

Sl. No. 2841/2022

I - 2537/wm



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

2/2368979/2022

G 941053

V.C - 390/2022

*Prangal*  
20:55  
24.08.22

যত্ন সহী অর্জবাল

: 1 :

**DEED OF GIFT**

CONFIRMED THAT THE DOCUMENT ADMITTED TO REGISTER AND THE PARTIES TO THE DEEDS WERE IDENTIFIED AND THE PARTIES TO THE DOCUMENT

*Prangal*  
ACOL. REGISTRAR  
SALDURI  
25/8/2022

390 2022  
Rs 25000  
Rs 40000  
Rs 65000  
25/8/2022



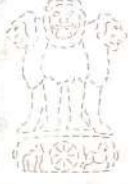
SL. NO. 21282 Date 22.8.2022

PURCHASER Smt. Rekha Bindal

Full Address ~~Si-shantinagar Dist-dar~~

Total Value 500/-

Stamp Purchased from JPG Treasury-1



STAMP VENDOR

JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajganj, Jalpaiguri

पुरुषा देवी अग्रवाल



TAPK-983

पुरुषा देवी अग्रवाल



TAPK-984

Rekha Bindal



TAPK-985



*[Signature]*

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

24 AUG 2022

Aparajit Roy  
Sloshi Anneshtwan Roy  
East Chayan Pata  
P.O - Ahogandi  
PS - Bhaktinagar  
Dist - Jalpaiguri

: 2 :

MOUZA : SILIGURI  
POLICE STATION : SILIGURI  
DISTRICT : DARJEELING  
AREA : UNDIVIDED LAND MEASURING 933.75 SQ FT  
R.S KHATIAN NO. : 870  
R.S PLOT NO. : 9620  
J.L NO. : 110(88)

১১০/৮৮  
প্লট  
নং

WITHIN SILIGURI MUNICIPAL CORPORATION AREA

THIS INDENTURE IS MADE ON THIS THE 24<sup>th</sup> DAY OF AUGUST 2022.

**BETWEEN**



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling

24 AUG 2022

: 3 :

**SMT PUSHPA DEVI AGARWAL**, wife of Late Kishorilal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of C-3,3<sup>rd</sup> Floor, Ward No.43, Shyam Vatika, 2nd Mile Sevoke Road, Shyam Mandir, Opposite Sky View Hotel, P.O. Sevoke Road and P.S. Bhaktinagar, in the District of Jalpaiguri --- hereinafter called the "**DONOR**" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**. (PAN: ADFPA3663F)

**A N D**

**SMT REKHA BINDAL**, wife of Late Nirmal Bindal, Hindu by Religion, Indian by Nationality, House-wife by Occupation, Resident of C-3,3<sup>rd</sup> Floor, Ward No.43, Shyam Vatika, 2nd Mile Sevoke Road, P.O. Sevoke Road and P.S. Bhaktinagar, in the District of Jalpaiguri --- hereinafter called the "**DONEE**" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**. (PAN: ACUPB9356Q)

**WHEREAS SRI OMPARKASH AGARWAL alias OMPROKASH AGARWALA AND KISHORILAL AGARWALA** had jointly purchased land measuring 15 Kathas 8 Chhataks from Sri Gulab Chand Agarwala, Son of Late Chanduram Agarwala, by virtue of Registered Deed of Conveyance, dated 20.08.1976 being Document No 1 - 4847 and the same was registered in the Office of the Sub-Registrar Siliguri, in the District of Darjeeling and the said land is fully described in the **Schedule- 'A'** below.



: 4 :

AND WHEREAS the above said Kishorilal Agarwala executed a Will dated 20-12-1996 whereby he bequeathed his  $\frac{1}{2}$  undivided share measuring 7 Kathas 12 Chhataks out of total land measuring 15 Kathas 8 Chhataks in favour of three persons, **SRI NIRMAL BINDAL**, **SRI NARESH AGARWAL** and **SRI RAJESH BINDAL** and thereafter by virtue of PROBATE granted by District Delegate, Civil Judge (Senior Division), Siliguri, in Misc Judicial (Probate) Case No. 10/98, **Sri NIRMAL BINDAL** Son of Late Kishorilal Agarwala became the owner of undivided share of land measuring 5 Kathas 3 Chhataks, **SRI NARESH AGARWAL**, Son of Late Kishorilal Agarwala became the owner of undivided share of land measuring 1 Katha 11 Chhataks and **SRI RAJESH BINDAL**, Nephew of Late Kishorilal Agarwala became the owner of undivided share of land measuring 14 Chhataks.

AND WHEREAS possessing the above said property, **Sri NIRMAL BINDAL** died intestate leaving behind his Mother, **SMT PUSHPA DEVI AGARWAL**, Wife, **SMT REKHA BINDAL**, one daughter **MISS YANA BINDAL** and son **PIYUSH BINDAL**, as his only legal heirs as per the HINDU SUCCESSION ACT, 1956 and they jointly inherited undivided land measuring 5 Katha 3 Chhatak of Late Nirmal Bindal.

AND WHEREAS the abovenamed Donor **SMT PUSHPA DEVI AGARWAL** in the aforesaid manner become the owner of  $\frac{1}{4}$ <sup>th</sup> undivided share of land measuring 933.75 Sq Ft, in the total land measuring 5 Kathas 3 Chhataks, having permanent, heritable and transferable right, title and interest therein and the said land is fully described in Schedule – 'B' below

AND WHEREAS the DONEE is the Daughter-in-law of the Donor and the said Donor has great love and affection for the said DONEE and is desirous out of such natural love and affection of disposing of her  $\frac{1}{4}$ <sup>th</sup> undivided share of land measuring 933.75 sq ft in favour of the Donee by way of Gift and the said land hereby gifted is fully described in the Schedule- 'B' below.

: 5 :

गुण २०१५  
२०१५

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

That in pursuance of the said intention and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of her own free will without any fraud, coercion or undue influence from anybody whomsoever, and in full possession of her senses does hereby give, convey, grant, transfer and confirm unto the said Donee the aforesaid property more fully described in the Schedule- 'B' below in favour of the Donee by way of Gift TO HAVE AND TO HOLD the said property hereby gifted unto and to the use of the said Donee forever and absolutely.

AND THAT THE SAID DONEE shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the said property fully described in the Schedule-'B' below, without any disturbance or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of her.

AND THAT the said Donee shall have the right to transfer by way of sale, gift, lease mortgage or otherwise the Schedule – 'B' property to any person.

AND THAT the Donee shall have the right to mutate her name in respect of the property fully described in the Schedule – 'B' below with the concerned Govt. Department.

: 6 :

**SCHEDULE 'A'**

ALL that piece or parcel of vacant homestead land measuring 15 Kathas 8 Chhataks situated at Punjabi Para, Ward No.13 of Siliguri Municipal Corporation, within Mouza Siliguri, appertains to and forms part of R.S Plot No 9620, recorded in RS Khatian No.870, J.L. No. 110 ( 88 ), Pargana Baikunthapur, P.S. Siliguri, District Darjeeling.

**The said entire land is bounded and butted as follows :-**

North ..... Land of MSN Builders and others .

South ..... 22 ft wide Road.

East ..... Land of Sri Rajesh Bindal.

West .... 15ft wide Road.

**SCHEDULE 'B'**

**(Property Hereby Gifted)**

All that 1/4<sup>th</sup> undivided Vacant Homestead Land measuring 933.75 Sq.ft forming part of Schedule 'A' land appertains to and forms part of R.S Plot No.9620, recorded in R.S. Khatian No. 870, Mouza Siliguri, J.L. No. 110(88), Pargana Baikunthapur, **situated at Punjabi para, Ward No. 13** of Siliguri Municipal Corporation, P.S. Siliguri, in the District of Darjeeling.

১১/১১/১১  
১১/১১/১১  
১১/১১/১১



: 7 :

IN WITNESS WHEREOF the Donor has put her signatures on this Deed of Gift and the Donee has also accepted the said Gift from the Donor and put her signatures on the day, month and year first above written.

**WITNESSES:-**

1. *Chopra Roy*  
*S/o Sri Anneshtan Roy*  
*East Chayan Patra*  
*P.O. - Ghogomali*  
*P.S. - Bhaktinagar*  
*Dist - Jalpaiguri*

*बुर्या देवी अग्रवाल*

**DONOR**

2. *Mary Concepta Rozario*  
*S/o Mr. Peter Johnny Rozario*  
*South Ektesel*  
*P.O. - Sevoke Road*  
*P.S. - Bhaktinagar*  
*Dist - Jalpaiguri*

*Rekhe Bindal*

**DONEE**

Accepted by me












Drafted by me and Printed in my office and explained the Contents to both the parties.

*Manoj Agarwal*

**MANOJ AGARWAL**

Advocate, Siliguri.












(Enrl No. F-505/434 of 1997)

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

प्ररुना देवी अग्रवाल

प्ररुना देवी अग्रवाल

Signature

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

रखे बिंदल

Rakhe Bindal.

Signature

**IDENTIFIER PHOTO SHEET**

**PHOTO**



**LEFT THUMB IMPRESSION**



*Asad Khan*

---

**Signature of Identifier**





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**FORM-1564**  
**Miscellaneous Receipt**

<b>Visit Commission Case No / Year</b>	0402000390/2022	<b>Date of Application</b>	24/08/2022
<b>Query No / Year</b>	04022002368979/2022		
<b>Transaction</b>	[0201] Gift, Gift in Favour of family members		
<b>Applicant Name of QueryNo</b>	Mr MANOJ AGARWAL		
<b>Stampduty Payable</b>	Rs.17,528/-		
<b>Registration Fees Payable</b>	Rs.35,030/-		
<b>Applicant Name of the Visit Commission</b>	Mr M Agarwal		
<b>Applicant Address</b>	siliguri		
<b>Place of Commission</b>	siliguri		
<b>Expected Date and Time of Commission</b>	24/08/2022 6:00 PM		
<b>Fee Details</b>	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
<b>Remarks</b>			







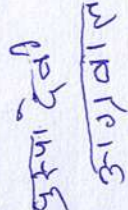






Government of West Bengal

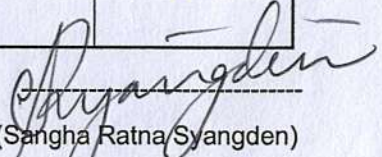
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

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

Signature / LTI Sheet of Query No/Year 04022002368979/2022

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	Smt Pushpa Devi Agarwal City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Donor			
2	Smt Rekha Bindal City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Donee			
SI No.	Name and Address of identifier	Identifier or	Photo	Finger Print	Signature with date
1	Mr GOPAL ROY Son of Mr GUNESHWAR ROY EAST CHAYA PARA, City:- Siliguri Mc, P.O:- GHOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	Smt Pushpa Devi Agarwal, Smt Rekha Bindal			

  
(Sangha Ratna Syangden)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR



OFFICE OF THE A.D.S.R.  
SILIGURI  
Darjeeling, West Bengal



## Major Information of the Deed

Deed No :	I-0402-02537/2022	Date of Registration	25/08/2022
Query No / Year	0402-2002368979/2022	Office where deed is registered	
Query Date	03/08/2022 1:24:43 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 35,01,568/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 17,528/- (Article:33(i))	Rs. 35,030/- (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: PANJABI PARA WARD NO.13, Mouza: Siliguri, JI No: 88, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-9620	RS-870	Bastu	Bastu	933.75 Sq Ft		35,01,568/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>2.1399Dec</b>	<b>0 /-</b>	<b>35,01,568 /-</b>	

### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Pushpa Devi Agarwal (Presentant )</b> Wife of Late Kishorilal Agarwal City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaklinagar, District:-Jalpalguri, West Bengal, India, PIN:- /34001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx3f, Aadhaar No: 67xxxxxxx7696, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Pvt. Residence



**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Rekha Bindal</b> Wife of Late Nirmal Bindal City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxx6q, Aadhaar No: 58xxxxxxxx6718, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GOPAL ROY</b> Son of Mr GUNESHWAR ROY EAST CHAYA PARA, City:- Siliguri Mc, P.O:- GHOGHOMALI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001			
Identifier Of Smt Pushpa Devi Agarwal, Smt Rekha Bindal			



Endorsement For Deed Number : I - 040202537 / 2022

On 24-08-2022

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

Presented for registration at 20:55 hrs on 24-08-2022, at the Private residence by Smt Pushpa Devi Agarwal ,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 35,01,568/-. Family Members amount Rs 35,01,568/-

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

Execution is admitted on 24/08/2022 by 1. Smt Pushpa Devi Agarwal, Wife of Late Kishorilal Agarwal, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt Rekha Bindal, Wife of Late Nirmal Bindal, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife

Indetified by Mr GOPAL ROY, , Son of Mr GUNESHWAR ROY, EAST CHAYA PARA, P.O: GHOGHOMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Service

*Sangha Ratna Syangden*

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

On 25-08-2022

**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 35,030/- ( A(1) = Rs 35,016/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 35,030/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2022 7:13AM with Govt. Ref. No: 192022230104366111 on 23-08-2022, Amount Rs: 35,030/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 392979207 on 23-08-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 17,528/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 12,528/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 21282, Amount: Rs.5,000/-, Date of Purchase: 22/08/2022, Vendor name: J R Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2022 7:13AM with Govt. Ref. No: 192022230104366111 on 23-08-2022, Amount Rs: 12,528/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 392979207 on 23-08-2022, Head of Account 0030-02-103-003-02

*Sangha Ratna Syangden*

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2022, Page from 81488 to 81504  
being No 040202537 for the year 2022.



*Syangden*

Digitally signed by SANGHA RATNA  
SYANGDEN  
Date: 2022.08.31 15:50:59 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2022/08/31 03:50:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)