

Sl. 255/19

T. 24/1/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 175848

9) 59/22/19
 8 P.M., 25/01/2019
 61/19

[Handwritten signature]

DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 25TH DAY OF

JANUARY 2019.

CERTIFIED THAT THE DOCUMENT IS ADMITTED
 TO REGISTRATION THE SIGNATURES AND
 THE ENDORSEMENTS ARE AFFIXED TO THIS
 DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR
 BILGURI

[Handwritten signature]
 30/1/2019

61 2019
 Rs 2500
 Rs 4000

650
 25/1/2019
 30/1/2019

[Handwritten signature]

NON JUDICIAL STAMP

No. 2429 21.1.19

For: Sri Dibya Prasad Pradhan

of: Turuk Kothi, South Sikkim

Value Rs. 5000/-



Dibya Prasad Pradhan

(S. Chandhu Saran Roy)
Govt Stamp Vender
L. No. 173/R.M.
Siliguri Court



THAK-111

Dibya Prasad Pradhan



THAK-112

[Signature]

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

Dibya Prasad Pradhan

25 JAN 2019

Surgj Pradhan
40 Late K.N. Pradhan
Bassana, Matigara,
P.O. & P.S. Matigara
Dist. Darjeeling

: 2 :

P. Pushpa Pradhan

BETWEEN

SRI PUSHPA 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 "**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-ERWPP2141G).

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.

Pradha

: 3 :

Pushpa Prasad Pradhan

AND WHEREAS abovenamed SRI PUSHPA PRASAD PRADHAN (The Donor of these presents), 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 out of the aforesaid land, 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 presents), is the absolute owner of the 2/4th share in the Schedule property by virtue of the aforesaid R.S. Khatian and Registered Gift Deed executed in his favour by his full blooded brother-Sri Hirendra Prasad Pradhan Alias Hirendra Pradhan and after registration of this Gift Deed, SRI DIBYA PRASAD PRADHAN shall become the absolute and exclusive owner of the 3/4th 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 :

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THE DONOR DOTH HEREBY COVENANT AND DECLARE AS FOLLOWS :-

a) That the Donor has full power and absolute and indefeasible right and authority to grant, convey and transfer the 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.

Handwritten signature

: 5 :

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.

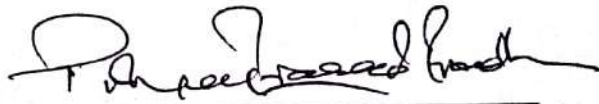
: 6 :

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. Suraj Badhan
S/O late K.N. Badhan
Barana, Matigara,
P. O. P.S. Matigara.
Dist Darjeeling

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



DONOR

2. Mouam Mupa.

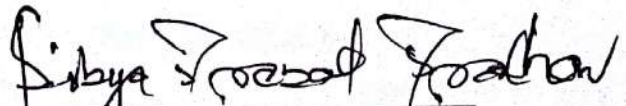
S/O late. Wizing wongdi Mupa.

Badhan Nagar

Siliguri

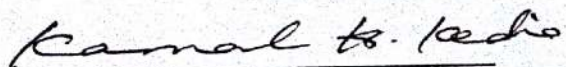
P/O & P/S Badhan Nagar

Dist :- Darjeeling



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.



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



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 04020000059122/2019

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 PUSHPA PRASAD PRADHAN Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Donor			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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 PUSHPA PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN			

(Surajit Biswas)

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



Pushpa Prasad Pradhan

FINGER PRINTS OF SRI PUSHPA PRASAD PRADHAN (DONOR)

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

Pushpa 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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



व्यक्तिगत आयकर
Permanent Account Number Card

DKEPP0280C

पति का नाम
DIBYA PRASAD PRADHAN

पति का पता: पिता का नाम
PUNYA PRASAD PRADHAN

व्यक्ति का जन्म तिथि: Date of Birth
22/08/1995



(Handwritten Signature)

TAXPAYER'S SIGNATURE

24012017

(Handwritten Signature)
Subje Prasad Pradhan

Major Information of the Deed

Deed No :	I-0402-00247/2019	Date of Registration	30/01/2019
Query No / Year	0402-0000059122/2019	Office where deed is registered	
Query Date	12/01/2019 8:53:19 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/-		
Stamp duty 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 Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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 PUSHPA PRASAD 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.:: ERWPP2141G, Status :Individual, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,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: 25/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-0402-00247/2019-30/01/2019

Registrar 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 PUSHPA PRASAD PRADHAN, Shri DIBYA
PRASAD PRADHAN

Endorsement For Deed Number : I - 040200247 / 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 25-01-2019

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

Presented for registration at 20:00 hrs on 25-01-2019, at the Private residence by Shri PUSHPA PRASAD PRADHAN ,Executant.

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

Execution is admitted on 25/01/2019 by 1. Shri PUSHPA 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, 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-0402-00247/2019-30/01/2019

31/01/2019 Query No:-04020000059122 / 2019 Deed No :I - 040200247 / 2019, Document is digitally signed.

Page 18 of 21

Notified by Shri SURAJ PRADHAN, , Son of Late K.N. Pradhan, Barsana, Matigara, P.O: Matigara, Thana: Matigara, Darjeeling, WEST BENGAL, India, PIN - 734010, by caste Hindu, by profession Business

Surajit Biswas

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

On 29-01-2019

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 by online = Rs 2,06,264/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2019 2:18PM with Govt. Ref. No: 192018190334108751 on 25-01-2019, Amount Rs: 2,06,264/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 199788749 on 25-01-2019, 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 by online = Rs 98,145/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2019 2:18PM with Govt. Ref. No: 192018190334108751 on 25-01-2019, Amount Rs: 98,145/-, Bank:
IDBI Bank (IBKL0000012), Ref. No. 199788749 on 25-01-2019, Head of Account 0030-02-103-003-02

Jiwan Tamang

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

On 30-01-2019

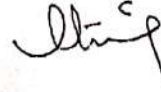
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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 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/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 2429, Amount: Rs.5,000/-, Date of Purchase: 21/01/2019, Vendor name: S S Roy



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

ate of Registration under section 60 and Rule 69.
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me number 0402-2019, Page from 7457 to 7477
ing No 040200247 for the year 2019.

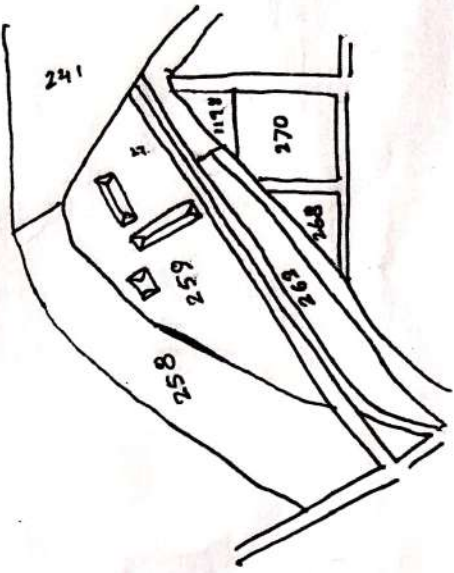
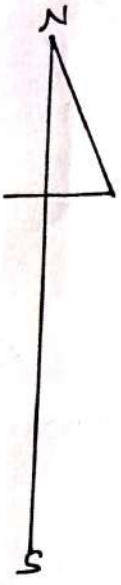


Digitally signed by Jiwan Tamang
Date: 2019.01.31 17:17:36 +05:30
Reason: Digital Signing of Deed.

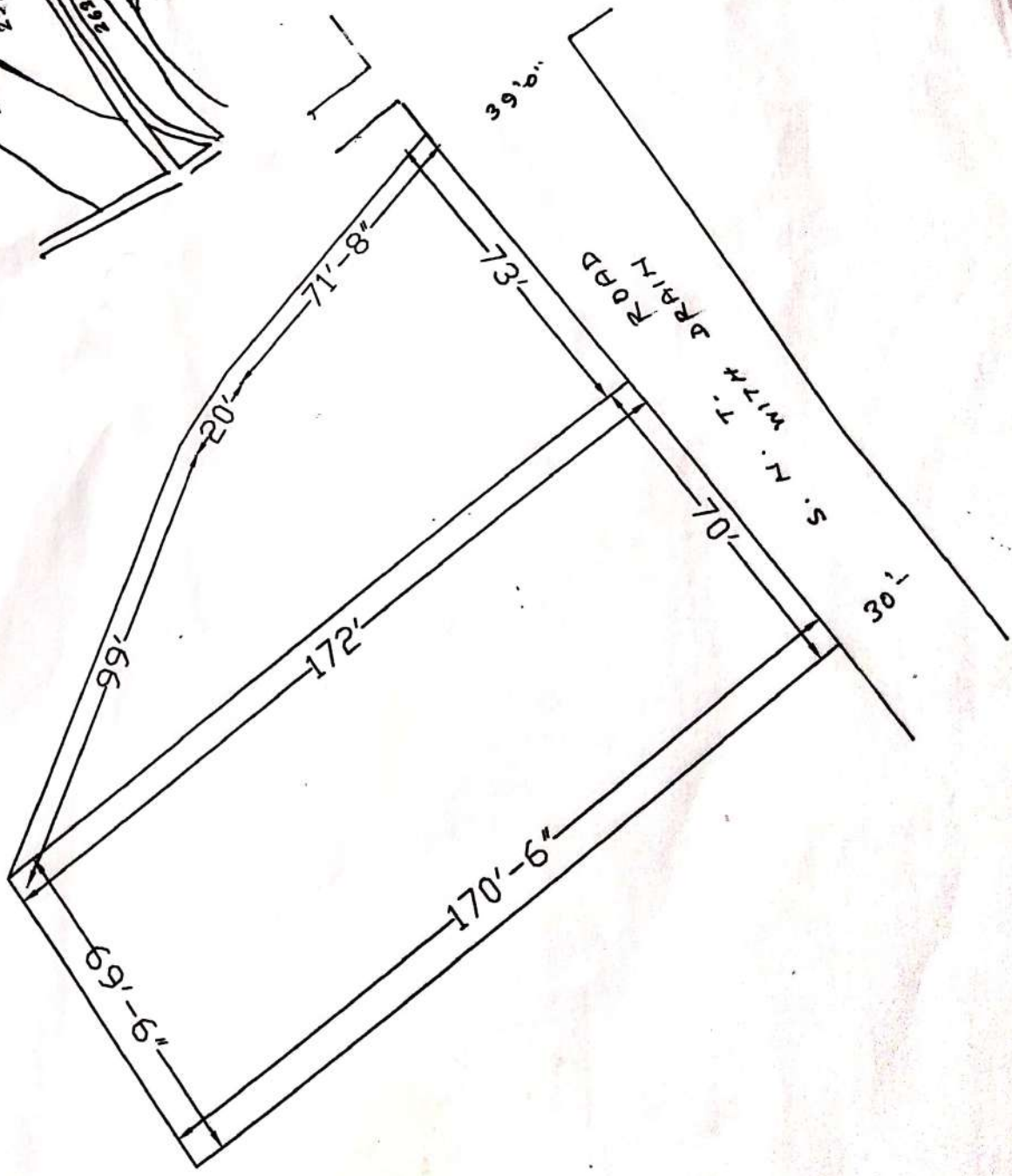
(Jiwan Tamang) 31-01-2019 17:17:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

POUZA SILIGURI JL. NO. 88 SHEET NO. 2
 S. PRADHAN NAGAR DISTRICT DARJEELING.

KH. NO.	PLOT NO.	AREA IN DECIMAL	OR KATHA & CHH.	
	259	45.23	27	6



SCALE 1 INCH = 40'



Hanuman Prasad
 HANUMAN PRASAD
 SILIGURI