

10839/22

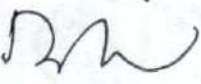
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পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

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DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 06th DAY OF
DECEMBER 2022.


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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

Commission Case No. 1639/22


 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

08 DEC 2022

NON JUDICIAL STAMP

SI No. 1574 Dated 5-12-2022

Sold To RAM CHANDER AGARWAL

Address SILIGURI

Stamp Value of Rs. 5000 Rupees Five thousand



Shyam Sunder Agarwal

R. Chaki

(RITA CHAKI)

Stamp Vendor

Licence No. 347 / RM

A.U.S.R. Office, Bagdogra

227388



3748

Shyam Sunder Agarwal



3749

Rabi Roy

S/o Bechu Roy

At. Rajchitra Nagar Khatia

Dist. Darjeeling

Co. Partham Nagar

Pin 734003

Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

06 DEC 2022

Shyam Sundar Agarwal

: 2 :

BETWEEN

SRI SHYAM SUNDAR AGARWAL, SON OF LATE BALDEO DAS AGARWAL, Hindu by faith, Indian by Nationality, Business by occupation, residing at Sri Ram Colony, Ward No.10 of S.M.C, Sevoke Road, Siliguri, P.O and P.S.-Siliguri, Dist.Darjeeling, in the State of West Bengal, hereinafter called the "**DONOR**" (which expression shall unless excluded by or repugant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**ONE PART**". (I.T. PAN No.ACRPA8401G AND AADHAR NO.7096 8418 3720)

AND

SRI RAM CHANDER AGARWAL ALIAS RAM CHANDRA AGARWAL, SON OF LATE BALDEO DAS AGARWAL, Hindu by faith, Indian by Nationality, Business by occupation, residing at Sri Ram Colony, Ward No.10 of S.M.C, Sevoke Road, Siliguri, P.O and P.S.-Siliguri, Dist.Darjeeling, in the State of West Bengal, hereinafter called the "**DONEE**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the "**OTHER PART**".(I.T. PAN No.ACSPA4657R AND AADHAR NO.4261 3611 4676)

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Sri Jiban Krishna Dey

: 3 :

I.WHEREAS Sri Jiban Krishna Dey and Sri Gautam Dey had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 0.935 Acres, forming part of R.S.Plot No.35 and Land measuring 0.02 Acres, part of R.S.Plot No.34 LAND IN TOTAL MEASURING 0.955 both the plots recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of **1. SRI KISHAN KUMAR AGARWAL, 2. SMT.KIRAN DEVI AGARWAL, 3.SRI HARI KISHAN AGARWAL AND 4. SMT.BINDU AGARWAL**, by virtue of Deed of Conveyance, Dtd.19.09.2000, being deed No.3093 for the year 2000, entered in Book-I, Volume No.38 pages from 33 to 42 registered in the office of the Sub-Registrar, Rajganj Dist.Jalpaiguri.

AND WHEREAS abovenamed **SMT.KIRAN DEVI AGARWAL** thereafter had transferred and made over physical possession of all that $1/4^{\text{TH}}$ (One-fourth) share in all that piece or parcel of land measuring 0.955 Acres, (which comes to area measuring 0.23875 Acres) forming part of R.S.Plot Nos.35 and 34 both the plots recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of her Husband- **SRI KISHAN KUMAR AGARWAL, SON OF LATE BALDEO DAS AGARWAL**, by virtue of Deed of Gift, Dtd.21.02.2006, being deed No.1056 for the year 2006, entered in Book-I, Volume No.15 pages from 132 to 137 registered in the office of the Addl.District Sub-Registrar, Rajganj, Dist. Jalpaiguri.

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Shyam Sundar Agarwal

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AND WHEREAS by virtue of aforesaid Deed of Gift being No.1056/2006 and by virtue of Deed of Conveyance being No.3093/2000 abovenamed **SRI KISHAN KUMAR AGARWAL** became absolute and exclusive owner of all that piece or parcel of land in total measuring 0.23875 Acres + 0.23875 Acres, equals to area measuring **0.4775 Acres**, forming part of R.S.Plot Nos.35 and 34 both the plots recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed **SRI KISHAN KUMAR AGARWAL** thereafter had transferred and made over physical possession of all that aforesaid land measuring 0.4775 Acres, forming part of R.S.Plot Nos.35 and 34 both the plots recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of his Brothers- **SRI RAM CHANDRA AGARWAL AND SRI SHYAM SUNDAR AGARWAL, BOTH SONS OF LATE BALDEO DAS AGARWAL**, by virtue of Deed of Gift, Dtd.27.02.2006 being deed No.4940 for the year 2006, entered in Book-I, Volume No.72 pages from 181 to 186 registered in the office of the Addl.District Sub-Registrar, Rajganj, Dist. Jalpaiguri.

AND WHEREAS by virtue of aforesaid Deed of Gift being No.4940/2006 abovenamed **SRI RAM CHANDRA AGARWAL AND SRI SHYAM SUNDAR AGARWAL** became absolute and exclusive owners of all that aforesaid land measuring **0.4775 Acres**, each having $\frac{1}{2}$ (One-half) share in it, forming part of R.S.Plot Nos.35 and 34 both the plots recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

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Syam Sunder Agarwal

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II. AND WHEREAS **SRI HARI KISHAN AGARWAL**, had recorded his said land in his name in the record of the rights before the office of the B.L. & L.R.O Rajganj, forming part of R.S. Plot Nos. 35 and 34, corresponding to L.R. Plot Nos. 2 and 5, recorded in R.S. Khatian No. 805, corresponding to L.R. Khatian No. 44, R.S. Sheet No. 9, corresponding to L.R. Sheet No. 29, within Mouza-Dabgram, J.L. No. 2, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist. Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed **SRI HARI KISHAN AGARWAL**, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.006 Acres, forming part of R.S. Plot Nos. 35 and 34, corresponding to L.R. Plot No. 2 and land measuring 0.2377 Acres, forming part of R.S. Plot No. 35, corresponding to L.R. Plot Nos. 2 and 5, **LAND IN TOTAL MEASURING 0.2437 ACRES**, recorded in R.S. Khatian No. 805, corresponding to L.R. Khatian No. 44, situated within Mouza-Dabgram, J.L. No. 2, R.S. Sheet No. 9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist. Jalpaiguri, unto and in favour of his Mother- **SMT. PUSHPA DEVI AGARWAL, WIFE OF SRI GHANSHYAM DAS AGARWAL**, by virtue of two separate Deeds of Gift, both Dtd. 07.01.2022 being i) Deed No. 236 for the year 2022, entered in Book-I, Volume No. 0711-2022, pages from 14707 to 14727 and ii) Deed No. 473 both for the year 2022 entered in Book-I, Volume No. 0711-2022 pages from 22965 to 22985 registered in the office of the Addl. District Sub-Registrar, Bhaktinagar, Dist. Jalpaiguri.

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Shyam Sunder Agarwal

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AND WHEREAS abovenamed **SMT.PUSHPA DEVI AGARWAL**, thereafter had transferred and made over physical possession of all that aforesaid land measuring 0.006 Acres, forming part of R.S.Plot Nos.35 and 34, corresponding to L.R.Plot No.2 and land measuring 0.2377 Acres, forming part of R.S.Plot No.35, corresponding to L.R.Plot Nos. 2 and 5, **LAND IN TOTAL MEASURING 0.2437 ACRES** recorded in R.S.Khatian No.805, corresponding to L.R.Khatian No.44, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of her Brother- **SRI RAM CHANDRA AGARWAL, SON OF LATE BALDEO DAS AGARWAL**, by virtue of two separate Deeds of Gift, i) Dtd.13.01.2022 being Deed No.417 for the year 2022, entered in Book-I, Volume No.0711-2022, pages from 20957 to 20974 and ii) Deed No.472 both for the year 2022 entered in Book-I, Volume No.0711-2022 pages from 26000 to 26022 registered in the office of the Addl.District Sub-Registrar, Bhaktinagar, Dist. Jalpaiguri.

AND WHEREAS by virtue of three separate Deeds of Gift being Nos.417 and 472 both for the year 2022 and being No.4940/2006 abovenamed **SRI RAM CHANDRA AGARWAL** became absolute and exclusive owners of all that piece or parcel of land measuring **0.48245 Acres**, and the same was recorded in his name in the record of the rights, forming part of L.R.Plot Nos.2 and 5, recorded in R.S.Khatian No.805, corresponding to L.R.Khatian No.48, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, having permanent, heritable and transferable right, title and interest therein. .

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Shyam Sundar Agarwal

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III. AND WHEREAS Sri Debashish Dhar, son of Late Jiten Chandra Dhar, Ravi Nath Roy, son of Late Heer Mohan Roy and Smt.Gulapishwari Roy, wife of Sri Naresh Roy had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 10 kathas 10 Chattaks or 0.1752 Acres, forming part of R.S.Plot No.35/471, recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of **SRI SHYAM SUNDAR AGARWAL, SON OF LATE BALDEO DAS AGARWAL** by virtue of Deed of Conveyance, Dtd.14.05.2009, being deed No.1462 for the year 2009, entered in Book-I, CD Volume No.4 pages 1442 to 1464 registered in the office of the District Sub-Registrar, Jalpaiguri.

IV. AND WHEREAS Sri Debashish Dhar, son of Late Jiten Chandra Dhar, Ravi Nath Roy, son of Late Heer Mohan Roy and Smt.Gulapishwari Roy, wife of Sri Naresh Roy had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 10 kathas 11 Chattaks or 0.1762 Acres, forming part of R.S.Plot No.35/471, recorded in R.S.Khatian No.805, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of **SMT.BINDU AGARWAL @ R. BINDU AGARWAL, WIFE OF SRI SHYAM SUNDAR AGARWAL**, by virtue of Deed of Conveyance, Dtd.14.05.2009, being deed No.1463 for the year 2009, entered in Book-I, CD Volume No.4 pages from 1465 to 1487 registered in the office of the District Sub-Registrar, Jalpaiguri.

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V. AND WHEREAS Smt. Barnali Paul, daughter of Late Mohit Kumar Paul and Smt. Gulapishwari Roy, wife of Sri Naresh Roy had transferred for valuable consideration and made over physical possession of all that piece or parcel of land measuring 4 kathas 5 Chattaks or 0.0711 Acres, forming part of R.S. Plot No. 35/471, recorded in R.S. Khatian No. 805, situated within Mouza-Dabgram, J.L. No. 2, R.S. Sheet No. 9, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist. Jalpaiguri, unto and in favour of **1. SRI RAM CHANDRA AGARWAL, 2. SRI SHYAM SUNDAR AGARWAL**, BOTH SONS OF LATE BALDEO DAS AGARWAL, **3. SMT. SAROJ DEVI AGARWAL**, WIFE OF SRI RAM CHANDRA AGARWALA AND **4. SMT. R. BINDU AGARWAL**, WIFE OF SRI SHYAM SUNDAR AGARWAL, by virtue of Deed of Conveyance, Dtd. 14.05.2009, being deed No. 1465 for the year 2009, entered in Book-I, CD Volume No. 4 pages from 1547 to 1567 registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS by virtue of three separate Deeds of Conveyance being No. 3093/2000, being No. 1463 and 1465 both for the year 2009 abovenamed **SMT. R. BINDU AGARWAL**, (The Donor of these present) became absolute and exclusive owners of all that piece or parcel of land measuring 0.43272 Acres, forming part of R.S. Plot Nos. 35, 34 and 35/471, all the plots recorded in R.S. Khatian No. 805 and the said land was recorded in her name in the record of the rights before the office of the B.L. & L.R.O Rajganj, corresponding to L.R. Plot Nos. 2 and 5, recorded in L.R. Khatian No. 46, R.S. Sheet No. 9, corresponding to L.R. Sheet No. 29, within Mouza-Dabgram, J.L. No. 2, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist. Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

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Shyam Sunder Agarwal

AND WHEREAS **SMT. R BINDU AGARWAL**, had recorded her said land in her name in the record of the rights before the office of the B.L.& L.R.O Rajganj, forming part of R.S.Plot Nos.35 and 34, corresponding to L.R.Plot Nos.2 and 5, recorded in R.S.Khatian No.805, corresponding to L.R.Khatian No.46, R.S.Sheet No.9, corresponding to L.R.Sheet No.29, within Mouza-Dabgram, J.L.No.2, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed **SMT. R BINDU AGARWAL**, thereafter had transferred and made over physical possession of all that piece or parcel of land measuring 0.23375 Acres, forming part of R.S.Plot No.35, Land measuring 0.19397 Acres, forming part of R.S.Plot No.35/471 and Land measuring 0.005 Acres, forming part of R.S.Plot No.34, corresponding to L.R.Plot Nos.2 and 5, **LAND IN TOTAL MEASURING 0.43272 ACRES**, all the plots recorded in R.S.Khatian No.805, corresponding to L.R.Khatian No.46, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, corresponding to L.R.Sheet No.29, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, unto and in favour of her Husband **SRI SHYAM SUNDAR AGARWAL**, SON OF LATE BALDEO DAS AGARWAL, by virtue of two separate Deeds of Gift, i) Dtd.07.09.2022, finalized on 22.09.2022 being i) Deed No.8918 for the year 2022, entered in Book-I, Volume No.0711-2022, and ii) Dtd.08.09.2022, finalized on 16.09.2022, being Deed No.8698 for the year 2022 entered in Book-I, Volume No.0711-2022 pages 201556 to 201576 both the deeds registered in the office of the Addl.District Sub-Registrar, Bhaktinagar, Dist. Jalpaiguri.

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Shyam Sundar Agarwal

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AND WHEREAS by virtue of Two separate Sale Deeds being Nos.1462 and 1465 both for the year 2009 and by virtue of Three separate Deed of Gifts, being Nos.4940/2006, 8698 and 8918 both for the year 2022 abovenamed **SRI SHYAM SUNDAR AGARWAL** became absolute and exclusive owner of all that piece or parcel of land measuring 0.1752 Acres + 0.01777 Acres + 0.23875 Acres+ 0.43272 Acres, equal to area measuring **0.86444 Acres**, and the same was recorded in his name in the record of the rights, forming part of L.R.Plot Nos.2 and 5, recorded in R.S.Khatian No.805, corresponding to L.R.Khatian No.49, situated within Mouza-Dabgram, J.L.No.2, R.S.Sheet No.9, corresponding to L.R.Sheet No.29, Pargana-Baikunthapur, P.S.-Bhaktinagar, Dist.Jalpaiguri, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS abovenamed **SRI SHYAM SUNDAR AGARWAL** (The Donor of these present), out of his natural love and affection is now desirous of making disposition of all that aforesaid land measuring 0.84944 Acres out of the aforesaid land measuring 0.86444 Acres, more particularly described in the Schedule-I, II, III and IV given hereinunder, unto and in favour of his Elder Brother – **SRI RAM CHANDER AGARWAL ALIAS RAM CHANDRA AGARWAL, SON OF LATE BALDEO DAS AGARWAL**, the Donee of these present, Fully blooded relation.

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Shyam Sunder Agarwal

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NOW THIS DEED WITNESSETH that in pursuance of the said intention and in consideration of natural love and affection which the donor has for the donee and for making provision for the said **SRI RAM CHANDER AGARWAL ALIAS RAM CHANDRA AGARWAL** (The Donee herein), the donor out of his own free will, without fraud, coercion or undue influence from anybody whomsoever and in full possession of his sense, does hereby grant, convey and transfer unto the said donee the Schedule-I, II, III and IV Property, with all right, title, hereditaments, easements, liberties, appurtenances, etc., whatsoever in any way belonging to or purported to belong or which was/were so long being enjoyed by the donor herewith with permanent heritable and transferable right, title and interest therein without any objection, claim, interference or interruption from the donor or any person claiming under him and TO HAVE AND TO HOLD the said property hereby granted, transferred and assigned unto and to the use of the donee absolutely and forever free from all encumbrances and liabilities whatsoever, subject to the payment of land revenue and other taxes to the Superior Landlord-now the Govt. of West Bengal and/or such other authorities as law may provide from time to time in future.

THE DONOR DOTH HEREBY COVENANT AND DECLARE AS FOLLOWS:

a) That the Donor has full power and absolute and indefeasible right and authority to grant, convey and transfer the Schedule property hereby granted unto the Donee.

Under
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Shyam Sunder Deyaram

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b) That it shall be lawful for the Donee at all times hereafter peacefully and quietly to enter into and upon and hold, occupy enjoy and transfer the Schedule property hereby granted without any hindrance, interruption, disturbances, claim or demand whatsoever by the Donor or any person/s claiming any estate right, title or interest from, under, through or in trust of the donor.

c) That the Donor and all persons claiming any right title or interest in the Schedule property hereby transferred through, from under or in trust of the Donor shall and will from time to time and at all times hereafter at the cost of the Donee does or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof hereby granted unto the Donee as may be reasonably required according to true intent and meaning of this deed.

d) That the Donor has put the Donee in actual possession of the Schedule property hereby granted and transferred and the Donee has accepted the gift by taking exclusive possession thereof.

e) That after the registration of the Schedule property the Donee shall obtain his own independent electric connection from the W.B.S.E.D.C. Ltd., Siliguri for his electric requirement and the connection charges as well as the electric consumption bill will be paid by the donee.

f) That after the registration of the Schedule property the donee shall have the right to get his name mutated with respect to the said Schedule property at the Office of the B.L. & L.R.O. Rajganj and shall pay panchayat taxes as may be levied upon him from time to time though the same has not yet been assessed.

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Sham Sunder Agarwal

g) That the Donor hereby declares that he has not made any will in respect of the property as fully described in the Schedule given hereinbelow in favour of any person(s) including daughter/s and son/s and or have not gifted, sold transferred or entered into any bidding contract with any other person whomsoever 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.

h) That the donor further declares that the property hereby gifted and transferred hereby belongs to the Donor wholly and absolutely and there are no other claimants for her landed property.

i) That after the registration of the Schedule property the donee shall have the right to sale, gift, mortgage or transfer otherwise the ownership of the Schedule property or let-out, lease-out the Schedule property to whomsoever.

j) That there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the Donor to grant, convey and transfer the said property unto the Donee in the manner aforesaid.

The value of the Schedule-B property hereby gifted has been assessed Rs.2,08,86,189.00 (Rupees Two Crores Eight Lakhs Eighty Six Thousand One Hundred and Eighty Nine) only for the purpose of Stamp Duty.

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Shyam Sunder Agrawal

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SCHEDULE-I

GIFTED TO THE DONEE

All that piece or parcel of vacant land measuring **0.4625 Acres**, forming part of **R.S. Plot No.35** corresponding to **L.R.Plot No.2 and 5**, recorded in **R.S.Khatian No.805**, corresponding to **L.R.Khatian No.49**, situated within Mouza - Dabgram, J.L. No.2, **R.S.Sheet No.9**, corresponding to **L.R.Sheet No.29**, under Gram Panchayat Area, Pargana-Baikunthapur, P.S. - Bhaktinagar, A.D.S.R.O.Registry Office-Bhaktinagar and District - Jalpaiguri. The said land as per ROR is Sahari and proposed used is Sahari.

Shyam Sunder Agrawal

The said land is bound and butted as follows :-

By North :- Land of R.S.Plot No.794 and part of R.S.Plot No.35,

By South :- part of R.S.Plot No.471, Sheet No.9 of Mouza-Dabgram,

By East :- Land of Donee and others,

By West :- Pipe line.

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Slyam Junder Agaram

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SCHEDULE-II

GIFTED TO THE DONEE

All that piece or parcel of vacant land measuring **0.03555 Acres**, forming part of **R.S. Plot No.35/471** corresponding to **L.R.Plot No.5**, recorded in R.S.Khatian No.805, corresponding to **L.R.Khatian No.49**, situated within Mouza - Dabgram, J.L. No.2, **R.S.Sheet No.9**, corresponding to **L.R.Sheet No.29**, under Gram Panchayat Area, Pargana-Baikunthapur, P.S. - Bhaktinagar, A.D.S.R.O.Registry Office-Bhaktinagar and District - Jalpaiguri. The said land as per ROR is Sahari and proposed used is Sahari.

Slyam Junder Agaram

The said land is bound and butted as follows :-

By North :- Land of R.S.Plot No.35,

By South :- Land of the Donee of these present,

By East :- Land of the Donee of these present,

By West :- Pipe line.

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Shyam Sunder Agnew

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SCHEDULE-III

GIFTED TO THE DONEE

All that piece or parcel of vacant land measuring 0.1752 Acres, forming part of R.S. Plot No.35/471 corresponding to L.R.Plot No.5, recorded in R.S.Khatian No.805, corresponding to L.R.Khatian No.49, situated within Mouza - Dabgram, J.L. No.2, R.S.Sheet No.9, corresponding to L.R.Sheet No.29, under Gram Panchayat Area, Pargana-Baikunthapur, P.S. - Bhaktinagar, A.D.S.R.O.Registry Office-Bhaktinagar and District - Jalpaiguri. The said land as per ROR is Sahari and proposed used is Sahari.

Shyam Sunder Agnew

The said land is bound and butted as follows :-

By North :- Land of R.S.Plot No.35,

By South :- Land of part of plot Nos.476 and 479,

By East :- Land of Plot No.35/471,

By West :- Land of Plot No.35/471.

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Shyam Sunder Agarwal

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SCHEDULE-IV

GIFTED TO THE DONEE

All that piece or parcel of vacant land measuring 0.1762 Acres, forming part of **R.S. Plot No.35/471** corresponding to **L.R.Plot No.5**, recorded in R.S.Khatian No.805, corresponding to **L.R.Khatian No.49**, situated within Mouza - Dabgram, J.L. No.2, **R.S.Sheet No.9**, corresponding to **L.R.Sheet No.29**, under Gram Panchayat Area, Pargana-Baikunthapur, P.S. - Bhaktinagar, A.D.S.R.O.Registry Office-Bhaktinagar and District - Jalpaiguri. The said land as per ROR is Sahari and proposed used is Sahari.

Shyam Sunder Agarwal

The said land is bound and butted as follows :-

By North :- Land of R.S.Plot No.35,

By South :- Land of part of plot Nos.475 and others,

By East :- Land of Plot No.35/471,

By West :- Land of the Donee of these present.

TOTAL LAND GIFTED HEREBY IN ALL THE SCHEDULE-I, II, III AND SCHEDULE-IV COMES TO AREA MEASURING 0.84944 ACRES.

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Shyam Sunder Agarwal

: 18 :

IN WITNESSES WHEREOF THE DONOR IN GOOD HEALTH AND CONSCIOUS MIND HAVE PUT HIS SIGNATURES ON THIS DEED OF GIFT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Rishi Roy
Ho Beehu Roy
At. Rajendra nagar Khatipara
Dist. Darjeeling
Po. Parthan nagar
Pin- 734003

The contents of this document has been gone through and understood personally by the donor.

Shyam Sunder Agarwal

DONOR

2. Chetan Garg
S/o Ram Chander Agarwal
Sri Ram Colony
Near LIC Building
Sevoke Road
Siliguri- 734001

Ram Chander Agarwal.

ACCEPTANCE BY THE
DONEE

Drafted, readover and explained by me and typed in my office.

Vishal Agarwal

Vishal Agarwal
Advocate, Siliguri
E.No.F/12/592/2016.



Shyam Sundar Agarwal

Shyam Sundar Agarwal

FINGER PRINTS OF SRI SHYAM SUNDAR AGARWAL (DONOR)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Shyam Sundar Agarwal

SIGNATURE

FINGER PRINTS OF











	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE



Ram Chander Agarwal.

FINGER PRINTS OF SRI RAM CHANDER AGARWAL ALIAS RAM CHANDRA AGARWAL (DONEE)

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Ram Chander Agarwal.
SIGNATURE

FINGER PRINTS OF

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					






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 07112003303150/2022

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	Mr SHYAM SUNDAR AGARWAL SRI RAM COLONY, WARD NO.10, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Donor			Shyam Sundar Agarwal 06.12.2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAVI ROY Son of Mr BECHU ROY RAJENDRA NAGAR, COOLIE PARA, SILIGURI, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	Mr SHYAM SUNDAR AGARWAL			Rabi Roy 6/12/2022

(Biswarup Goswami)

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

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL
BEFORE THE LD. EXECUTIVE MAGISTRATE AT SILIGURI 74AB 909325

AFFIDAVIT

22
21/9/22
I, SRI RAM CHANDER AGARWAL, SON OF LATE BALDEO DAS AGARWAL, Hindu by faith, Indian by Nationality, resident of Shree Ram Colony, Ward No.10 of S.M.C, Sevoke Road, Siliguri, P.O and P.S-Siliguri, Dist.Darjeeling, Pin-734001, in the State of West Bengal, does hereby solemnly affirm and declare as follows :-

1. That RAM CHANDER AGARWAL ALIAS RAM CHANDRA AGARWAL is the same and single person and my actual name is RAM CHANDER AGARWAL.
2. That in my Voter Id being No.WB/04/025/0705289, Pan Card being No.ACSPA4657R AND Aadhar No.4261 3611 4676 my name is written as RAM CHANDER AGARWAL, SON OF BALDEO DAS AGARWAL.
3. That in some other places and documents my name is written as RAM CHANDRA AGARWAL.

That I hereby confirm that RAM CHANDER AGARWAL AND RAM CHANDRA AGARWAL is the same and single person and from now onwards my name will be spelled as "RAM CHANDER AGARWAL".

That the statements made above are true to the best of my knowledge and belief and I have sign this affidavit on this the 21ST day of SEPTEMBER 2022.

SOLELY
37
Identified
This 21st day of Sept 2022
Ram Chander Agarwal
Executive Magistrate
Siliguri

Ram Chander Agarwal
DECLARANT
Identified by me

Nishal Agarwal
VISHAL AGARWAL
Advocate, Siliguri

Major Information of the Deed

Deed No :	I-0711-10810/2022	Date of Registration	08/12/2022
Query No / Year	0711-2003303150/2022	Office where deed is registered	
Query Date	21/11/2022 7:56:51 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	VISHAL AGARWAL K.C.DEY ROAD, SILIGURI,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832490932, 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. 2,08,86,189/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,04,441/- (Article:33(i))	Rs. 2,08,869/- (Article:A(1), E)		
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI No: 2, Pin Code : 734015

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	46.25 Dec		1,13,72,037/-	
L2	RS-35/471	RS-805	Sahari	Sahari	3.554 Dec		8,73,864/-	
L3	RS-35/471	RS-805	Sahari	Sahari	17.52 Dec		43,07,850/-	
L4	RS-35/471	RS-805	Sahari	Sahari	17.62 Dec		43,32,438/-	
		TOTAL :			84.944Dec	0 /-	208,86,189 /-	
		Grand Total :			84.944Dec	0 /-	208,86,189 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SHYAM SUNDAR AGARWAL (Presentant) Wife of Late BALDEO DAS AGARWAL SRI RAM COLONY, WARD NO.10, 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.:: ACxxxxxx1G, Aadhaar No: 70xxxxxxxx3720, Status :Individual, Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/12/2022 , Admitted by: Self, Date of Admission: 06/12/2022 ,Place : Pvt. Residence

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAM CHANDER AGARWAL, (Alias: Mr RAM CHANDRA AGARWAL) Son of Late BALDEO DAS AGARWAL SRI RAM COLONY, WARD NO.10, 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
Mr RAVI ROY Son of Mr BECHU ROY RAJENDRA NAGAR, COOLIE PARA, SILIGURI, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003			
Identifier Of Mr SHYAM SUNDAR 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	Mr SHYAM SUNDAR AGARWAL	Mr RAM CHANDER AGARWAL	Y	46.25 Dec	1,13,72,037/-
L2	Mr SHYAM SUNDAR AGARWAL	Mr RAM CHANDER AGARWAL	Y	3.554 Dec	8,73,864/-
L3	Mr SHYAM SUNDAR AGARWAL	Mr RAM CHANDER AGARWAL	Y	17.52 Dec	43,07,850/-
L4	Mr SHYAM SUNDAR AGARWAL	Mr RAM CHANDER AGARWAL	Y	17.62 Dec	43,32,438/-

Endorsement For Deed Number : I - 071110810 / 2022

On 06-12-2022

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

Presented for registration at 19:03 hrs on 06-12-2022, at the Private residence by Mr SHYAM SUNDAR AGARWAL ,Executant.

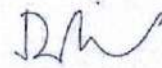
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,08,86,189/- . Family Members amount Rs 2,08,86,189/-

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

Execution is admitted on 06/12/2022 by Mr SHYAM SUNDAR AGARWAL, Late BALDEO DAS AGARWAL, SRI RAM COLONY, WARD NO.10, SEVOKE ROAD, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mr RAVI ROY, , , Son of Mr BECHU ROY, RAJENDRA NAGAR, COOLIE PARA, SILIGURI, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, 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 08-12-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,08,869.00/- (A(1) = Rs 2,08,862.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,08,869/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 3:37PM with Govt. Ref. No: 192022230204715678 on 06-12-2022, Amount Rs: 2,08,869/-, Bank: SBI EPay (SBlePay), Ref. No. 7626511912127 on 06-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

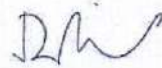
Certified that required Stamp Duty payable for this document is Rs. 1,04,441/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 99,441/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 154, Amount: Rs.5,000.00/-, Date of Purchase: 05/12/2022, Vendor name: Rita Chaki

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 3:37PM with Govt. Ref. No: 192022230204715678 on 06-12-2022, Amount Rs: 99,441/-, Bank: SBI EPay (SBlePay), Ref. No. 7626511912127 on 06-12-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 245439 to 245466
being No 071110810 for the year 2022.



Biswarup Goswami

Digitally signed by BISWARUP
GOSWAMI
Date: 2022.12.15 13:29:55 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/12/15 01:29:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)