

466/22

T- 472/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 979230

14.01.22  
2-12/145/22

১৪ জানুয়ারি ২০২২



**DEED OF GIFT**

THIS INDENTURE IS MADE ON THIS THE 14<sup>th</sup> 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  
Bhakti Nagar, Jaipaisuri

14 JAN 2022

*[Handwritten signature]*



0001

SL NO. 29282 Date 7.1.2022

PURCHASER Ram Chander Agmal

Full Address

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



f

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

14 JAN 2022





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 979232

पुष्पा देवी अग्रवाल

**DEED OF GIFT**

THIS INDENTURE IS MADE ON THIS THE 14<sup>th</sup> DAY OF  
JANUARY, 2022 (TWO THOUSAND AND TWENTY TWO)

Contd....P/3

*[Handwritten signature]*



0001

SL. NO. 29283<sup>das</sup> Date. 7.1.2022

PURCHASER. Ram chander Agarwal

Full Address. Siiguri

Total Value. 1000/-



Stamp Purchased from JPG Treasury-1

das

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



Handwritten signature in green ink.

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

14 JAN 2022





पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AL 409599

शुभा देवी अग्रवाल

DEED OF GIFT

SL NO. 22262 DATE 25.11.2021

PURCHASER Ramchander Agarwal

Full Address Soliguri

Total Value 100/-

Stamp Purchased from JPG Treasury-1

*RD*

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



*H*

Addl. District Sub-Registrar  
Bhakli Nagar, Jalpaiguri

14 JAN 2022





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 409598



कुषा पति अकरवाल

**DEED OF GIFT**

=====

SL NO. 22261 Date 25.11.2021

PURCHASER Ram chander Agarwal

Full Address Siliguri

Total Value 1000

Stamp Purchased from JPG Treasury-1

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



*J*

Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

14 JAN 2022



12/11/21

10B

1055

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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 0.6 Decimals being part of 1/4<sup>th</sup> undivided share in the total land measuring more or less 95.5 Decimals appertaining to and forming part of R.S. Plot No. 34 & 35 corresponding to L.R. Plot No. 2 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.

Contd....P/4



11/06/2019  
10/2  
10/2

**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 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 or other consideration whatsoever **"TO HAVE AND TO HOLD"** thesame 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. 4,36,153 /-** (Rupees *four lacs thirty six thousand one hundred fifty three*) **only. Consideration value of the present transaction is Rs. 0/-.**

11/06/2019  
10/2  
10/2



ARTICLE  
~~107~~  
108

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 she 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 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.

Cont....P/6



11/15/14  
103  
105

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 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.





MORIC  
ADP  
INDS

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 **0.6 (Zero Point Six) Decimals** being part of  $1/4^{\text{th}}$  undivided share in the total land measuring more or less 95.5 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/Sahari (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
<b>TOTAL</b>			<b>0.6</b>

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 OTHERS;

Cont....P/8



प्लेट नं 10/12/14

**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. Saibal Roy  
S/o Paritosh Roy  
S.F. Road, Siliguri  
Dist- Darjeeling-05.
2. Anash Das  
S/o Santosh Das  
Siliguri, Darjeeling

युवा देवी अग्रवाल

**D O N O R**

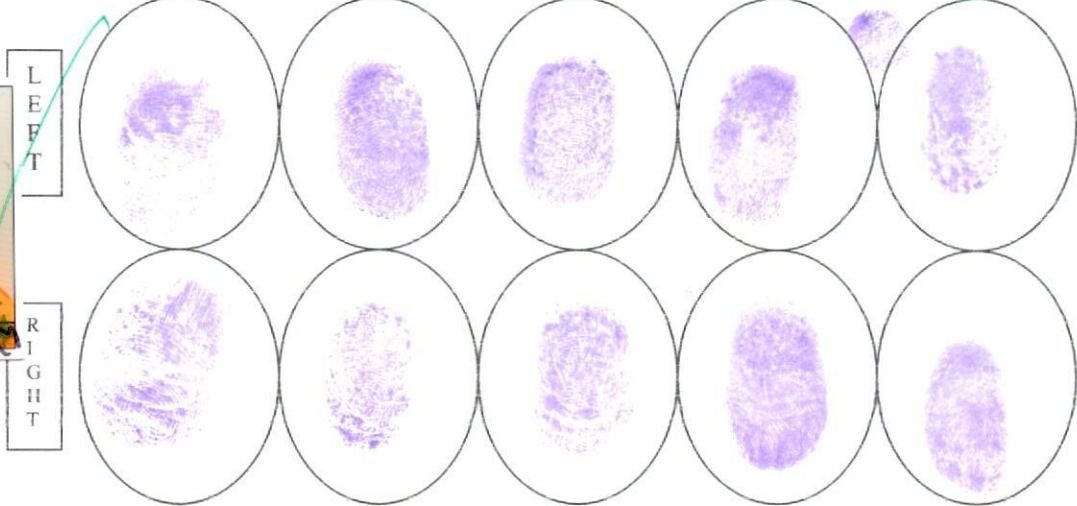
Drafted by me as per the instructions of the parties hereof, read over and explained to them and printed at the office of  
**J.R. AGARWAL & ASSOCIATES**

  
**J. AGARWAL**  
Advocate/ Siliguri  
Enrl. No. F - 1300/1283/2014



**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



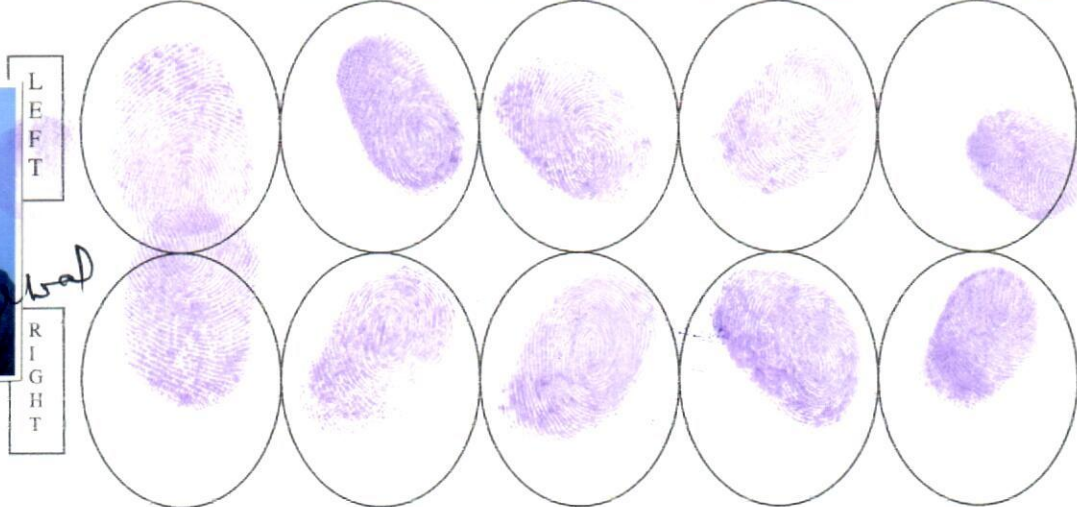
पुष्पा देवी अग्रवाल

पुष्पा देवी अग्रवाल

SIGN WITH DATE

**FINGER IMPRESSION**

THUMB      FORE FINGER      MIDDLE FINGER      RING FINGER      LITTLE FINGER



राम क्लार्क अग्रवाल

राम क्लार्क अग्रवाल

SIGN WITH DATE




  
 Government of India


राम चन्दर आगरवाल  
**Ram Chander Agarwal**  
 पिता : बलदेव दास आगरवाल  
 Father : Baldeo Das Agarwal

जनमतिथि/DOB: 25/05/1965  
 लिंग / Male



**4261 3611 4676**

आधार - साधारण मानुषेर अधिकार



  
 Unique Identification Authority of India


ठिकाना: श्री राम कलोनী सेवक रोड  
 शिलिगुरी, ड्यार्ज नंग  
 शिलिगुरी (पौरसभा), शिलिगुरी  
 दार्जिलिंग, पश्चिम बंग,

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

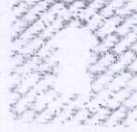
*Ram chander Agarwal*

Signature



भारत सरकार

GOVT. OF INDIA



04-102016

*Ram chander Agarwal*








आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

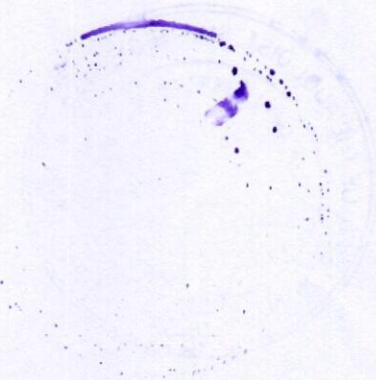
PUSHPA DEVI AGRAWAL  
BALDEO DAS

10/11/1958  
Permanent Account Number  
BDZPA8090B

पुष्पा देवी अग्रवाल  
Signature



पुष्पा देवी अग्रवाल







भारत सरकार

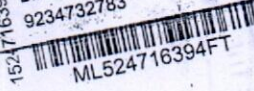
भारत सरकार

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

10/7/2014



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

Government of India



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

पुष्पा देवी अग्रवाल



## Major Information of the Deed



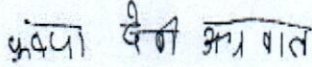
Deed No :	I-0711-00472/2022	Date of Registration	14/01/2022
Query No / Year	0711-2000129145/2022	Office where deed is registered	
Query Date	14/01/2022 11:06:30 AM	0711-2000129145/2022	
Applicant Name, Address & Other Details	JAI AGARWAL SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9832546385, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 4,36,153/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,200/- (Article:33(i))	Rs. 4,362/- (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-34	RS-805	Commercial Use	Dahala	0.5 Dec		3,63,461/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
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>			<b>.6Dec</b>	<b>0 /-</b>	<b>4,36,153 /-</b>	
		<b>Grand Total :</b>			<b>.6Dec</b>	<b>0 /-</b>	<b>4,36,153 /-</b>	

### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt PUSHPA DEVI AGraWAL (Presentant )</b> Wife of Shri Ghanshyam Das Agarwal Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office	 14/01/2022	 LTI 14/01/2022	 14/01/2022



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, Executed by: Self, Date of Execution: 14/01/2022  
, Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri RAM CHANDER AGARWAL</b> Son 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
<b>Shri Saibal Dey</b> Son of Shri Paritosh Dey Siliguri, City:- Not Specified, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005			<i>Saibal dey</i>
	14/01/2022	14/01/2022	14/01/2022
Identifier Of Smt PUSHPA DEVI AGraWAL			

**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	Smt PUSHPA DEVI AGraWAL	Shri RAM CHANDER AGARWAL	Y	0.5 Dec	3,63,461/-
L2	Smt PUSHPA DEVI AGraWAL	Shri RAM CHANDER AGARWAL	Y	0.1 Dec	72,692/-



On 14-01-2022

**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 13:58 hrs on 14-01-2022, 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 4,36,153/-. Family Members amount Rs 4,36,153/-

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

Execution is admitted on 14/01/2022 by Smt PUSHPA DEVI AGraWAL, Wife 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 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 4,362/- ( A(1) = Rs 4,362/- ) and Registration Fees paid by Cash Rs 4,362/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,181/- and Stamp Duty paid by Stamp Rs 2,200/-  
Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 29282, Amount: Rs.1,000/-, Date of Purchase: 07/01/2022, Vendor name: Jaya Rani Das

3. Stamp: Type: Impressed, Serial no 29283, Amount: Rs.1,000/-, Date of Purchase: 07/01/2022, Vendor name: Jaya Rani Das

4. Stamp: Type: Impressed, Serial no 22262, Amount: Rs.100/-, Date of Purchase: 25/11/2021, Vendor name: Jaya Rani Das

5. Stamp: Type: Impressed, Serial no 22261, Amount: Rs.100/-, Date of Purchase: 25/11/2021, 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 26000 to 26022  
being No 071100472 for the year 2022.



Digitally signed by TULSI LAMA  
Date: 2022.02.01 16:49:48 +05:30  
Reason: Digital Signing of Deed.

*Tulsi Lama*

(Tulsi Lama) 2022/02/01 04:49:48 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)