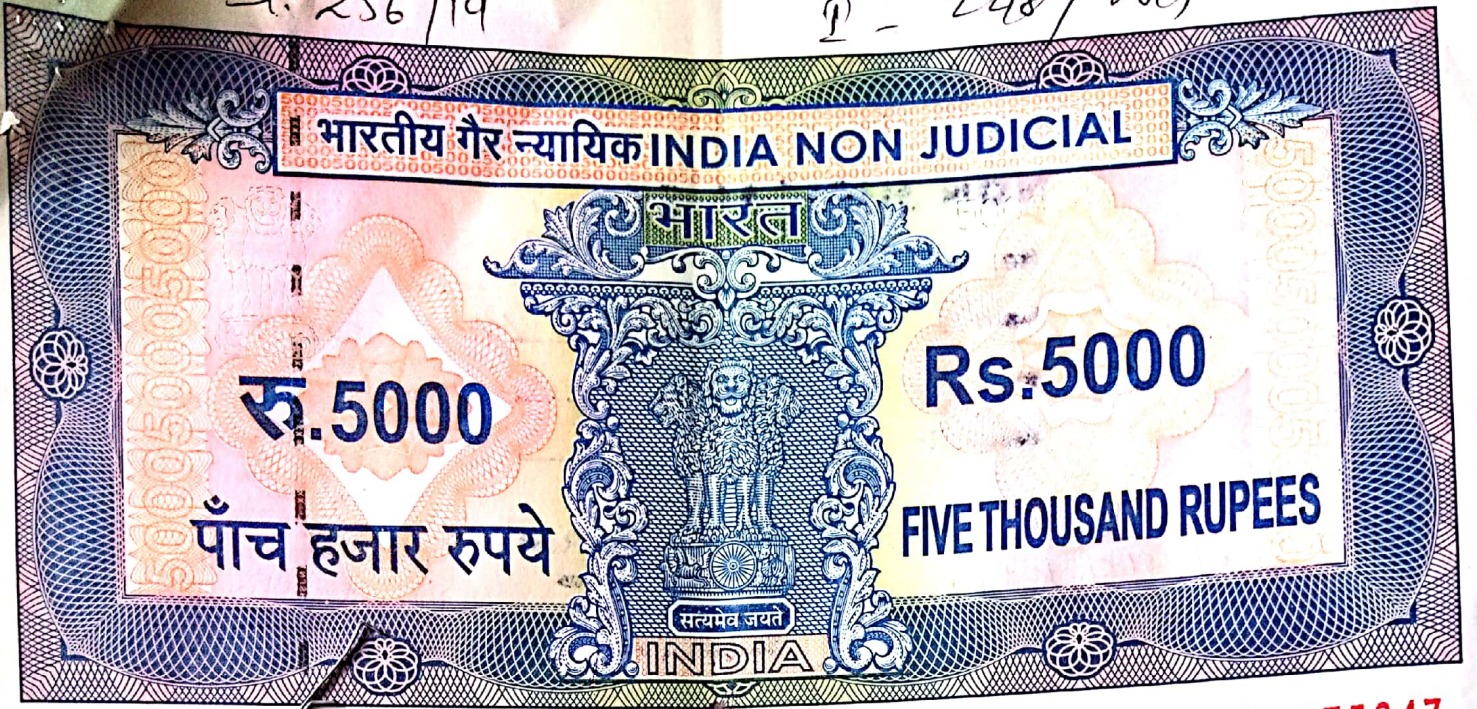


Sl. 256 / 19

D - 248 / 2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 175847

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০) 120131/19  
 ৪৪০০, ৪:১০ P.M.  
 25/01/2019, V/C - 62/19



L.T. I of SHRI Keshab Kanta Pradhan  
 by the pen of Suraj Pradhan

## DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 25<sup>TH</sup> DAY OF

JANUARY 2019.

NO. 62 2019

CERTIFIED THAT THE DOCUMENT IS ADMITTED  
 TO REGISTRATION, THE STAMP DUES PAID AND  
 THE ENDORSEMENT AND SIGNATURE ON THIS  
 DOCUMENT ARE THE PART OF THE DOCUMENT

FOR RECORDS  
 Rs 2500  
 Rs 400  
 Rs

ADDL. DIST. REGISTRAR  
 BILGURI  
 30/1/2019

Rs 650  
 25/1/19  
 30/1/19

*(Handwritten signature)*

: 2 :



L.T.T. of S1021 Keshab Prasad Pradhan  
by the pen of Shri Pradhan

**BETWEEN**

**SRI KESHAB 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-AEGPP4459L ).

**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.

: 3 :



L.T. I. of SRI KESHAB PRASAD PRADHAN  
by the son of Suresh Pradhan

AND WHEREAS abovenamed SRI KESHAB PRASAD PRADHAN ( The Donor of these presents ), out of natural love and affection is now desirous of making disposition of his 1/4<sup>th</sup> 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 3/4<sup>th</sup> share in the Schedule property by virtue of the aforesaid R.S. Khatian and by Registered Gift Deeds executed in his favour by his full blooded brothers-Sri Hirendra Prasad Pradhan Alias Hirendra Pradhan and Sri Pushpa Prasad Pradhan and after registration of this Gift Deed, SRI DIBYA PRASAD PRADHAN shall become the absolute and exclusive owner of the 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.



L.T. I of S.H. 1. Rukh Kaur and Bhand  
by the plan of Suraj Bhandhan

: 4 :

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.

*Dis*

: 5 :



L.T.I of SHK. Keshab Prasad Pradhan  
by the per. of Suraj Pradhan

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 1/4<sup>th</sup> share in the vacant bastu 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.

The said undivided 1/4<sup>th</sup> 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 Bradhan  
S/O Late K.N. Bradhan  
Bassana, Matigara,  
P.O. & P.S. Matigara  
Dist. Darjeeling

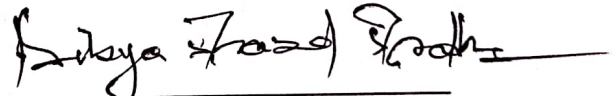
The contents of this document have been gone through and understood personally by the Donor.



L.T.I. of Smt. Kesab Prasad Bradhan  
by the pen of Suraj Bradhan

\_\_\_\_\_  
DONOR

2. Ranjita Bradhan  
S/O Sri Kesab Prasad Bradhan  
Pradha Naga, Siliguri  
P.O. & P.S. Pradha Naga  
Dist. Darjeeling

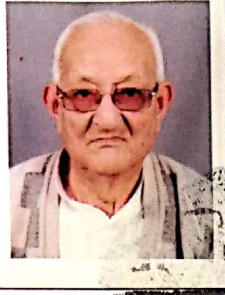


\_\_\_\_\_  
ACCEPTANCE BY THE  
DONEE

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.



L.T.I. of SHRI Keshab Prasad Pradhan  
by the pen of Surej Pradhan

FINGER PRINTS OF SRI KESHAB PRASAD PRADHAN ( DONOR )

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



L.T.I. of SHRI Keshab Prasad Pradhan  
by the pen of Surej Pradhan

SIGNATURE



*Surej 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



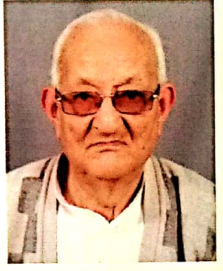



Government of West Bengal

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 04020000120131/2019

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 KESHAB PRASAD PRADHAN Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Donor			L.T.I. of SHRI Keshab Prasad Pradhan by the pen of Suraj Pradhan
2	Shri DIBYA PRASAD PRADHAN Turuk Kothi, P.O:- Turuk Via Melli Bazar, P.S:- MELLI, District:-South, Sikkim, India, PIN - 737128	Donee			Finger Prasad Pradhan
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 KESHAB PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN		Suraj Pradhan	

(Surajit Biswas)

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



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AEGPP4459L

नाम /NAME

KESHAB PRASAD PRADHAN

पिता का नाम /FATHER'S NAME

PUNYA PRASAD PRADHAN

जन्म तिथि /DATE OF BIRTH

01-01-1933

हस्ताक्षर /SIGNATURE

*K. Prasad*

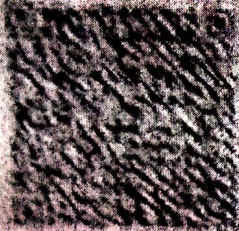
आयकर आयुक्त, प.बं.-II

*K. Prasad*

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

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA




स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DKEPP0280C

नाम: Name  
DIRYA PRASAD PRADHAN

पिता का नाम: Father's Name  
PUNYA PRASAD PRADHAN

जन्म की तिथि: Date of Birth  
22/08/1945

  
Taxpayer's Signature



24012017

*Durya Prasad Pradhan*

## Major Information of the Deed

Deed No :	I-0402-00248/2019	Date of Registration	30/01/2019
Query No / Year	0402-0000120131/2019	Office where deed is registered	
Query Date	22/01/2019 7:11:57 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	DIBYA PRASAD PRADHAN Turuk Kothi, Thana : MELLI, District : South, SIKKIM, Mobile No. : 9832368298, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[201] 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:- Pradhan Nagar, 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,
<b>Grand Total :</b>					11.3438Dec	0 /-	206,24,991 /-	

### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Shri KESHAB PRASAD PRADHAN (Presentant)</b> 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.:: AEGPP4459L, 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	<b>Shri DIBYA PRASAD PRADHAN</b> 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-0402-00248/2019-30/01/2019

31/01/2019 Query No:-04020000120131 / 2019 Deed No :I - 040200248 / 2019, Document is digitally signed.

**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 KESHAB PRASAD PRADHAN, Shri DIBYA PRASAD PRADHAN	

Endorsement For Deed Number : I - 040200248 / 2019

**On 25-01-2019**

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

Presented for registration at 20:10 hrs on 25-01-2019, at the Private residence by Shri KESHAB PRASAD PRADHAN ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,06,24,991/- . Family Members amount Rs 2,06,24,991/-

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

Execution is admitted on 25/01/2019 by 1. Shri KESHAB 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 Indetified 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

Major Information of the Deed :- I-0402-00248/2019-30/01/2019

31/01/2019 Query No:-04020000120131 / 2019 Deed No :I - 040200248 / 2019, Document is digitally signed.

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 2:04PM with Govt. Ref. No: 192018190334097561 on 25-01-2019, Amount Rs: 2,06,264/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 199786205 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 2:04PM with Govt. Ref. No: 192018190334097561 on 25-01-2019, Amount Rs: 98,145/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 199786205 on 25-01-2019, Head of Account 0030-02-103-003-02



**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)**

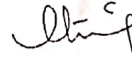
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

**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 2430, 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**

Major Information of the Deed :- I-0402-00248/2019-30/01/2019

31/01/2019 Query No:-04020000120131 / 2019 Deed No :I - 040200248 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2019, Page from 7438 to 7456  
being No 040200248 for the year 2019.



*Jiwan Tamang*

Digitally signed by Jiwan Tamang  
Date: 2019.01.31 17:16:44 +05:30  
Reason: Digital Signing of Deed.

(Jiwan Tamang) 31-01-2019 17:16:22  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)