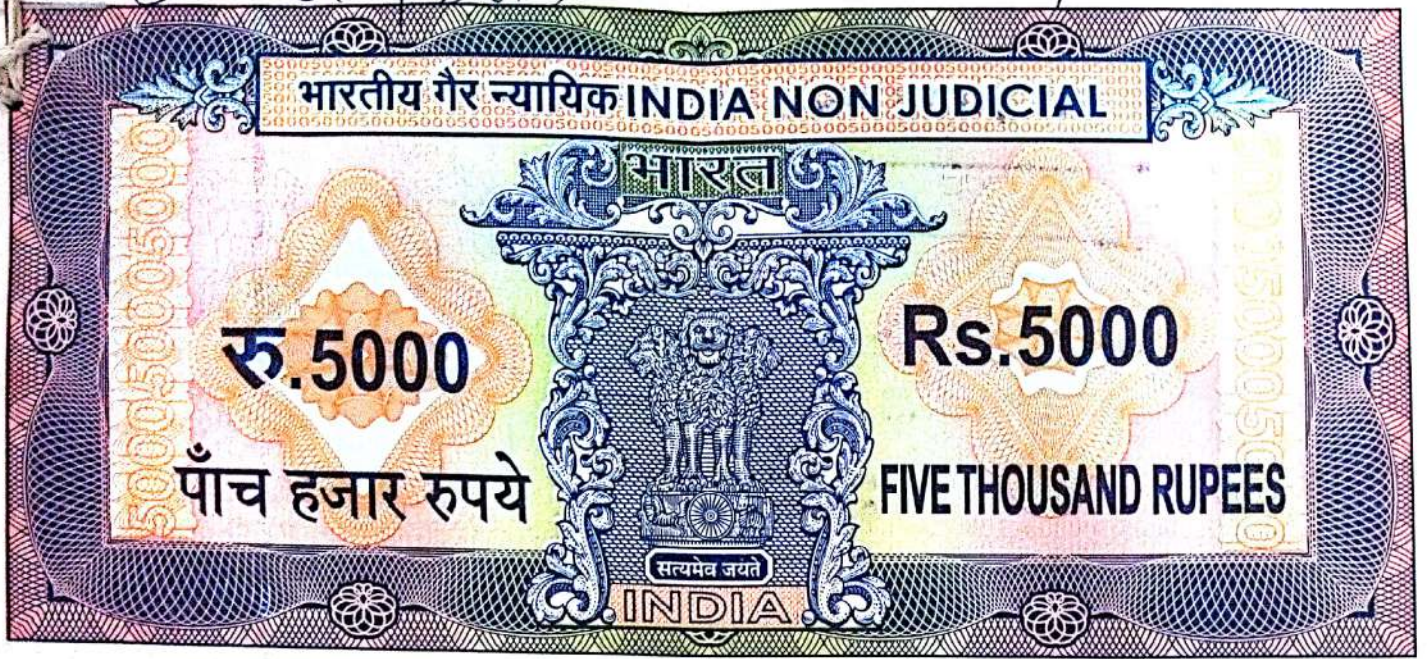


S - 0161/2019

1 - 128 / 2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 175920

D 175920

9) 59094/19
 5802, N/C - 29/19
 16/01/2019, 7:35 AM.

Miranda Pradhan

DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 16TH DAY OF
JANUARY 2019.

NO. 29 2019
 per records.

Rs 2500
 Rs 4000
 Rs

Rs 6500
 16/1/19
 18/1/19

[Handwritten signature]

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. CHIEF REGISTRAR,
 SILIGURI

[Handwritten signature]
 18/1/2019

JUDICIAL STAMP

959 Date 08.1.19

Shri Dibya Prasad Pradhan
Tetuk Kothi, South Sikkim

Stamp Vendor
Bagdogra
Lic. No- 546/RM
07 / Darjeeling



Shri Dibya Prasad Pradhan

058871 G



TAIV-73

Shri Dibya Prasad Pradhan



TAIV-74

Dibya Prasad Pradhan

[Signature]

Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

16 JAN 2019

Suraj Pradhan
s/o Late K.N. Pradhan
Bansane, Matigera
P.O & P.S. Matigera
Dist- Darjeeling

: 2 :

Hirendra Prasad Pradhan.

BETWEEN

SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN, son of Late Punnya Prasad Pradhan, Indian by Nationality, Hindu by faith, Business by occupation, residing at Turuk Kothi, P.O.- Turuk via Melli Bazar, P.S. - Melli, District - South Sikkim, PIN-737128, in the State of Sikkim, hereinafter called the "**DONOR**" (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-BKVPP6729B).

AND

SRI DIBYA PRASAD PRADHAN, son of Late Punnya Prasad Pradhan, Indian by Nationality, Hindu by faith, Business by occupation, residing at Turuk Kothi, P.O.- Turuk via Melli Bazar, P.S. - Melli, District - South Sikkim, PIN-737128, in the State of Sikkim, 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 - DKEPP0280C)

WHEREAS 1. SRI KESHAB PRASAD PRADHAN, 2. SRI PUSHPA PRASAD PRADHAN, 3. SRI DIBYA PRASAD PRADHAN and 4. SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN, all sons of Late Punya Prasad Pradhan, are the recorded owners of all that piece or parcel of land measuring 27 Kathas 8 Chattaks, forming part of R.S.Plot No.259, recorded in R.S. Khatian No.433, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling, having permanent, heritable and transferable right, title and interest therein.

[Handwritten signature]

: 3 :

AND WHEREAS abovenamed SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN (The Donor of these present), out of natural love and affection is now desirous of making disposition of his 1/4th share in all that piece or parcel of land measuring 27 Kathas 8 Chattaks, more particularly described in the Schedule given hereinbelow, unto and in favour of his full blooded brother - SRI DIBYA PRASAD PRADHAN, the Donee of these present.

AND WHEREAS SRI DIBYA PRASAD PRADHAN (The Donee of these present), is having 1/4th share in the Schedule property and after registration of this Gift Deed, he shall be the absolute and exclusive owner of the 2/4th share in Schedule property

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 DIBYA PRASAD PRADHAN (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, do hereby grant, convey and transfer unto the said Donee the Scheduled land, 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 therewith 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.



: 3 :

Harendra Prasad Pradhan

AND WHEREAS abovenamed SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN (The Donor of these present), out of natural love and affection is now desirous of making disposition of his 1/4th share in all that piece or parcel of land measuring 27 Kathas 8 Chattaks, more particularly described in the Schedule given hereinbelow, unto and in favour of his full blooded brother - SRI DIBYA PRASAD PRADHAN, the Donee of these present.

AND WHEREAS SRI DIBYA PRASAD PRADHAN (The Donee of these present), is having 1/4th share in the Schedule property and after registration of this Gift Deed, he shall be the absolute and exclusive owner of the 2/4th share in Schedule property

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 DIBYA PRASAD PRADHAN (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, do hereby grant, convey and transfer unto the said Donee the Scheduled land, 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 therewith 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.

[Handwritten signature]

: 4 :

Shri. Prasad Pradhan

THE DONOR DOETH 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 Scheduled land hereby granted unto the Donee.

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 Scheduled land 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 Scheduled land 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 do 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 have put the Donee in actual possession of the Scheduled land hereby granted and transferred and the Donee have accepted the gift by taking exclusive possession thereof.

Prasad Pradhan

: 5 :

Hindra Prasad Pradha

e) 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 Scheduled land hereby gifted has been assessed at Rs.2,06,24,991.00 (Rupees Two Crores Six Lakhs Twenty Four Thousand Nine Hundred Ninety One) only for the purpose of Stamp Duty.

SCHEDULE

All that undivided 1/4th share in the vacant bastu land measuring measuring 27 Kathas 8 Chattaks, forming part of R.S.Plot No.259, recorded in R.S.Khatian No.433, situated within Mouza - Siliguri, J.L. No.110 (88), Pargana - Baikunthapur, P.O. and P.S. - Pradhan Nagar, Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.II of Siliguri Municipal Corporation, in the District of Darjeeling

The said undivided 1/4th undivided share land gifted by these present measures 6 Kathas 14 Chattaks.

The said land hereby gifted is proposed to be used as *Bastu* and the same is transferred within the boundary as stated hereinunder :-

By North : Land of Md. Sabir, Smt. Mala Pradhan and 33 Feet wide S.M.C. Road,

By South : Land of Victor Tradelink Pvt. Ltd. and 12 Feet wide Road,

By East : 33 Feet wide S.M.C. Road and land of Victor Tradelink Pvt. Ltd.,

By West : Land of Bappa Paul and others.



: 6 :

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

WITNESSES :

1. Suresh Pradhan
S/O Late K. N. Pradhan
Bansana, Matigosa
P.O. P.S. Matigosa
Dist. Darjeeling

The contents of this document have been gone through and understood personally by the Donor.

Harendra Prasad Pradhan.

DONOR

2. Anam Anup.
S/O. Late. Winging Wangdi Shrestha
Nividita Road
Pradhan Nagar
Siliguri - 734003
P.O. & P.S. Pradhan Nagar
Dist. Darjeeling

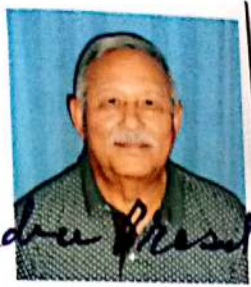
Suresh Prasad Pradhan

ACCEPTANCE BY THE
DONEE

Drafted as per the instructions of the Donor and Donee and explained the contents to them and printed in my Office.

Kamal K. Kedia

K.K.Kedia
Advocate, Siliguri
E.No.F/6/92.



Hirendra Prasad Pradhan

FINGER PRINTS OF SRI HIRENDRA PRASAD PRADHAN ALIAS HIRENDRA PRADHAN (DONOR)

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

Hirendra Prasad Pradhan

SIGNATURE



Dibya Prasad Pradhan

FINGER PRINTS OF SRI DIBYA PRASAD PRADHAN (DONEE)

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

Dibya Prasad Pradhan

SIGNATURE





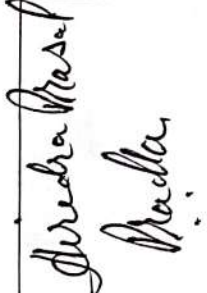


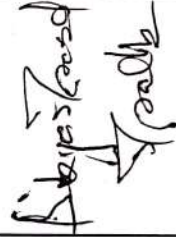


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000059094/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri HIRENDRA PRASAD PRADHAN Alias HIRENDRA PRADHAN Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Donor			
2	Shri DIBYA PRASAD PRADHAN Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Donee			
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri SURAJ PRADHAN Son of Late K.N. Pradhan Barsana, Matigara, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010	Shri HIRENDRA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN		 	

(Surajit Biswas)

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

आयकर विभाग

INCOME TAX DEPARTMENT

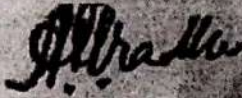
HIRENDRA PRADHAN

PUNYA PRASAD PRADHAN

07/09/1947

Permanent Account Number

BKVPP6729B



Signature



भारत सरकार

GOVT. OF INDIA



19112010

Hirendra Prasad Pradhan



ELECTION COMMISSION OF INDIA

IDENTITY CARD

BFM0103382



Elector's Name : **HIRENDRA PRADHAN**
Father's Name : **LT.PUNYA PD. PRADHAN**
Sex : **Male**
Age as on 1.1.2007 : **60**

Identity Card No.: **BFM0103382**

Address

H.No. : 35
Strt/Mohalla: TURUK
Vill/Town : TURUK
Police Stn : MELLI POLICE STATION
Distt : SOUTH-SIKKIM

Fascimile Signature of
Electoral Registration Officer

For 14- MELLI

Place: TURUK

Date: 12/04/2007

Major Information of the Deed

Deed No :	I-0402-00128/2019	Date of Registration	18/01/2019
Query No / Year	0402-0000059094/2019	Office where deed is registered	
Query Date	12/01/2019 8:40:24 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	DIBYA PRASAD PRADHAN Turuk Kothi, Thana : MELLI, District : South, SIKKIM, PIN - 737128, Mobile No. : 9832368298, Status :Buyer/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. 2,06,24,991/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,145/- (Article:33(i))	Rs. 2,06,264/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: PRADHAN NAGAR WARD NO.2, Road Zone : (From H.C.Road -- Nivedita Road) , Mouza: Siliguri Pin Code : 734003

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-259	RS-433	Bastu	Bastu	6 Katha 14 Chatak		2,06,24,991/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
Grand Total :					11.3438Dec	0 /-	206,24,991 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri HIRENDRA PRASAD PRADHAN, (Alias: HIRENDRA PRADHAN) (Presentant) Son of Late Punnya Prasad Pradhan Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKVPP6729B, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Pvt. Residence

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri DIBYA PRASAD PRADHAN Son of Late Punnya Prasad Pradhan Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DKEPP0280C, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-0402-00128/2019-18/01/2019

Identifier Details :

Name & address	
Shri SURAJ PRADHAN Son of Late K.N. Pradhan Barsana, Matigara, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri HIRENDRA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN	

Endorsement For Deed Number : I - 040200128 / 2019

On 14-01-2019

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 2,06,24,991/-. Family Members amount Rs 2,06,24,991/-

Surajit Biswas

**Surajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal**

On 16-01-2019

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

Presented for registration at 19:35 hrs on 16-01-2019, at the Private residence by Shri HIRENDRA PRASAD PRADHAN Alias HIRENDRA PRADHAN, Executant.

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

Execution is admitted on 16/01/2019 by 1. Shri HIRENDRA PRASAD PRADHAN, Alias HIRENDRA PRADHAN, Son of Late Punnya Prasad Pradhan, Turuk Kothi, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business, 2. Shri DIBYA PRASAD PRADHAN, Son of Late Punnya Prasad Pradhan, Turuk Kothi, P.O: Turuk Via Melli Bazar, Thana: MELLI, , South, SIKKIM, India, PIN - 737128, by caste Hindu, by Profession Business

Major Information of the Deed :- I-0402-00128/2019-18/01/2019

25/01/2019 Query No:-04020000059094 / 2019 Deed No :I - 040200128 / 2019, Document is digitally signed.

Page 15 of 17

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Surajit Biswas

Surajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 18-01-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,06,264/- (A(1) = Rs 2,06,250/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,06,264/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2019 3:56PM with Govt. Ref. No: 192018190329546321 on 15-01-2019, Amount Rs: 2,06,264/-,
Bank: Oriental Bank of Commerce (ORBC0100392), Ref. No. 51031652 on 15-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,145/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 98,145/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 959, Amount: Rs.5,000/-, Date of Purchase: 08/01/2019, Vendor name: T Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/01/2019 3:56PM with Govt. Ref. No: 192018190329546321 on 15-01-2019, Amount Rs: 98,145/-, Bank:
Oriental Bank of Commerce (ORBC0100392), Ref. No. 51031652 on 15-01-2019, Head of Account 0030-02-103-003-02

Surajit Biswas

Surajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Major Information of the Deed :- I-0402-00128/2019-18/01/2019

25/01/2019 Query No:-04020000059094 / 2019 Deed No :I - 040200128 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 0402-2019, Page from 3146 to 3162
being No 040200128 for the year 2019.



Digitally signed by SURAJIT BISWAS
Date: 2019.01.25 19:36:41 +05:30
Reason: Digital Signing of Deed.

Surajit Biswas

(Surajit Biswas) 25-01-2019 19:35:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.