

02308/19

(7)

I-2228/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document. AB 769259

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

### GIFT DEED

15 MAR 2019

DATED: 15TH DAY OF MARCH, 2019

SHANTI DEVI AGARWAL - DONOR

AND

RACHIT AGARWAL & MAYANK AGARWAL -  
DONEES

RE: 1/4<sup>TH</sup> SHARE OR INTEREST IN

3.5 COTTAH LAND

COMPRISED IN PREMISES NO.

562A, S. N. ROY ROAD,

P.S.: NEW ALIPORE,

KOLKATA - 700 038

144232

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 RS. \_\_\_\_\_  
 6 FEB 2019  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

Santi Devi Agrawal  
 11 K. L. S. Sarani  
 (Signature)

16 FEB 2019  
 16 FEB 2019



(Signature)

ARUN TULSHAN  
 Son of Late Kishan Lal Tulshan  
 Flat 4D, Fort Mysore  
 2, Prince Anwar Shah Road  
 KOLKATA - 700 033  
 P.S.: Charu Market  
 Business

District Sub-Registrar-II  
 Alipore, South 24 Parganas

15 MAR 2019

**GIFT DEED**

**THIS DEED OF GIFT** made this the **15th** day of **MARCH, 2019** [Two Thousand Nineteen]

**B - E - T - W - E - E - N**

**SHANTI DEVI AGARWAL**, wife of Late Ram Pratap Agarwal, (holding AADHAR Card No. 9377 4599 2781, PAN Card No. **AFRPA2201H** and Mobile No. 98398 12345), Indian Citizen, by faith - Hindu, by occupation - Housewife, residing at 17, Kundan Lal Saigal Sarani, Block 'P', New Alipore, P. O. & P. S.: New Alipore, Kolkata - 700053, hereinafter called and referred to as the '**DONOR**' [which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include her heirs, successors, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

**A - N - D**

[1] **RACHIT AGARWAL**, son of Late Vijay Kumar Agarwal, (holding AADHAR Card No. 4923 2735 6113, PAN Card No. **AFRPA2182H** and Mobile No. 98317 01234) Indian Citizen, by faith - Hindu, by occupation - Business, residing at 11, Kundan Lal Saigal Sarani, Block 'P', New Alipore, P. O. & P. S.: New Alipore, Kolkata - 700053, hereinafter called and referred to as the '**DONEE NO.1**'

[2] **MAYANK AGARWAL**, son of Late Vijay Kumar Agarwal, (holding AADHAR Card No. 8994 0481 6533, PAN Card No. **AGBPA6924G** and Mobile No. 98316 - -01234), Indian Citizen, by faith - Hindu, by occupation - Business, residing at 11, Kundan Lal Saigal Sarani, Block 'P', New Alipore, P. O. & P. S.: New Alipore, Kolkata - 700053, hereinafter called and referred to as the '**DONEE NO.2**'

The said DONEE NO. 1 & 2 are collectively called and referred to as the said '**DONEES**' [which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

**W - H - E - R - E - A - S:**

- A. **Said Premises: ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 [Eight] Chittack**, be the same a little more or less, **TOGETHER WITH 1 [one] RTDH Unit** measuring about 200 Square feet erected on part or portion thereof, out of Total Land



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measuring 66.8 Decimal comprised in R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814 appertaining to R. S. Khatian No. 704, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur**, Pargana - Magura, J. L. No. 8, Touzi No. 93 and 101, Revenue Survey No. 179, the **Municipal Premises Number of which being Premises No. 562A, S. N. Roy Road**, in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly - Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1897-0**, within the jurisdiction of Sub-Registration Office at Behala falling under the Road Zone James Long Sarani - Buro Shibtala Main Road / Premises NOT located on Road and District Registration Office at Alipore, South 24 Parganas:

Sl.	C.S.Dag No.	R.S.Dag No.	C.S.Khatian No.	R.S.Khatian No.	Total Area in Dag Decimal	Nature of Land
1	482	1814/2212	704	704	27.000	Bastu
2	482	1814/2210	704	704	11.800	Bastu
3	482	1814/2211	704	704	11.500	Bastu
4	482	1814	704	704	16.500	Bastu
				Total	66.8	

hereinafter called and referred to as the said **PREMISES** and more fully and particularly mentioned and described in the **1<sup>st</sup> Schedule** hereunder written;

- B. **Subject matter of this Gift Deed: ALL THAT Undivided 1/4<sup>th</sup> share or interest** in the said **Premises** i.e. piece or parcel of land measuring **14 Chittack**, equivalent to **630** Square Feet, TOGETHER WITH RTDH Unit measuring 50 Square Feet, be the same a little more or less, lying and situate at and being Premises No. 562A, S. N. Roy Road, in the town of Kolkata - 700 038, within the jurisdiction of Police Station - New Alipore [formerly - Behala], within the District of South 24 Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 118, assessed for property tax by the KMC under Assessee Number **41-118-12-1897-0**, [said **Undivided 1/4<sup>th</sup> share or interest in the said Premises**] more fully and particularly mentioned and described in the **2<sup>nd</sup> Schedule** hereunder written;
- C. **Ownership of Undivided 1/4<sup>th</sup> share or interest in the said Premises:** The Donor became the owner of the said **Undivided 1/4<sup>th</sup> share or interest in the said Premises** by virtue of Gift received by Gift Deed dated 27TH November, 2018 duly registered with DSR - II, Alipore, South 24 Parganas, in Book No. I, Volume No.



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1602 - 2018, Pages 385107 to 385137 under Being No. 160211490 for the year 2018;

**NOW THIS GIFT DEED WITNESSETH as follows:**

1. THAT in consideration of the natural love and affection which the Donor had and still has for the Donees, **the Donees being the GRANDSONS of the Donor**, the Donor doth hereby and hereunder renounce all their respective estate and right, title and interest with intent to vest the same in and grant, convey, transfer, give, assure and assign unto and to the use of Donees, freely and voluntarily, the said **Undivided 1/4<sup>th</sup> share or interest in the said Premises** more fully and particularly mentioned and described in the **2<sup>nd</sup> Schedule** hereunder written **TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND TOGETHER WITH** all structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever howsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **PREMISES** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the Donor into or upon and in respect of the said **PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **PREMISES** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **Donor** or any person or persons from whom the **Donor** can or may procure the same without any action or suit at law or in equity and delivered possession of the same unto and in



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favour of the **Donees** and the **Donees TO HAVE AND TO HOLD** the same for her sole use, enjoyment and benefit absolutely, unconditionally and forever with all rights and appurtenances belonging thereto unto and to the use of the **Donees** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

2. The **Donor** doth hereby covenant with the **Donees** as follows:

- 2.1 THAT NOTWITHSTANDING any act, deed matter or thing whatsoever by the Donor done or executed or knowingly suffered to the contrary the Donor are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said PREMISES together with all the structures and appurtenances thereto hereby gifted, granted, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- 2.2 THAT NOTWITHSTANDING any act, deed or thing or committed by the Donor or any of his ancestors or predecessors-in-title the Donor have good right full power and absolute authority to gift, grant, convey, transfer, assign and assure the said PREMISES and the rights properties appurtenances hereditament and Premises hereby gifted transferred and conveyed unto the Donees in the manner aforesaid;
- 2.3 THAT NOTWITHSTANDING anything contained herein, the said PREMISES shall always be put to use for such purposes as the Donees deem fit and proper in accordance with law;
- 2.4 AND THAT the said PREMISES together with structures appurtenant thereto hereby gifted, granted and conveyed or expressed so to be is now free from all encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting



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with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the Donor or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Donor in the said Premises together with structures appurtenant thereto hereby gifted in the manner aforesaid;

- 2.5 AND THAT the Donees shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Donor or any person or persons lawfully claiming through from under or in law or trust for the Donor or any of his/her/their ancestors or predecessors-in-title;
- 2.6 AND FURTHER THAT the Donor and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said PREMISES together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the Donor or any of his/her/their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the Donees make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said PREMISES unto and to the use and benefit of the said Donees forever in the manner as aforesaid, as the said Donees shall or may reasonably require AND FURTHER MORE THAT the Donor shall at all times hereafter indemnify and keep indemnified the Donees against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the Donor or any breach of the covenants hereunder contained;
- 2.7 AND ALSO the Donor had not at any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said PREMISES together with structures appurtenant thereto hereby gifted, granted,



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transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise;

- 2.8 AND THAT the Donor shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Donees's name in the records of Block Land & Land Revenue Officer and/or the Kolkata Municipal Corporation and/or also with such other statutory body or bodies;
- 2.9 AND Donor doth hereby further covenant and assures the Donees that he/she/they hath not encumbered the said Premises together with structures appurtenant thereto hereditament in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the Donees is dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and Premises or any part or parcel thereof the Donor shall and will indemnify the Donees entirely for the losses and damages to be suffered by it in respect of the said PREMISES together with structures appurtenant thereto hereditament and premises hereby gifted;
- 2.10 AND THAT the Donees herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but NOT limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, right of preemption, exchange, trusts, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the Donor or any person or persons lawfully or equitably claiming as aforesaid;
- 2.11 AND FURTHER THAT the Donor doth hereby declare and confirm that he/she/they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date;



*[Handwritten signature]*

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Alipore, South 24 Parganas

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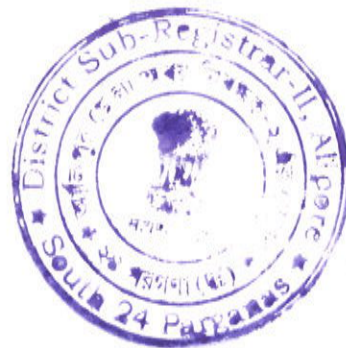
3. That the Donees accepts the Gift of the said **Undivided 1/4<sup>TH</sup> share or interest in the said Premises** [more fully and particularly mentioned and described in the **2<sup>nd</sup> Schedule** hereunder written] made hereunder as testified by the Donor hereinabove and Donees being a party hereto executing these presents. The estimated value of the said **Undivided 1/4<sup>TH</sup> share or interest in the said Premises** is **Rs.4,00,000/- [Rupees Four Lakh] approximately;**
4. AND FURTHER THAT Schedules annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;

**1<sup>st</sup> Schedule  
Premises**

**ALL THAT** piece or parcel of land measuring **3 [Three] Cottah, 8 [Eight] Chittack**, be the same a little more or less, TOGETHER WITH 1 [one] RTDH Unit measuring about 200 Square feet erected on part or portion thereof, out of Total Land measuring 66.8 Decimal comprised in R. S. Dag No. 1814/2212, 1814/2210, 1814/2211, and 1814 appertaining to R. S. Khatian No. 704, [corresponding to C. S. Dag No. 482 appertaining to C. S. Khatian No. 704] details as mentioned below, in **Mouza - Sahapur**, Pargana - Magura, J. L. No. 8, Touzi No. 93 and 101, Revenue Survey No. 179, the **Municipal Premises Number of which being Premises No. 562A, S. N. Roy Road**, in the town of **Kolkata - 700 038**, within the jurisdiction of **Police Station: New Alipore [formerly - Behala]**, within the District of South 24 - Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward Number 118, assessed for Property Tax by the KMC under **Assessee Number 41-118-12-1897-0**, within the jurisdiction of Sub-Registration Office at Behala falling under the Road Zone James Long Sarani - Buro Shibtala Main Road / Premises NOT located on Road and District Registration Office at Alipore, South 24 Parganas:

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3	482	1814/2211	704	704	11.500	Bastu
4	482	1814	704	704	16.500	Bastu
				Total	66.8	

upon payment of proportionate annual revenue and/or taxes as payable to the Government of West Bengal at the Office of the B.L. & L.R.O., T M Block, as also upon payment of proportionate taxes with the Kolkata Municipal Corporation **OR HOWSOEVER OTHERWISE** the said **PREMISES** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and



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bounded called known numbered described or distinguished, which is butted and bounded in the manner following:-

ON THE NORTH : By part of Premises No. 562 S N Roy Road;  
 ON THE SOUTH : By part of Premises No. 125 S N Roy Road;  
 ON THE EAST : By part of Premises No. 125 S N Roy Road;  
 ON THE WEST : By S. N. Roy Road - Road width 20 feet;

OR HOWSOEVER OTHERWISE butted and bounded called known numbered described or distinguished;

**2<sup>nd</sup> Schedule**

**Undivided 1/4<sup>th</sup> share or interest** in the said **Premises**


**ALL THAT Undivided 1/4<sup>th</sup> share or interest** in the said **Premises** i.e. piece or parcel of land measuring **14 Chittack,,** equivalent to **630** Square Feet, TOGETHER WITH RTDH Unit measuring **50** Square Feet, with cemented floor, be the same a little more or less, lying and situate at and being Premises No. 562A, S. N. Roy Road, in the town of Kolkata - 700 038, within the jurisdiction of Police Station - New Alipore [formerly - Behala], within the District of South 24 Parganas, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 118, assessed for property tax by the KMC under Assessee Number **41-118-12-1897-0;**

( 0 ) ( 0 ) ( 0 )

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

Signed Sealed and Delivered by the Donor and the Donees hereto at Kolkata in the presence of Witnesses named below:-

DONOR



Sl.	Donor's Name	Signature
1	SHANTI DEVI AGARWAL PAN NUMBER: AFRPA2201H	



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DONEES

Sl.	Donees' Name	Signature
1	RACHIT AGARWAL AFRPA2182H	
2	MAYANK AGARWAL AGBPA6924G,	

**WITNESSES:**

Signature \_\_\_\_\_



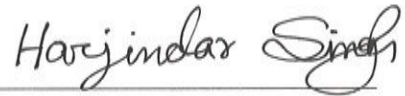
Name: Arun Tulshan

Father's Name: Late Kishan Lal Tulshan

Address: Flat 4D, Fort Mysore,

2, Prince Anwar Shah Road, Kolkata  
700 033

Signature: \_\_\_\_\_



Name: Harjinder Singh

Father's Name Late Harbans Singh

Address Benipur, Konchati, P.O.: Tribeni

Dist.: Hooghly; Pincode: 712 503

Prepared in my Office



Bapi Das, Advocate,  
127, Sarat Ghosh Garden Road  
Kolkata - 700 031  
Regn. No. WB - 613/2001



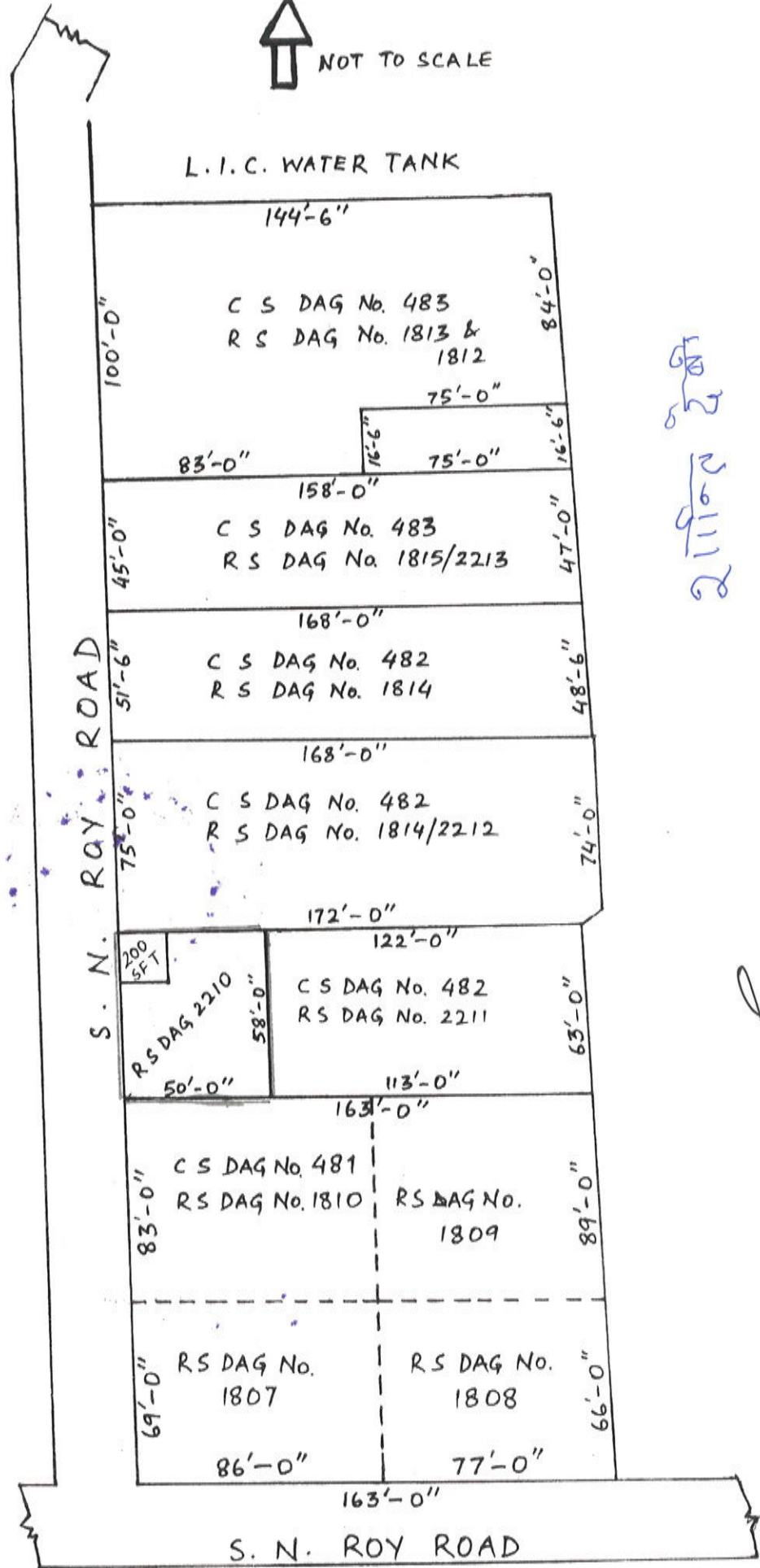
District Sub-Registrar-II  
Alipore, South 24 Parganas

15 MAR 2019

DEED PLAN FOR PREMISES NO. 562 A, S. N. ROY ROAD, KOLKATA - 700 038  
 POLICE STATION - NEW ALIPORE [FORMERLY - BEHALA], CORRESPONDING TO  
 C. S. DAG NO. 482, R. S. DAG NO. 1814/2210 IN MOUZA - SAHAPUR, J. L. No. 8, TOUZI NO. 93  
 and 101, REVENUE SURVEY No. 179, DIST.: SOUTH 24 PARGANAS,  
 KOLKATA MUNICIPAL CORPORATION WARD NO. 118,  
 LAND AREA - 3 [THREE] COTTAH, 8 [EIGHT] CHITTACK NOT TO SCALE



NOT TO SCALE



21102 201112

*[Handwritten signature]*

*Bohler*



District Sub-Registrar-II  
Alipore, South 24 Parganas

15 MAR 2019

## PHOTO & FINGERPRINT SHEET























Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	Shanti Devi Agarwal		Signature			

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	Rachit Agarwal		Signature			















  
District Sub-Registrar-II  
Alipore, South 24 Parganas

15 MAR 2019



# PHOTO & FINGERPRINT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
Name	Mayank Agarwal		Signature			



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15 MAR 2019

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

GRN: 19-201819-037523228-1

Payment Mode Online Payment

GRN Date: 13/03/2019 13:44:44

Bank : Union Bank of India

BRN : 33114212

BRN Date: 13/03/2019 01:46:56

**DEPOSITOR'S DETAILS**

Id No. : 16020000406401/2/2019

[Query No./Query Year]

Name : Mayank Agarwal  
Contact No. : 03322892323 Mobile No. : +91 9831601234  
E-mail : finance@simaaya.in  
Address : 11 Kundan Lal Saigal Sarani Kolkata  
Applicant Name : Mr Arun Tulshan  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Gift, Gift in Favour of family members

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020000406401/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	9447
2	16020000406401/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	18899

**Total**

**28346**

In Words : Rupees Twenty Eight Thousand Three Hundred Forty Six only



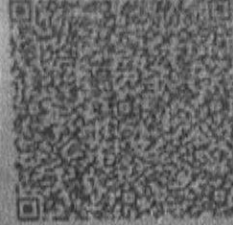
भारत सरकार



Shanti Devi Agarwal

जन्म तिथि / DOB: 27/08/1938

महिमा / FEMALE



9377 4599 2781

आधार - आम आदमी का अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

2nd Floor, , 17-K.L.Saigal Sarani, Block-P, New Alipore,  
Kolkata, West Bengal - 700053



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,  
Bengaluru-560 061

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHANTI DEVI AGARWAL  
TARA CHANDJI DAU  
27/08/1936  
Permanent Account Number  
AFRPA2201H



शान्ति देवी अग्रवाल  
Signature



भारत सरकार  
GOVERNMENT OF INDIA



Rachit Agarwal  
जन्म तिथि / DOB: 06/10/1984  
पुरुष / MALE



4923 2735 6113

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address:**

S/O: Vijay Kumar Agarwal, P749, Block-P, New Alipore,  
Kolkata, West Bengal - 700053



1947  
1800 300 1947

help@uidai.gov.in




www  
www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

*Rachit Agarwal*

आयकर विभाग  
INCOME TAX DEPARTMENT  
RACHIT AGARWAL  
VIJAY KUMAR AGARWAL  
06/10/1984  
Permanent Account Number  
AFRPA2182H  
Signature

भारत सरकार  
GOVT. OF INDIA



18062016

*Rachit*

### Major Information of the Deed

Deed No :	I-1602-02228/2019	Date of Registration	15/03/2019
Query No / Year	1602-0000406401/2019	Office where deed is registered	
Query Date	10/03/2019 12:46:29 PM	D.S.R. - I I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Arun Tulshan 2, Prince Anwar Shah Road, Thana : Charu Market, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 9883331650, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 18,85,313/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,547/- (Article:33(i))	Rs. 18,899/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (J.L.Sarani -- Buro Shibtala Main Road/Premises not Located on Road) , Premises No: 562A, , Ward No: 118 Pin Code : 700038

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			Bastu		14 Chatak	3,90,000/-	18,70,313/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>1.4438Dec</b>	<b>3,90,000 /-</b>	<b>18,70,313 /-</b>	



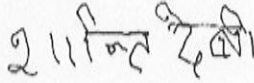
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	10,000/-	15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>50 sq ft</b>	<b>10,000 /-</b>	<b>15,000 /-</b>	



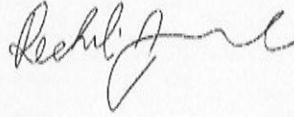


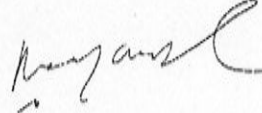
Major Information of the Deed :- I-1602-02228/2019-15/03/2019



**Donor Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shanti Devi Agarwal</b> Wife of Late Ram Pratap Agarwal Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Office	 15/03/2019	 LTI 15/03/2019	 15/03/2019
17, Kundan Lal Saigal Sarani, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFRPA2201H, Status :Individual, Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Office				

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Rachit Agarwal</b> Son of Late Vijay Kumar Agarwal Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Office	 15/03/2019	 LTI 15/03/2019	 15/03/2019
Son of Late Vijay Kumar Agarwal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFRPA2182H, Status :Individual, Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Mayank Agarwal (Presentant)</b> Son of Late Vijay Kumar Agarwal Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Office	 15/03/2019	 LTI 15/03/2019	 15/03/2019
Son of Late Vijay Kumar Agarwal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGBPA6924G, Status :Individual, Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Office				

Major Information of the Deed :- I-1602-02228/2019-15/03/2019

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Arun Tulshan</b> Son of Late K L Tulshan 2, Prince Anwar Shah Road, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN - 700033			
	15/03/2019	15/03/2019	15/03/2019

Identifier Of Shanti Devi Agarwal, Mr Rachit Agarwal, Mr Mayank 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	Shanti Devi Agarwal	Mr Rachit Agarwal	Y	0.721875 Dec	9,35,157/-
L1	Shanti Devi Agarwal	Mr Mayank Agarwal	Y	0.721875 Dec	9,35,157/-

**Transfer of Structure 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.)
S1	Shanti Devi Agarwal	Mr Rachit Agarwal	Y	25 Sq Ft	7,500/-
S1	Shanti Devi Agarwal	Mr Mayank Agarwal	Y	25 Sq Ft	7,500/-

**Endorsement For Deed Number : I - 160202228 / 2019****On 15-03-2019****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 10:36 hrs on 15-03-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Mayank Agarwal , one of the Claimants.

**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 18,85,313/-. Family Members amount Rs 18,85,313/-

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

Execution is admitted on 15/03/2019 by 1. Shanti Devi Agarwal, Wife of Late Ram Pratap Agarwal, 17, Kundan Lal Saigal Sarani, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. Mr Rachit Agarwal, Son of Late Vijay Kumar Agarwal, 11, Kundan Lal Saigal Sarani, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 3. Mr Mayank Agarwal, Son of Late Vijay Kumar Agarwal, 11, Kundan Lal Saigal Sarani, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr Arun Tulshan, , Son of Late K L Tulshan, 2, Prince Anwar Shah Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business

Major Information of the Deed :- I-1602-02228/2019-15/03/2019

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,899/- ( A(1) = Rs 18,853/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,899/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/03/2019 1:46AM with Govt. Ref. No: 192018190375232281 on 13-03-2019, Amount Rs: 18,899/-, Bank:  
Union Bank of India ( UBIN0530166), Ref. No. 33114212 on 13-03-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,447/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,447/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 144232, Amount: Rs.100/-, Date of Purchase: 16/02/2019, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/03/2019 1:46AM with Govt. Ref. No: 192018190375232281 on 13-03-2019, Amount Rs: 9,447/-, Bank:  
Union Bank of India ( UBIN0530166), Ref. No. 33114212 on 13-03-2019, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1602-02228/2019-15/03/2019