

417/22

I. 417/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 979229

13.1.22
2-11482/22



ভাটনাগর
জলপাইগুড়ি

DEED OF GIFT

THIS INDENTURE IS MADE ON THIS THE 13th DAY OF
JANUARY, 2022 (TWO THOUSAND AND TWENTY TWO)

Contd....P/2

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
Bhaktinagar, Jalpaiguri

13 JAN 2022

[Handwritten signature]

0001

SL NO. 29281 Date 7.1.2022

PURCHASER Ram chander Agarwal

Full Address Siliguri

Total Value 1000/-



Stamp Purchased from JPG Treasury-1

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



A

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

13 JAN 2022

B E T W E E N

SMT PUSHPA DEVI AGARWAL [PAN: BDZPA8090B] W/o Sri Ghanshyam Das Agarwal, D/o Late Baldeo 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 **DONOR/FIRST 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 **ONE PART**.

A N D

SRI RAM CHANDER AGARWAL [PAN: ACSPA4657R] S/o Late Baldeo Das Agarwal, Hindu by Religion, Indian by Nationality, Business by occupation, resident of Sri Ram Colony, Sevoke Road, Siliguri, P.O. & P.S. Siliguri, PIN - 734001 in the District of Darjeeling --- hereinafter called the **DONEE/SECOND 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 **OTHER PART**.

WHEREAS Donor hereof **SMT PUSHPA DEVI AGARWAL** acquired a piece and parcel of land measuring 23.77 Decimals being 1/4TH undivided share of entire landed property appertaining to and forming part of R.S. Plot No. 35 corresponding to L.R. Plot No. 2 & 5 of R.S. Sheet No. 9 corresponding to L.R. Sheet No. 29 recorded in R.S. Khatian No. 805 corresponding to L.R. Khatian No. 44 of Mouza - Dabgram, P.S. Bhaktinagar in the District of Jalpaiguri by virtue of a registered Deed of Gift executed by **SRI HARI KISHAN AGARWAL** and registered at the office of ADSR-Bhaktinagar, Jalpaiguri and recorded in Book No. I, being Document No. 473 for the year 2022.

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AND WHEREAS since then the Donor hereof is in actual, khas and physical possession of all that piece and parcel of 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 brother 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 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 or other consideration whatsoever **"TO HAVE AND TO HOLD"** the same for the irrespective sole use and benefit absolutely 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. 63,35,623/- (Rupees Sixty Three Lakhs Thirty Five Thousand Six Hundred and Twenty Three) only. Consideration value of the present transaction is Rs. 0/-.**

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2. 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 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 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

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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.

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

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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.

SCHEDULE

All that piece or parcel of vacant land measuring **23.77 (Two Three point Seven Seven) Decimals** being 1/4th undivided share of entire property appertaining to and forming part of **R.S. Plot No. 35** (Three Five) corresponding to **L.R. Plot No. 2** (Two) & 5(Five) of **R.S. Sheet No. 9** (Nine) corresponding to **L.R. Sheet No. 29** (Two Nine) recorded in **R.S. Khatian No. 805** (Eight ZeroFive) 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: Sahari, Proposed Use: Sahari.

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Metric for inch

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PLOT WISE DETAILS OF LAND

R.S. PLOT NO.	L.R. PLOT NO.	L.R. KHATIAN NO.	AREA IN DECIMALS
35	2	44	22.40
35	5	44	1.37
TOTAL			23.77

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 : LAND OF DONEE ~~AND OTHERS~~;

BY THE WEST : REMAINING PORTION OF R.S. PLOT NO. 35;

Cont....P/8

IN WITNESS WHEREOF the Donor hereto has put her 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

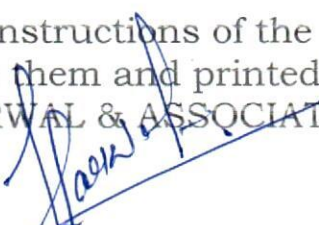
1. Saibai sdy
40 paritosh sdy
S.F. Road, Siliguri
Dist. Darjeeling-05

2. Akash sdy
40 Santosh sdy
S.F. Road, Siliguri

প্রদান করা অন্তিম

DONOR

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

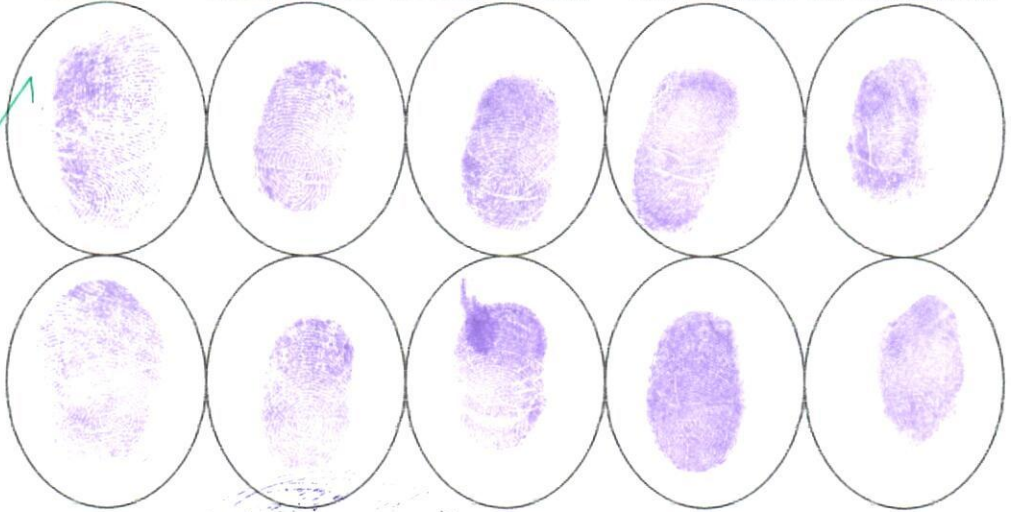
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



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प्रिया देवी

प्रिया देवी अग्रवाल

SIGN WITH DATE

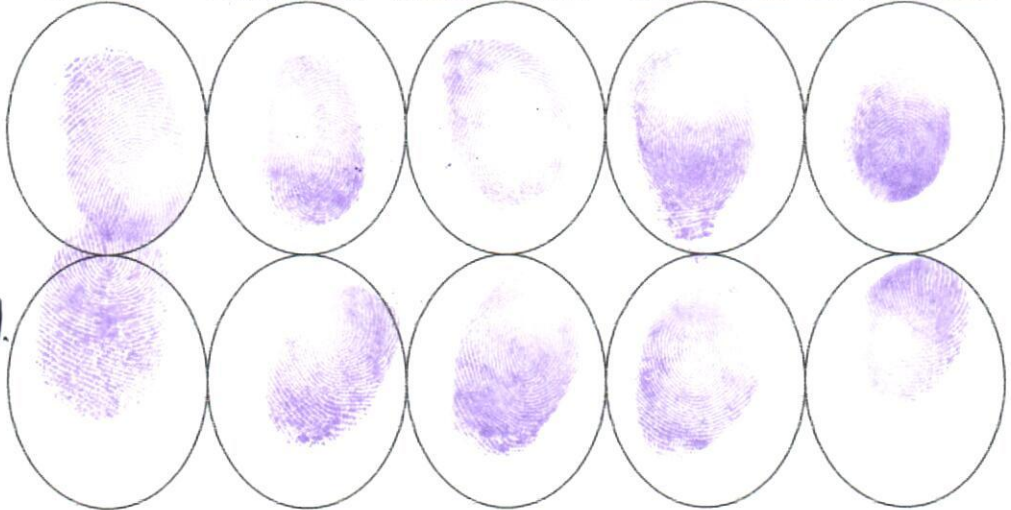
FINGER IMPRESSION

THUMB FORE FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



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R

Ram Chand Agrawal

SIGN WITH DATE



भारत सरकार



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन 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

10/10/2014

15271639
ML524716394FT



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

आधार - आम आदमी का अधिकार



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

PUSHPA DEVI AGRAWAL
BALDEO DAS

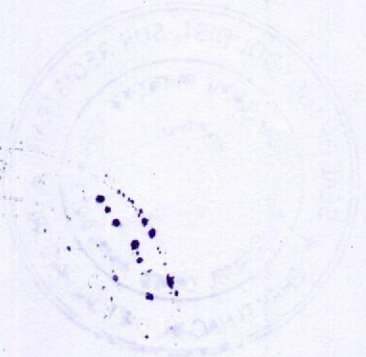
10/11/1958
Permanent Account Number

BDZPA8090B

पुष्पा देवी अग्रवाल
Signature



पुष्पा देवी अग्रवाल





Government of India

राम चन्दर आगरवाल

Ram Chander Agarwal

पिता : बालदेव दास आगरवाल

Father : Baldeo Das Agarwal



जन्मदिनांक/D.O.B: 25/05/1935

पुल्लिंग : Male



4261 3611 4676

आधार - साधारण मानुषेअर अधिकाअर



अधिकाअर

Unique Identification Authority of India

ठिकाअर: श्री राम कलोनी सेवक रोड
सिलिगुरी, वार्ड नं०
शिखिवाडी (पीएसडी), सिलिगुरी
दार्जिलिग, पश्चिम बंगाल

Address: SRI RAM COLONY
SEVOKE ROAD, SILIGURI,
WARD NO 10, Siliguri (M.
Corp), Siliguri, Darjeeling,
West Bengal, 734001

4261 3611 4676

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ram Chander Agarwal

आयकर विभाग

INCOME TAX DEPARTMENT

RAM CHANDER AGARWAL

BALDEO DAS AGARWAL

25/05/1965

Permanent Account Number

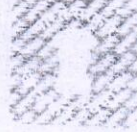
ACSPA4657R

*Ram chander
Agarwal*
Signature



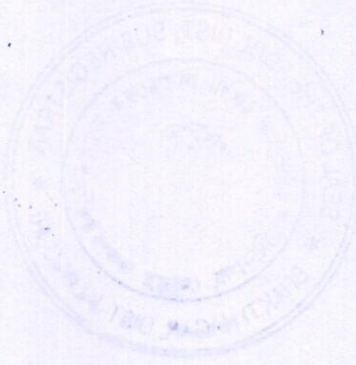
भारत सरकार

GOVT. OF INDIA



04/10/2016

Ram chander Agarwal



Major Information of the Deed



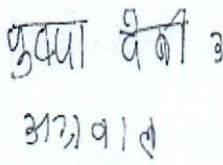
Deed No :	I-0711-00417/2022	Date of Registration	13/01/2022
Query No / Year	0711-2000114824/2022	Office where deed is registered	
Query Date	13/01/2022 10:55:07 AM °	0711-2000114824/2022	
Applicant Name, Address & Other Details	RAHUL AGARWAL SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 7908434250, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 63,35,623/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,678/- (Article:33(i))	Rs. 63,356/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-35	RS-805	Sahari	Sahari	23.77 Dec		63,35,623/-	
Grand Total :					23.77Dec	0 /-	63,35,623 /-	



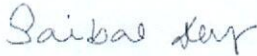
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Pushpa Devi Agrawal (Presentant) Wife of Shri Ghanshyam Das Agarwal Executed by: Self, Date of Execution: 13/01/2022 , Admitted by: Self, Date of Admission: 13/01/2022 ,Place : Office			
		13/01/2022	LTI 13/01/2022	13/01/2022
Minar Apartment, B 403, Road No. 10B Rajendra Nagar, City:- Not Specified, P.O:- Rajendra Nagar, 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, Executed by: Self, Date of Execution: 13/01/2022 , Admitted by: Self, Date of Admission: 13/01/2022 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Ram Chander Agarwal Wife of Late Baldeo Das Agarwal Sri Ram Colony, Sevoke Road, Siliguri,, City:- Siliguri Mc, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7R, Aadhaar No: 42xxxxxxxx4676, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Saibal Dey Son of Shri Paritosh Dey Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			
	13/01/2022	13/01/2022	13/01/2022
Identifier Of Smt Pushpa Devi Agrawal			

Endorsement For Deed Number : I - 071100417 / 2022

On 13-01-2022

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 13:54 hrs on 13-01-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Smt Pushpa Devi Agrawal ,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 63,35,623/-. Family Members amount Rs 63,35,623/-

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

Execution is admitted on 13/01/2022 by Smt Pushpa Devi Agrawal, Wife of Shri Ghanshyam Das Agarwal, Minar Apartment, B 403, Road No. 10B Rajendra Nagar, P.O: Rajendra Nagar, Thana: PATNA JUNCTION, , Patna, BIHAR, India, PIN - 800016, by caste Hindu, by Profession House wife

Indetified by Shri Saibal Dey, , , Son of Shri Paritosh Dey, Siliguri, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 63,356/- (A(1) = Rs 63,356/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 63,356/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2022 12:37PM with Govt. Ref. No: 192021220161789081 on 13-01-2022, Amount Rs: 63,356/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 73609271 on 13-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 31,678/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 30,678/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 29281, Amount: Rs.1,000/-, Date of Purchase: 07/01/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2022 12:37PM with Govt. Ref. No: 192021220161789081 on 13-01-2022, Amount Rs: 30,678/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 73609271 on 13-01-2022, Head of Account 0030-02-103-003-02

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 20957 to 20974

being No 071100417 for the year 2022.



Digitally signed by TULSI LAMA
Date: 2022.01.28 17:00:22 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama

(Tulsi Lama) 2022/01/28 05:00:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)