name:

samir mandal

Contact No.:

E-mail: Address: talpukur

Applicant Name:

Mr Kallol Dasgupta

Office Name: Office Address:

Status of Depositor:

Purpose of payment / Remarks:

n Favour of family members

Identification Head of A/C Head of A/C Amount[ ₹ No Description Property Registration Stamp duty 0030-02-103-003-02 15050001380807/2/2018 3053 0030-03-104-001-16 8080 15050001380807/2/2018

Total

11133

In Words:

Rupees Eleven Thousand One Hundred Thirty Three only

1.SMT TARADEBI AGARWAL, wife of Late Om Prakash Agarwal, (being Pan Card No. AFRPA1195C), by faith Hindu, by occupation Housewife, residing at AB-131, Sector –I, Salt Lake City, Hari Bus Stop, P.S. Bidhannagar North, P.O. Bidhannagar, Kolkata- 64, 2. SMT ANAMIKA BAJAJ, wife of Sri Sanjib Bajaj and daughter of Late Om Prakash Agarwal, (Being Pan Card No. AQGPB6153D), by faith Hindu, by occupation Housewife, residing at AJ-05, 2nd floor, Sector-2, Sech Bhawan, Salt Lake City, C.K. Market, P.S. Bidhannagar North, P.O. Bidhannagar, Kolkata- 91 hereinafter jointly referred to as the DONORS. (Which expression unless excluded by or repugnant to the context be dint include their heirs, executors, administrators and assigns) of the FIRST PART.

### AND

SRI ABHIJIT AGARWAL, son of Late Om Prakash Agarwal, (being Pan Card No. AJZPA1342H), by faith Hindu, by occupation Service, residing at AB-131, Sector –I, Salt Lake City, Hari Bus Stop, P.S. Bidhannagar North, P.O. Bidhannagar, Kolkata- 64, hereinafter referred to as the DONEE, (which expression unless excluded by or repugnant to the context be dint include his heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS one Ramgopal Siddhanta was the owner in respect of a plot of land measuring about 0.99 satak equivalent to 3 Bighas or a little more or less lying and situates at Mouza: Chandanpukur, C.S. Khatain No. 627, C.S Dag No. 1232, 1233, 1234, 1235, J.L. No. 2, Re Sa No. 15, Touzi Nos. 340, 108 and 182, corresponding to R.S. Dag No. 1232, 1233 and 1235, R.S. Khatain No. 1280, A.D.S.R. Barrackpore, within the then ward No. 1 at present ward No. 2, under Barrackpore Municipality, P.S. Titagarh, District North 24 parganas.

AND WHEREAS one Maheswar Mukhopadhyay was the owner and Dakhalkar Basat Proja in respect of the aforesaid plot of land and after his demise the aforesaid land was inherited by his wife Sova Rani Debi and two sons Bireswar Mukhopadhaya and Dilip Kumar Mukhopadhaya as his only legal heirs and successors.

AND WHEREAS in R.S. Record of Rights the aforesaid. 99 satak of land has been recorded in two parts i.e. 62 satak of land was recorded in R S Dag No. 1232, 1233 and 1235 under Khatian No. 1280 and the rest land i.e, 37 Satak was recorded in R S Dag No. 1234, under Khatian No 1281 in the name of aforesaid Sova Rani Debi, Bireswar Mukhopadhya and Dilip Kumar Mukhopadhya.

AND WHEREAS One Makhanlal Dasgupta for his own use and occupation purchased the aforesaid. 99 satak of land vide a registered Deed of Sale being Deed No 4673 dated 25.04.1956 registered at ADSR, Barrackpore, from Sova Rani Debi & Others on payment of valuable consideration, although due to certain bonafide reason the Said Deeb No 4673 was registered in the name of his elder brother Akshay Kumar Dasgupta and said Akshay Kumar Dasgupta was benamder in respect of the said 99 satak of land.

AND WHEREAS as the aforesaid transfer was simply a benami transaction in the name of Akshay Kumar Dasgupta and the consideration amount was paid by Makhanlal Dasgupta and accordingly by dint of execution of a deed of release on 07/06/1963 registered at ADSR, Barrackpore, being Deed no 3125 the Aforesaid Akshay Kumar Dasgupta transferred the aforesaid land in favour of Makhanlal Dasgupta and since then Makhanlal Dasgupta had been possessing the aforesaid land by way of exercising his absolute right, title and interest over the said landed property.

AND WHEREAS the aforesaid Makhanlal Dasgupta due to urgent need of money declared to transfer a piece of a danga land measuring about 3 cottahs out of the aforesaid. 99 satak of land lying and situates of Mouza:-Chandanpukur, J L No 2, Re sa No. 15, Touzi No 340, 108 and 182, appertaining to R S Dag No 1233, R.S. Khatian No. 1280, modified R.S. Khatian No. 752, A.D.S.R Barrackpore, being Municipal Holding No 179(103), J.R.R Road, Kalianibas, within the then Ward No 1, at present Ward No. 2, under Barrackpore Municipality, P.O. Nona ChandanPukur, P.S Titagarh, District- North 24 Parganas and on hearing such offer one Asit Kumar Sarkar by dint of a registered Deed of sale being no 374 executed on 01.02.1973 registered at the office of the A.D.S.R Barrackpore, recorded in Book No 1, Volume No 12 appeared at pages from 126 to 129 being no 374 registered at A.D.S.R. Barrackpore on 31.01.1973 purchased aforesaid 3 cottahs of land on payment of valuable consideration from the aforesaid Makhanlal Das Gupta and since purchase the aforesaid Asit Kumar Sarkar had been in exclusive possession and enjoyment of the said land after raising certain kutcha structure thereon measuring about 100 sq.ft. more or less after mutating his name before the Barrackpore Municipality and before other statutory body.

AND WHEREAS due to urgent need of money the aforesaid Asit Kumar Sarkar on the strength of a registered Deed of Sale being dated 17.06.2016 being No 150502879, recorded in Book No I, Volume No 1505-2016, appeared at pages 75301 to 75414 Transferred the aforesaid 3 cottahs of land and a kutcha structure thereon measuring about 100 sq.ft. more or less lying and situates of Mouza:- Chandanpukur, J L No 2, Re sa No. 15, Touzi No 340, 108 and 182, appertaining to R S Dag No 1233, R.S. Khatian No. 1280, modified R.S. Khatian No. 752, A.D.S.R Barrackpore, being Municipal Holding No 179(103), J.R.R Road, Kalianibas, within the then Ward No 1, at present Ward No. 2, under Barrackpore Municipality, P.O. Nona ChandanPukur, PS Titagarh, District- North 24 Parganas in favour of 1.Sri Biswanath Deb, 2. Sri Rahul Jaiswal and 3. Sri Om Prakash Agarwal, since deceased after taking valuable consideration amount and the said property is morefully described in the Schedule A written hereunder.

AND WHEREAS the aforesaid Biswajit Deb, Rahul Jaiswal and Om Prakash Agarwal had been in joint possession and enjoyment of the A schedule property but unfortunately the aforesaid Om Prakash Agarwal died on 07.04.2018 leaving behind the dones and the donors as his only legal heirs and successors.

AND WHEREAS the donee and donors by law of inheritance and as per Hindu Succession Act, 1956 jointly have acquired 1/3<sup>rd</sup> undivided proportionate share of the A schedule property after demise of this predecessor-in-interest Om Prakash Agarwal and jointly have acquired substantial interest therein.

AND WHEREAS out of love and affection the donors have decided to transfer their right, title and interest in respect of 1/3rd undivided share of the A schedule property i.e. a land measuring about 480 sq ft along with 22 sq ft of kutcha structure in favour of the donee which is a indefeasible part of the A schedule property and the same has been morefully described in the Schedule B written hereunder. Thus on the strength of this Deed of Gift and by way of inheritance the donee has become the absolute owner in respect of 1/3rd undivided proportionate share of the A schedule property along with proportionate structure lying thereon. It is pertinent to mention that the Donor No. 1 is the mother of the Donee and the Donor No. 2 is the full blooded married sister of the Donee.

### NOW THIS DEED OF GIFT WITNESSETH as follows:-

1. That in pursuance of the said will and desire of the Donors and out of their free will and consent without any coercion or any undue influence from anybody whomsoever the Donors doth hereby voluntarily transfer and convey by way of gift unto the donee absolutely and forever for the beneficiary interest of the land and for the development of the B schedule property to the Donee above named TO HAVE AND TO HOLD THE SAME as owner thereof forever for himself, his heirs and assigns. The Donors have delivered exclusive possession of the B schedule property with right of easements and privileges annexed to the B schedule property to the Donee above named. Henceforth neither the Donors nor their heirs or legal representatives shall have any claim in respect of the B schedule property and the Donee has become the absolute owner of the B schedule property.

- 2. That the Donee his heirs, executors or administrators or representatives and assigns shall and may and at all times herein after peacefully and quietly enter into, hold, and enjoy the B schedule property and every part thereof without any interruption disturbance claims or demands from or by the Donors or by any person or persons lawfully or equitably claim any right of estate thereof.
- 3. That it is declared that all right title and interest claims and demands whatsoever of the donors into and upon the B schedule property upon the donee, his heirs, executors, successors absolutely and forever.
- 4. That the Donee from this day will become the owner of the B schedule property and the donors seized to have an interest therein from this day.
- 5. That the Donors and all persons having lawfully or equitably claiming any estate or interest in the B schedule property shall and will from time to time and all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other reasonable acts, deeds, things and assurances in respect of the B schedule property and its every part thereof unto and to the use of the Donee hereto according to the true intent and meaning of these presence.
- 6. That for the stake of registration this deed of gift is valued at Rs 175,000- (one Lath Sevent fire through)

Tara devi Agastosal

### SCHEDULE A PROPERTY

ALL THAT a piece and parcel of danga land measuring about 3 cottahs of land and a kutcha structure thereon measuring about 100 sq.ft. more or less lying and situates of Mouza:- Chandanpukur, J L No 2, Re sa No. 15, Touzi No 340, 108 and 182, appertaining to R S Dag No 1233, R.S. Khatian No. 1280, modified R.S. Khatian No. 752, A.D.S.R Barrackpore, being Municipal Holding No 179(103), J.R.R Road, Kalianibas, within the then Ward No 1, at present Ward No. 2, under Barrackpore Municipality, P.O. Nona ChandanPukur, PS Titagarh, District- North 24 Parganas, butted and bounded by:-

NORTH:- 20ft Jaffarpore Rifle Range Road.

SOUTH:- Land of Tapas Dasgupta.

EAST:- Land of Tapas Dasgupta.

WEST:- Shoproom of Sishir Saha.

### SCHEDULE B PROPERTY

ALL THAT a piece and parcel of danga land measuring about 480 sq ft along with 22 sq ft of kutcha structure or a little more or less lying and situates of Mouza:- Chandanpukur, J L No 2, Re sa No. 15, Touzi No 340, 108 and 182, appertaining to R S Dag No 1233, R.S. Khatian No. 1280, modified R.S. Khatian No. 752, A.D.S.R Barrackpore, being Municipal Holding No 179(103), J.R.R Road, Kalianibas, within the then Ward No 1, at present Ward No. 2, under Barrackpore Municipality, P.O. Nona ChandanPukur, PS Titagarh, District- North 24 Parganas, being a part of A schedule property.

IN WITNESS WHEREOF We the donors do hereby put Our hands and signatures on the deed of gift in the presence of the following.

WITNESSES:-

Tara deni Agarasal

TARADEBI AGARWAL

2. Sumit Mondal

Barmackpone

P.S. Tiloganh

(DONORS)

ACCEPTED BY THE DONEE

Abhijit Agarwal

ABHIJIT AGARWAL

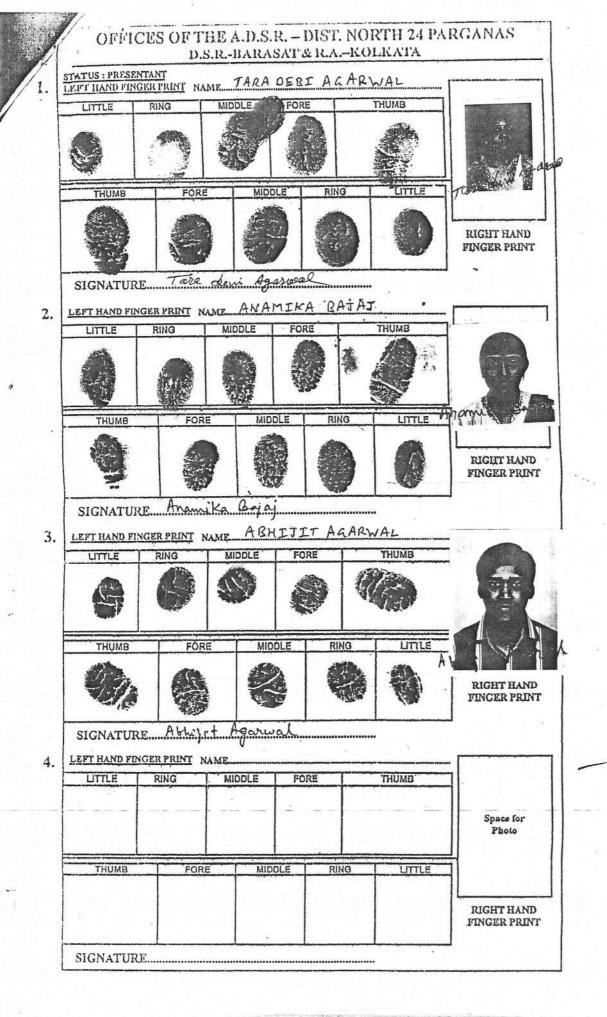
(DONEE)

DRAFTED AND PREPARED BY

KALLOL DASGUPTA,

F/322/321/88

ADVOCATE



## Major Information of the Deed

		Date of Registration 05/09/2018				
eed No:	I-1505-04236/2018	Office where deed is registered				
Query No / Year 1505-0001380807/2018		A.D.S.R. BARRACKPORE, District: North 24-				
Query Date	29/08/2018 12:53:31 PM	Parganas				
Applicant Name, Address & Other Details	Kallol Dasgupta Sealdah Court,Thana : Entaly, D 9331023981, Status :Advocate	istrict : Kolkata, WEST BENGAL, Mobile No. :				
	9331020001,	Additional Transaction				
Transaction [0201] Gift, Gift in Favour	of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]				
58,742		Market Value				
Set Forth value		Rs. 8,06,601/-				
Rs. 1,75,000/-		Registration Fee Paid				
Stampduty Paid(SD)		Rs 8 080/- (Article:A(1), E)				
Rs. 4,053/- (Article:33(i))	( FIFT) (	) from the applicant for issuing the assement slip.(Urb				
Remarks	Received Rs. 50/- (FIFTY only area)	only) from the applicant for issuing the assement slip (Ur				

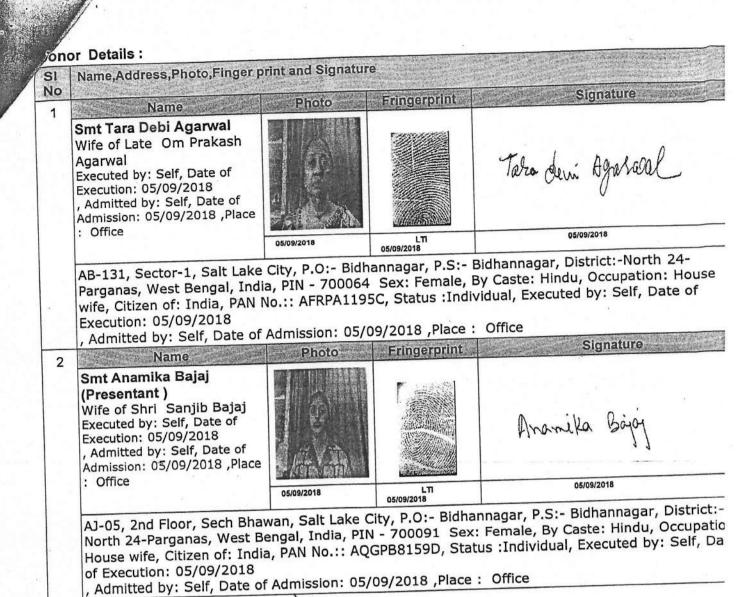
District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: Jaffarpur Rifle Range Road (Ward No -2), Mouza: Chandanpukur, Ward No: 2, Holding No:179/103

Sch	Plot	lot Khatian Land Use Area of Land		Value (In Rs.)		Other Details		
	Number RS-1233	RS-1280	Bastu	Bastu	480 Sq Ft	1,70,000/-	in the	Width of Approa Road: 20 Ft., Adjacent to Met. Road,
					1.1Dec	1,70,000 /-	8,00,001 /-	, , , , , , , , , , , , , , , , , , ,
	Gran	d Total:						

Struc	ture Details :	West and the second sec	Setforth	Market value	Other Details
Sch	The second state of the second	Area of Structure	Value (In Rs.)	(In Rs.)	The second secon
No	Details		5.000/-	6,600/-	Structure Type: Structure
S1	On Land L1	22 Sq Ft.	5,000/-	0,000.	

Gr. Floor, Area of floor : 22 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete

Shed, E	xtent of Com	pletion: Compl	ele		
T	Total :	22 sq ft	5,000 /-	6,600 /-	



### Donee Details :

0	Name	Photo	Finger Print	Signature
1	Shri Abhijit Agarwal Son of Late Om Prakash Agarwal Executed by: Self, Date of Execution: 05/09/2018 , Admitted by: Self, Date of Admission: 05/09/2018 ,Place:			AlhijitAgerwal
	Office	05/09/2018	LTI 05/09/2018	os/o9/2018  I, Occupation: Service, Citizen of Execution: 05/09/2018

### Name & address

Mr Sujoy Dey

Son of Mr Shyamapada Dey

Talpukur, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Tara Debi Agarwal, Smt Anamika Bajaj, Shri

05/09/2018

Sanjony Day

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Marke Value (in Rs.)
L1	Smt Tara Debi Agarwal	Shri Abhijit Agarwal	Y	0.550001 Dec	4,00,001/-
L1	Smt Anamika Bajaj	Shri Abhijit Agarwal	Y	0.550001 Dec	4,00,001/-

### Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Mark Value (in Rs.
S1	Smt Tara Debi Agarwal	Shri Abhijit Agarwal	Y	11 Sq Ft	3,300/-
S1	Smt Anamika Bajaj	Shri Abhijit Agarwal	Υ	. 11 Sq Ft	3,300/-

Endorsement For Deed Number: I - 150504236 / 2018

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 : (i) of Indian Stamp Act 1899.

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

Presented for registration at 12:13 hrs on 05-09-2018, at the Office of the A.D.S.R. BARRACKPORE by Smt Anam Bajaj, one of the Executants.

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 8,06,601/-. Family Members amount Rs 8,06,601/-

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

Execution is admitted on 05/09/2018 by 1. Smt Tara Debi Agarwal, Wife of Late Om Prakash Agarwal, AB-131, Sec 1, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 70006 by caste Hindu, by Profession House wife, 2. Smt Anamika Bajaj, Wife of Shri Sanjib Bajaj, AJ-05, 2nd Floor, Sech Bhawan, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 3. Shri Abhijit Agarwal, Son of Late Om Prakash Agarwal, AB-131, Sector-1, Saltlake City, P.O: Bidhannagar, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, F - 700064, by caste Hindu, by Profession Service

Indetified by Mr Sujoy Dey, , , Son of Mr Shyamapada Dey, Talpukur, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,080/- (A(1) = Rs 8,066/- ,E = Rs 14/- ) a

Registration Fees paid by Cash Rs 0/-, by online = Rs 8,080/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WI Online on 05/09/2018 11:21AM with Govt. Ref. No: 192018190282475051 on 05-09-2018, Amount Rs: 8,080/-, Bai State Bank of India (SBIN0000001), Ref. No. IK00TAAIR8 on 05-09-2018, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,053/- and Stamp Duty paid by Stamp Rs 1,000 by online = Rs 3,053/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 26, Amount: Rs.1,000/-, Date of Purchase: 04/09/2018, Vendor name: S

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WI Online on 05/09/2018 11:21AM with Govt. Ref. No: 192018190282475051 on 05-09-2018, Amount Rs: 3,053/-, Bal State Bank of India (SBIN0000001), Ref. No. IK00TAAIR8 on 05-09-2018, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRA
OFFICE OF THE A.D.S.R. BARRACKPOF
North 24-Parganas, West Bengal

Aegistered in Book - I
Volume number 1505-2018, Page from 120222 to 120242 being No 150504236 for the year 2018.





Digitally signed by ASIS KUMAR DUTTA Date: 2018.09.06 13:37:41 +05:30 Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 9/6/2018 1:36:55 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BARRACKPORE West Bengal.

(This document is digitally signed.)

The state of the s ्ञायकर विभाग INCOME TAX DEPARTMENT TARA DEBI AGARWAL PALIRAM AGARWAL

01/01/1957 Permanent Account Number AFRPA1195C

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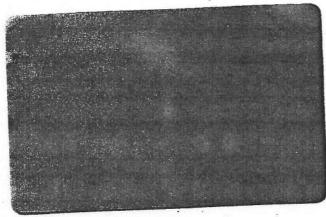
भारत सरकार GOVT. OF INDIA



7748195216 Tara devi Agarasal



Anamika Bajaj



Anamika Bajaj

आयकर विमान INCOME TAX DEPARTMENT ABHIJIT AGARWAL OM PRAKASH AGARWAL 21/11/1986 Permanent Account Number

Alwijsh forwal Signature

AJZPA1342H

भारत सरकार GOVT. OF INDIA





Abhyit Agarwal

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ELECTION COMMISSION OF INDIA ভারতের নির্বাচন স্বয়িশন

IDENTITY CARD

LYG2806644

পরিচয় পত্র



Elector's Name Sujoy Dey

নির্বাচকের নাম

त्रुवय (प

Father's Name

Shyamapada Dey

পিতার নাম

भाभाभन दन

Sex

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Age as on 1.1.2006 ১.১.२००७ व व्यान

Address: 1/3 Roy Bagan A Lane. 14 Titagarh North 24 Parganas 700123

ठिकानाः ) १७ द्वाव वाताल क (बन . ३५ विवायह क्वा २० महन्ता ५००३३७

Facolmile Signature Electoral Registration Officer নিৰ্বাচক নিৰ্বাচন আধিকারিক Assumoly Constituency: 133-Titagarh

বিধানসভা নিৰ্বাচন ক্ষেত্ৰ: ১৩৩-টিটাগড়

District:North 24 Parganus

क्ष्मा: Sva २४ व्यवसा

Date: 11,03,2006

6002.00.cc :: PKIID