

239/22

I. 23/1/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 978589

*Handwritten notes in green ink:*  
2-6-23/22



*Handwritten signature in black ink:*  
Heel Khan Agarwal

**DEED OF GIFT**

THIS INDENTURE IS MADE ON THIS THE 7th DAY OF  
JANUARY, 2022 (TWO THOUSAND AND TWENTYTWO)

Contd....P/2

*Stamp text:*  
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

*Stamp text:*  
Addl. District Sub-Reg:  
Bhakti Nagar, Jalpaiguri

*Stamp date:*  
07 JAN 2022

*Handwritten signature in blue ink:*



0001  
SL. NO. 28131 Date 31,12,2021  
PURCHASER. Pushpa Suvijayawati  
Full Address. Patna  
Total Value 1500/-  
Stamp Purchased from JPG Treasury-1



785  
STAMP VENDOR  
JAYA RANI DAS  
Licence No.1 of 99-2000  
Addl. DSR Office, Rajganj, Jalpaiguri



A.

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

07 JAN 2022





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 978590

*Haris Khan Agarwal*

**DEED OF GIFT**

THIS INDENTURE IS MADE ON THIS THE 27<sup>th</sup> DAY OF  
JANUARY, 2022 (TWO THOUSAND AND TWENTY TWO)

Contd....P/2

*[Signature]*



0001

SL. NO. 28132 Date: 31.12.2021

PURCHASER: Pushpa Devi Agarwal

Full Address: Batong

Total Value: 1000/-

Stamp Purchased from JPG Treasury-1

JBS

STAMP VENDOR  
JAYA RANI DAS

Licence No.1 of 99-2000

Add. DSR Office, Rajganj, Jalpaiguri



A

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

07 JAN 2022

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B E T W E E N

*Sri Hari Kishan Agarwal*

**SRI HARI KISHAN AGARWAL [PAN: ADMPA2299N]** S/o Sri Ghanshyam Das Agarwal; Hindu by religion, Indian by Nationality, Businessman by occupation, resident of Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, PIN - 800016, in the State of Bihar --- hereinafter called **DONOR/FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns) of the **ONE PART**.

A N D

**SMT PUSHPA DEVI AGARWAL [PAN: BDZPA8090B]** W/o Sri Ghanshyam Das Agarwal; Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, PIN - 800016, in the State of Bihar --- hereinafter called the **DONEE/SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS** Donor hereof **SRI HARI KISHAN AGARWAL** along with the Three others jointly acquired a piece and parcel of land measuring 95.5 Decimals appertaining to and forming part of R.S. Plot No. 34 & 35 of Sheet No. 9 recorded in R.S. Khatian No. 805 of Mouza - Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri by virtue of a registered Deed of Conveyance executed by **SRI JIBAN KRISHNA DEY & ANOTHER** and registered at the office of SR-Rajganj, Jalpaiguri and recorded in Book No. I, being Document No. 3093 for the year 2000.

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*[Handwritten signature]*



Sri Hari Kishan Agarwal

**AND WHEREAS** possessing the aforesaid property the Donor hereof **SRI HARI KISHAN AGARWAL** applied for mutation of his name before the concerned office/department and after due verification, aforesaid land is duly recorded in the name of Donor in L.R. Khatian No. 44 of L.R. Sheet No. 29 of Mouza - Dabgram in the District of Jalpaiguri.

**AND WHEREAS** since purchase Donor hereof acquired 1/4<sup>th</sup> undivided share in the aforesaid land and since then is in actual, khas and physical possession of his 1/4<sup>th</sup> undivided share in the aforesaid land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the Donor became sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent, heritable and transferable interest therein.

**AND WHEREAS** the Donee hereof is the full blood mother of the donor and is the object of love and affection and in consideration of such love and affection the Donor has firmly and finally decided to make absolute gift of the property as fully described in the schedule below in favor of Donee and the Donee has learnt of such desire & decision of the Donor has agreed to accept the gift property as fully described in the schedule below, free from all encumbrances and charges whatsoever.

**NOW THIS INDENTURE WITNESSETH AS UNDER**

1. **THAT IN PURSUANCE** of the aforesaid desire & decision of the Donor and in such consideration the Donor out of his 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 property as fully described in the Schedule below in favor of Donee freely and voluntarily without any monetary

Cont....P/5



Heir Khan Aggarwal

or other consideration whatsoever **"TO HAVE AND TO HOLD"** the same for the irrespective sole use and benefit absolutely of the Donee and unconditionally forever without any objection, obstruction, hindrance from any of his daughters and sons and/or any other legal heir whosoever he/she/they may be. The estimated value of gift property is at present amount to **Rs. 3,15,000/- (Rupees Three Lakhs Fifteen Thousand) only. Consideration value of the present transaction is Rs. 0/-.**

2. IN PURSUANCE 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 property as fully described in Schedule below, if any as absolute estate free from all encumbrances and all the rights, title and interest of the Donor into or upon the same.

3. That the property as fully described in the schedule below of the Donor 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.

4. The Donor covenant with the Donee that he is the owner of all that piece and parcel of land as fully described in the schedule below and in possession of property hereby gifted and transferred and has 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

Cont....P/6



*His Honour*

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.

5. The Donor hereby covenant with the Donee that the property gifted herein shall be quietly hold and enjoyed by the Donee and the rents and profits received there from by the Donee without any interruption or disturbances by the Donor or by any one of his heirs including daughters and sons or any person claiming through or under him without any lawful disturbances or interruption by any other person whosoever he/she/they may be.

6. The Donor hereby covenants with the Donee that he had done no act whereby the property hereby gifted is encumbered or whereby he is debarred from transferring it to the Donee.

7. The Donor hereby covenants with the Donee that the interest which is hereby gifted, transferred to the Donee subsists and that he have power to gift the same and competent to transfer it.

8. The Donor shall support and assist for any application made by the Donee for mutation of his name in respect of the property hereby gifted and transferred in the Municipal Offices, Land Reforms and Acquisition department, B.L. & L.R.O.

9. The Donor has no objection if the Donee uses the gifted property/portion under these presents for any purpose as he think fit and proper.

Cont....P/7





Heer Khan Agrewal

10. That the Donee shall and will be entitled to make any construction/alteration/modification in the below schedule Land gifted to her at her own expenses.

11. That the donee shall have all the right to sale, gift, mortgage or transfer otherwise, the ownership of the said property or let out or lease out the said property to whomsoever and the Donor shall have no objection in this respect.

12. It is further declared that the Donor has not made any will in respect of the property as fully described in the schedule below in favor of any person(s) including his daughter/s and son/s and or have not gifted, sold or transferred or entered into any binding contract with any other person whosoever he/she/they may be, to sale or to transferred otherwise the property hereby gifted by these presents or any part thereof and there exist no such will, contract or agreement at the date of these presents.

13. 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 has also observed and performed all the formalities in relation to the said gift, transfer as required under the various laws of the land.

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Haji Khan Aggarwal

**SCHEDULE**  
**LAND HEREBY GIFTED BEING PORTION OF 1/4<sup>TH</sup> SHARE OF**  
**DONOR LAND**

All that piece or parcel of vacant land measuring **0.6 (Zero Point Six) Decimals** appertaining to and forming part of **R.S. Plot No. 34 (Three Four) & 35(Three Five)** corresponding to **L.R. Plot No. 2 (Two)** of **R.S. Sheet No. 9 (Nine)** corresponding to **L.R. Sheet No. 29 (Two Nine)** recorded in **R.S. Khatian No. 805 (Eight Zero Five)** corresponding to **L.R. Khatian No. 44 (Four Four)** of **Mouza - Dabgram, J.L. No. 2** situated within Pargana - Baikunthapur, P.S. Bhaktinagar, in the District of Jalpaiguri. Classification of land: Dahala (ROR), Proposed Use: Commercial.

**PLOT WISE DETAILS OF LAND**

R.S. PLOT NO.	L.R. PLOT NO.	L.R. KHATIAN NO.	AREA IN DECIMALS
34	2	44	0.5
35	2	44	0.1
TOTAL			0.6

Joint land of donor and others from which aforesaid land is gifted is butted and bounded as follows:

BY THE NORTH : LAND OF R.S. PLOT NO. 794;  
 BY THE SOUTH : LAND OF R.S. PLOT NO. 471;  
 BY THE EAST : 60 FEET WIDE EASTERN HIGHWAY;  
 BY THE WEST : LAND OF DONOR AND OTHERS;



**IN WITNESS WHEREOF** the Donor hereto has put his hands on the day and month and Year first above written without any fear, fraud, coercion, misrepresentation and/or any other threats from any corner and has signed the same in good health and sound state of mind. The Donee have accepted the gift of the landed property described in the schedule above by the Donor hereof.

WITNESSES

1. Chetan Garg  
S/o Ram Chandas Agarwal  
Sri Ram Colony,  
Seroke Road, Siliguri - 05, Darjeeling

2. Rupak Das  
S/o Harind Das  
Solepur

Hari Kumar Agarwal

**D O N O R**

Drafted by me as per the instructions of the parties hereof, read over and explained to them and printed at the office of  
J.R. AGARWAL & ASSOCIATES.

J. AGARWAL  
Advocate/Siliguri

Enrl. No. F - 1300/1283/2014



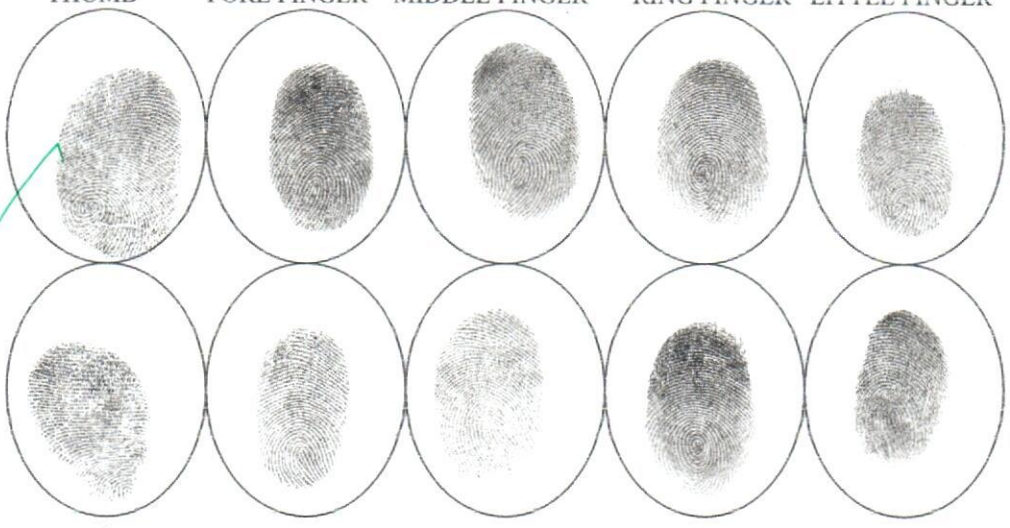
**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



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*Har Khan Agarwal*

SIGN WITH DATE

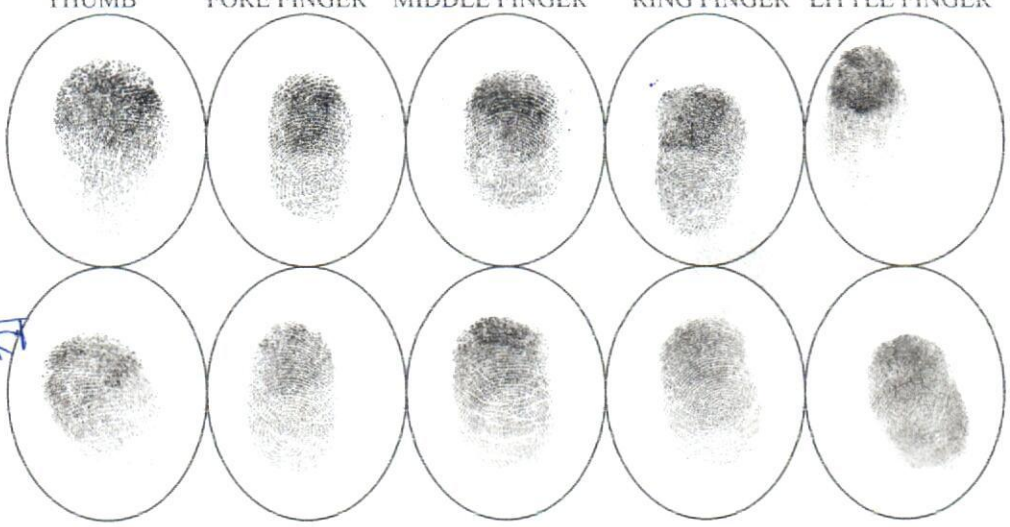
**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



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*पुष्पा देवी अग्रवाल*

SIGN WITH DATE





सत्यमेव जयते  
भारत सरकार



आधार

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 2017/95131/00629

To

हरी किशन अग्रवाल

Hari Kishan Agrawal

DO MINAR APERTMENT B 403 ROAD NO 10 B

RAJENDRA NAGAR PATNA 16

Sampatchak

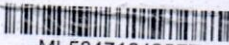
Rajendra Nagar

Sampatchak Patna

Bihar 800016

9234732783

11/07/2014  
152471642



ML524716425FT



आपका आधार क्रमांक / Your Aadhaar No. :

**7195 5153 0699**

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



हरी किशन अग्रवाल

Hari Kishan Agrawal

पिता : घनश्याम अग्रवाल

Father : Ghanshyam Agrawal

जन्म तिथि / DOB : 26/08/1980

पुरुष / Male



7195 5153 0699

आधार - आम आदमी का अधिकार

*Hari Khan Agrawal*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADMPA2299N



नाम /NAME  
HARI KISHAN AGARWAL

पिता का नाम /FATHER'S NAME  
GHANSHYAM DAS AGARWAL

जन्म तिथि /DATE OF BIRTH  
26-08-1980

हस्ताक्षर /SIGNATURE  
Hari Kishan Agarwal

आयकर आयुक्त, प.बं.-III  
COMMISSIONER OF INCOME-TAX, W.B. - III



*Hari Kishan Agarwal*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PUSHPA DEVI AGRAWAL  
BALDEO DAS

10/11/1958  
Permanent Account Number

BDZPA8090B

पुष्पा देवी अग्रवाल  
Signature



पुष्पा देवी अग्रवाल



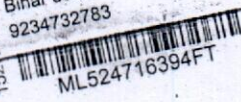


भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नॉमिनेशन क्रम / Enrollment No.: 2017/95131/00621

To  
 पुष्पा देवी अग्रवाल  
 Pushpa Devi Agrawal  
 DO MINAR APERTMENT B 403 ROAD NO 10B  
 RAJENDRA NAGAR PATNA 16  
 Sampatchak  
 Rajendra Nagar  
 Sampatchak Patna  
 Bihar 800016  
 9234732783

15/10/2014  
 15/1/1639



ML524716394FT



आपका आधार क्रमांक / Your Aadhaar No. :  
**5627 6568 5958**

आधार - आम आदमी का अधिकार



भारत सरकार  
 Government of India



पुष्पा देवी अग्रवाल  
 Pushpa Devi Agrawal  
 पति : घनश्याम अग्रवाल  
 Husband : Ghanshyam Agrawal  
 जन्म तिथि / DOB : 10/11/1958  
 महिला / Female



**5627 6568 5958**  
 आधार - आम आदमी का अधिकार

पुष्पा देवी अग्रवाल



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHETAN GARG

RAM CHANDER AGARWAL

22/03/1996

Permanent Account Number

BRTPG7877E

Chetan Garg  
Signature



31072015



Chetan Garg



### Major Information of the Deed



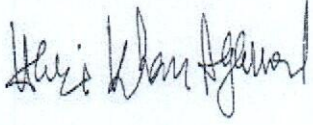
Deed No :	I-0711-00236/2022	Date of Registration	07/01/2022
Query No / Year	0711-2000062335/2022	Office where deed is registered	
Query Date	07/01/2022 11:29:48 AM	0711-2000062335/2022	
Applicant Name, Address & Other Details	JAI AGARWAL SILIGURI, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832546385, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 3,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,000/- (Article:33(i))	Rs. 3,150/- (Article:A(1))		
Remarks			

### Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 735135

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-34	RS-805	Commercial Use	Dahala	0.5 Dec		2,42,308/-	Width of Approach Road: 60 Ft.,
L2	RS-35	RS-805	Commercial Use	Sahari	0.1 Dec		72,692/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			.6Dec	0 /-	3,15,000 /-	
	<b>Grand Total :</b>				.6Dec	0 /-	3,15,000 /-	

### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri HARI KISHAN AGARWAL (Presentant)</b> Son of Shri Ghanshyam Das Agarwal Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office	 <small>07/01/2022</small>	 <small>LTI 07/01/2022</small>	 <small>07/01/2022</small>



Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, City:- Not Specified, P.O:- Rajendranagar, P.S:-PATNA JUNCTION, District:-Patna, Bihar, India, PIN: 800016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9N, Aadhaar No: 71xxxxxxxx0699, Status :Individual, Executed by: Self, Date of Execution: 07/01/2022 , Admitted by: Self, Date of Admission: 07/01/2022 ,Place : Office

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt PUSHPA DEVI AGARWAL</b>  Wife of Shri Ghanshyam Das Agarwal Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, City:- Not Specified, P.O:- Rajendranagar, P.S:-PATNA JUNCTION, District:-Patna, Bihar, India, PIN:- 800016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDxxxxxx0B, Aadhaar No: 56xxxxxxxx5958, Status :Individual, Status : Not Executed</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Shri CHETAN GARG</b>  Son of Shri Ram Chander Agarwal Sri Ram Colony, Sevoke Road, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001</p>			
	07/01/2022	07/01/2022	07/01/2022
Identifier Of Shri HARI KISHAN AGARWAL			

**Transfer of Land from Donor To Donee**

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Shri HARI KISHAN AGARWAL	Smt PUSHPA DEVI AGARWAL	Y	0.5 Dec	2,42,308/-
L2	Shri HARI KISHAN AGARWAL	Smt PUSHPA DEVI AGARWAL	Y	0.1 Dec	72,692/-



Endorsement For Deed Number : I - 071100236 / 2022

On 07-01-2022

**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 13:26 hrs on 07-01-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri HARI KISHAN 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 3,15,000/-. Family Members amount Rs 3,15,000/-

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

Execution is admitted on 07/01/2022 by Shri HARI KISHAN AGARWAL, Son of Shri Ghanshyam Das Agarwal, Minar Apartment, B 403, Road No. 10B Rajendra Nagar, Patna 16, Sampatchak, Rajendra Nagar, P.O: Rajendranagar, Thana: PATNA JUNCTION, , Patna, BIHAR, India, PIN - 800016, by caste Hindu, by Profession Business  
Indetified by Shri CHETAN GARG, , , Son of Shri Ram Chander Agarwal, Sri Ram Colony, Sevoke Road, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,150/- ( A(1) = Rs 3,150/- ) and Registration Fees paid by Cash Rs 3,150/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,575/- and Stamp Duty paid by Stamp Rs 2,000/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 28131, Amount: Rs.1,000/-, Date of Purchase: 31/12/2021, Vendor name: Jaya Rani Das
3. Stamp: Type: Impressed, Serial no 28132, Amount: Rs.1,000/-, Date of Purchase: 31/12/2021, Vendor name: Jaya Rani Das

*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 14707 to 14727  
being No 071100236 for the year 2022.



Digitally signed by TULSI LAMA  
Date: 2022.01.19 15:39:49 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2022/01/19 03:39:49 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)