

1

# **DEED OF GIFT**

**DATED: 26TH OCTOBER, 2018**

**[ O ] [ O ] [ O ]**

**ANITA DEVI AGARWAL - DONOR**

**AND**

**RAVI KANT AGARWAL - DONEE**

**[ O ] [ O ] [ O ]**

*Re: 1/16th share in Premises No.  
562A, S. N. ROY ROAD,  
KOLKATA - 700 038  
Measuring 3.50 Cottah*

**[ O ] [ O ] [ O ]**

<b>BEING NO.</b>	<b>YEAR</b>	<b>BOOK NO.</b>	<b>VOL. NO.</b>	<b>PAGES FROM</b>	<b>PAGES TO</b>
<b>160211019</b>	<b>2018</b>	<b>I</b>	<b>1602 - 2018</b>	<b>368394</b>	<b>368416</b>
<b>REGISTRAR</b>			<b>DSR - III, ALIPORE</b>		

**[ O ] [ O ] [ O ]**



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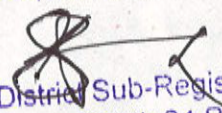


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 279530

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

- 2 NOV 2018

**GIFT DEED**

**DATED: 26TH DAY OF OCTOBER, 2018**

**ANITA DEVI AGARWAL - DONOR**

**AND**

**RAVI KANT AGARWAL - DONEE**

**RE: 1/16<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**

Sold To.....  
Name.....  
Address.....  
Rs.....  
15 OCT 2018  
C.M.M's Court,  
2, Bankshall Street, Kol-1

112 297  
Anita Debi Agarwal  
17, Saigal Sarani  
Kolkata 53

**ABANISH KUMAR DAS**  
Govt. License Stamp Vendor  
C. M. M. 'S Court  
2 Bankshall Street, Kol - 1



**District Sub-Register-II**  
Alipore, South 24 Parganas

- 2 NOV 2018

Sardj Kumar Das  
11019 A. H. Road  
Alipore Police Const  
Kolkata 27  
Das

**GIFT DEED**

**THIS DEED OF GIFT** made this the **26th** day of **OCTOBER, 2018**  
[Two Thousand Eighteen]

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

**ANITA DEVI AGARWAL**, wife of Shri Ravi Kant Agarwal, holding AADHAR Card No. 3153 3742 1877 and PAN Card No. **ACRPA8067A**, 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**

**RAVI KANT AGARWAL**, son of Late Ram Pratap Agarwal, holding AADHAR Card No. 7979 4464 1074 and PAN Card No. **ADCPA9853C**, Indian Citizen, by faith - Hindu, by occupation - Business, 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 '**DONEE**' [which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include his 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] Residential Dwelling 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 and District Registration Office at Alipore:

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 1/16<sup>th</sup> share or interest** in the said **Premises** i.e. piece or parcel of land measuring **3 Chittack 22.5 Square Feet,,** equivalent to **157.50** Square Feet, TOGETHER WITH Dwelling Unit measuring 12.5 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 1/16<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 1/16<sup>th</sup> share or interest in the said Premises:** The Donor having purchased and acquired the title in respect of the said **Undivided 1/16<sup>th</sup> share or interest in the said Premises** by Deed of Conveyance dated 7<sup>th</sup> May, 2012 duly registered with A.R.A. - I, Kolkata in Book No. I, Volume No. 10, Pages 871 to 913, under Being No. 4259 for the year 2012, became the owner thereof:

**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 Donee, **the Donee being the HUSBAND of the Donor**, the Donor doth hereby and hereunder renounce all her 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 Donee, freely and voluntarily, the said

**Undivided 1/16<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 favour of the **Donee** and the **Donee 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 **Donee** 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 **Donee** 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 is 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 has 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 Donee 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 Donee 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 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 Donee 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 Donee 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 Donee forever in the manner as aforesaid, as the said Donee shall or may reasonably require AND FURTHER MORE THAT the Donor shall at all times hereafter indemnify and keep indemnified the Donee 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, 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 Donee'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 Donee 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 Donee 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 Donee 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 Donee 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;
3. That the Donee accepts the Gift of the said **Undivided 1/16<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 Donee being a party hereto executing these presents. The estimated value of the said **Undivided 1/16<sup>TH</sup> share or interest in the said Premises** is **Rs.50,000/- [Rupees Fifty Thousand] 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;

( 0 ) ( 0 ) ( 0 )

**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] Residential Dwelling 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 and District Registration Office at Alipore:

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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 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;

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

( 0 ) ( 0 ) ( 0 )

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

**Undivided 1/16<sup>th</sup> share or interest** in the said **Premises**

**ALL THAT Undivided 1/16<sup>th</sup> share or interest** in the said **Premises** i.e. piece or parcel of land measuring **3 Chittack 22.5 Square Feet**, equivalent to **157.50** Square Feet, TOGETHER WITH Dwelling Unit measuring 12.5 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**,

( 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 Donee hereto at Kolkata in the presence of Witnesses named below:-


DONOR

Sl.	Donor's Name	Signature
1	ANITA DEVI AGARWAL PAN NUMBER - ACRPA8067A	Anita Agarwal

DONEE

Sl.	Donee's Name	Signature
1	RAVI KANT AGARWAL PAN NUMBER - ADCPA9853C	

**WITNESSES:**

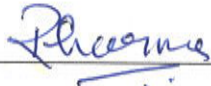
Signature 

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: Rajan Sharma

Father's Name: Satya Narayan Sharma

Address 24, Uma Charan Bhattacharjee Lane

Howrah - 711 101

Prepared in my Office



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

## PHOTO & FINGERPRINT SHEET













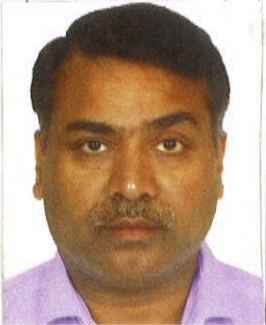






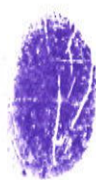




Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	
		Right Hand					
	Left Hand	Little Finger		Ring Finger	Middle Finger	Fore Finger	Thumb
							
	Name	Anita Devi Agarwal		Signature			

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

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

GRN: 19-201819-030230854-1

Payment Mode Online Payment

GRN Date: 01/11/2018 16:36:19

Bank : Union Bank of India

BRN : 31701769

BRN Date: 01/11/2018 04:38:40

DEPOSITOR'S DETAILS

Id No. : 16020001661572/6/2018  
[Query No./Query Year]

Name : RACHIT AGARWAL

Contact No. : 03322892323

Mobile No. : +91 9831701234

E-mail : accounts@sasya.in

Address : 749 BLOCKP 11 K L SAIGAL SARANIKOLKATA53

Applicant Name : Mr Bapi Das

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Gift, Gift in Favour of family members Payment No 6

PAYMENT DETAILS


Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020001661572/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	3510
2	16020001661572/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	7027

Total

10537

In Words : Rupees Ten Thousand Five Hundred Thirty Seven only

**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**



**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**


**ACRPA8067A**

**नाम / Name**  
**ANITA AGARWAL**

**पिता का नाम / Father's Name**  
**ANIRANG LAL JINDAL**

**जन्म की तारीख / Date of Birth**  
**26/01/1969**

*Anita Agarwal*  
**हस्ताक्षर / Signature**



18062017

|स कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं।  
 आयकर सैन सेवा इकाई, एनएसडीएल  
 15<sup>थ</sup> मंथिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मीड कॉलोनी, दीप बंगला चौक के पास,  
 पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
 please inform / return to:*  
 Income Tax PAN Services Unit, NSDL  
 15<sup>th</sup> floor, Mantri Sterling,  
 Plot No. 341, Survey No. 997/8,  
 Meade Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 E-mail: tininfo@nsdl.co.in

*Anita Agarwal*





भारत सरकार  
GOVERNMENT OF INDIA



Anita Agarwal  
जन्म तिथि / DOB: 26/01/1969  
महिला / FEMALE



3153 3742 877

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

V/A: Ravi Agarwal, 3rd Floor, 17-K.L.Sigal Sarani, Block-P,  
New Alipore, Kolkata, West Bengal - 700 053



1047  
180 1 300 1047

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1047,  
Bengaluru-560 001

Anita Agarwal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADCPA9853C



नाम /NAME  
RAVI KANT AGARWAL

पिता का नाम /FATHER'S NAME  
RAM PRATAP AGARWAL

जन्म तिथि /DATE OF BIRTH  
08-03-1970

हस्ताक्षर /SIGNATURE

Ravi Kant Agarwal

R. K. Agarwal

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(प्रणति एवं तकनीकी),  
पी-7,  
चौरंगी इक्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the Issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

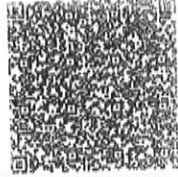
Ravi Agarwal



भारत सरकार



Ravi Agarwal  
जन्म तिथि / DOB: 08/03/1970  
पुरुष / MALE



7979 4464 1074

भारत - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Ram Pratap Agarwal, 3rd Floor, , 17-K.L.Saigal Sarani,  
Block-P, New Alipore, Kolkata, West Bengal - 700053



1800 300 1047

hsip@uidai.gov.in

www.uidai.gov.in

10.1.17.1947  
Jang. 14-080-901

Ravi Agarwal

Tulsharjee



RECEIVED  
Without Verification / Verification  
District Sub-Registrar-II  
Alipore, South 24 Parganas  
Date : 31-10-18

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	1602-0001661572/2018	Office where deed will be registered
Query Date	30/10/2018 3:05:15 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate	
Transaction	Additional Transaction	
[0201] Gift, Gift in Favour of family members	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 50,000/-	Rs. 6,98,064/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,510/- (Article:33(i))	Rs. 7,027/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (Premises located on J.L.Sarani -- ) , Premises No. 562A, Ward No: 118 Pin Code : 700038

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		157.5 Sq Ft	49,000/-	6,89,064/-	Property is on Road
Grand Total :					0.36094000Dec	49,000 /-	6,89,064 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12.5 Sq Ft.	1,000/-	9,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 12.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		12.50000 sq ft	1,000 /-	9,000 /-	



**Donor Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ANITA AGARWAL, (Alias: ANITA DEVI AGARWAL) Wife of Shri Ravi Kant Agarwal, 17, Kundan Lal Saigal Sarani, Block-P, New Alipore, 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. ACRPA8067A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Donee Details :**

SI No	Name & address	Status	Execution Admission Details :
1	RAVI KANT AGARWAL Son of Late Ram Pratap Agarwal, 17, Kundan Lal Saigal Sarani, Block-P, New Alipore, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADCPA9853C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of ANITA AGARWAL, RAVI KANT 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	ANITA AGARWAL	RAVI KANT AGARWAL	Y	0.360938 Dec	6,89,064/-

**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	ANITA AGARWAL	RAVI KANT AGARWAL	Y	12.5 Sq Ft	9,000/-



**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411181218970 Premises No. : 562A Ward No. : 118 Street Name : S. N. ROY ROAD	Reference Deed No. : 03718/12 Date of Registration. : May 11, 2012 Office Where Registered : A.R.A-1	Owner Name : RACHIT AGARWAL, MAYANK AGARWAL, KUSUM DEVI AGARWAL, , MANISH AGARWAL, SUMIT AGARWAL, KAMLESH AGARWAL, RASHMI DEVI , AGARWAL, SANJAY KUMAR AGARWAL, RAVI KANT AGARWAL , ANITA DEVI AGARWAL, ANAND AGARWAL Owner Address : P-749, BLOCK-P , NEAR CHILDREN PARK , NEW ALIPORE, KOLKATA Pin No. : 700053	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 13/12/2018 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



## Major Information of the Deed

Deed No :	I-1602-11019/2018	Date of Registration	02/11/2018
Query No / Year	1602-0001661572/2018	Office where deed is registered	
Query Date	30/10/2018 3:05:15 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate		
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. 50,000/-	Rs. 6,98,064/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,610/- (Article:33(i))	Rs. 7,027/- (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 : (Premises located on J.L.Sarani -- ) , , Premises No. 562A, Ward No: 118

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		49,000/-	6,89,064/-	Property is on Road
<b>Grand Total :</b>					<b>.3609Dec</b>	<b>49,000 /-</b>	<b>6,89,064 /-</b>




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12.5 Sq Ft.	1,000/-	9,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 12.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>12.5 sq ft</b>	<b>1,000 /-</b>	<b>9,000 /-</b>	






Major Information of the Deed :- I-1602-11019/2018-02/11/2018

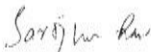
**Donor Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>ANITA AGARWAL, (Alias: ANITA DEVI AGARWAL) (Presentant)</b> Wife of Shri Ravi Kant Agarwal Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office			
	02/11/2018	LTI 02/11/2018	02/11/2018	
17, Kundan Lal Saigal Sarani, Block-P, New Alipore, 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.:: ACRPA8067A, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>RAVI KANT AGARWAL</b> Son of Late Ram Pratap Agarwal Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office			
	02/11/2018	LTI 02/11/2018	02/11/2018	
Son of Late Ram Pratap Agarwal Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADCPA9853C, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				

**Identifier Details :**

Name & address	
Mr Saroj Kumar Ram Son of Late A K Ram Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of ANITA AGARWAL, RAVI KANT AGARWAL	02/11/2018
	



Major Information of the Deed :- I-1602-11019/2018-02/11/2018



## 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	ANITA AGARWAL	RAVI KANT AGARWAL	Y	0.360938 Dec	6,89,064/-

## 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	ANITA AGARWAL	RAVI KANT AGARWAL	Y	12.5 Sq Ft	9,000/-

Endorsement For Deed Number : I - 160211019 / 2018

On 31-10-2018

### 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 6,98,064/-. Family Members amount Rs 6,98,064/-

*[Signature]*

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

On 02-11-2018

### 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.

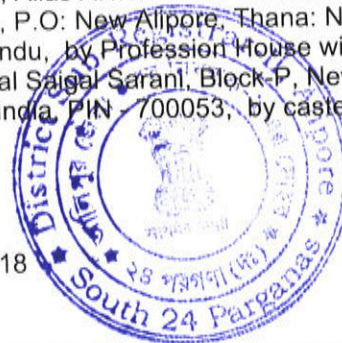
### Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:49 hrs on 02-11-2018, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by ANITA AGARWAL Alias ANITA DEVI AGARWAL, Executant.

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

Execution is admitted on 02/11/2018 by 1. ANITA AGARWAL, Alias ANITA DEVI AGARWAL, Wife of Shri Ravi Kant Agarwal, 17, Kundan Lal Saigal Sarani, Block-P, New Alipore, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. RAVI KANT AGARWAL, Son of Late Ram Pratap Agarwal, 17, Kundan Lal Saigal Sarani, Block-P, New Alipore, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Major Information of the Deed :- I-1602-11019/2018-02/11/2018



Indetified by Mr Saroj Kumar Ram, , Son of Late A K Ram, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,027/- ( A(1) = Rs 6,981/- ,E = Rs 14/- ,H = Rs 3/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,027/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/11/2018 4:38AM with Govt. Ref. No: 192018190302308541 on 01-11-2018, Amount Rs: 7,027/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. 31701769 on 01-11-2018, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,510/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,510/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 112297, Amount: Rs.100/-, Date of Purchase: 15/10/2018, Vendor name: Abanish Kumar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 01/11/2018 4:38AM with Govt. Ref. No: 192018190302308541 on 01-11-2018, Amount Rs: 3,510/-, Bank: Union Bank of India ( UBIN0530166), Ref. No. 31701769 on 01-11-2018, Head of Account 0030-02-103-003-02

*Samar Kumar Pramanick*

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



Major Information of the Deed :- I-1602-11019/2018-02/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 368394 to 368416

being No 160211019 for the year 2018.



*Samar*

Digitally signed by Samar Kumar  
Pramanick  
Date: 2018.11.05 14:47:57 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 05/11/2018 14:47:44  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

# **DEED OF GIFT**

**DATED: 26TH OCTOBER, 2018**

**﴿ 0 ﴾ ﴿ 0 ﴾ ﴿ 0 ﴾**

**ANITA DEVI AGARWAL - DONOR**

**AND**

**RAVI KANT AGARWAL - DONEE**

**﴿ 0 ﴾ ﴿ 0 ﴾ ﴿ 0 ﴾**

*Re: 1/16th share in Premises No.  
562A, S. N. ROY ROAD,  
KOLKATA - 700 038  
Measuring 3.50 Cottah*

**﴿ 0 ﴾ ﴿ 0 ﴾ ﴿ 0 ﴾**

<b>BEING NO.</b>	<b>YEAR</b>	<b>BOOK NO.</b>	<b>VOL. NO.</b>	<b>PAGES FROM</b>	<b>PAGES TO</b>
<b>160211019</b>	<b>2018</b>	<b>I</b>	<b>1602 - 2018</b>	<b>368394</b>	<b>368416</b>
<b>REGISTRAR</b>			<b>DSR - III, ALIPORE</b>		

**﴿ 0 ﴾ ﴿ 0 ﴾ ﴿ 0 ﴾**