8026/21 = 7971/2021



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Rajech Agreemed

: 028-114

# **DEED OF GIFT**

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet effected to this Document are part of this Document.

Addl. Distatet Sub-Registry

03 OCT 2021

Stephily

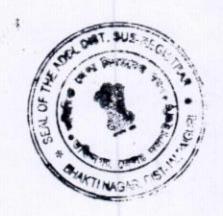
No 658- Dato 08-10-201.

sold Smd. Amida Bindel.

Manue Rs 50001

(Suchanganu Saran Rovi Govt Starhp Vendor L. No.173/R.M. Billiquiri Court







Adds. District Sub-Registrar Ghakti Nagar, Jaipaiguri

0.9 001 2021

# THIS DEED OF GIFT IS MADE ON THIS 9TH DAY OF OCTOBER, 2021.

Market Value : Rs. 2, 08, 97,229/-

Area : 27 Kathas 2.16 Chattak or 0.4481 Acre,

Mouza : Dabgram,

J.L. No. : 02,

Sheet No. : R.S. 09, L.R. 53,

R.S. Khatian No : 143,144,805/1/(KA),

L.R. Khatian No : 02,

R.S. Plot No : 148/434, 150/439, 42/510, 150,

L.R. Plot No : 13 & 15,

Gram Panchayet : Dabgram -II,

Police Station : Bhaktinagar,

District : Jalpaiguri.

## BETWEEN

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SRI RAJESH KUMAR AGARWAL, son of Sri Gulzari Lal Agarwal alias Gulzari Mal Agarwal, Indian by Nationality, Hindu by religion, business by occupation, residing at India Traders, Sevoke Road, Opposite Mayor Hotel, P.O. & P.S. Siliguri, District Darjeeling, Pin 734001, INCOMETAX PAN CARD NO. ADAPA1534G, hereinafter called the "DONOR"/"FIRST PARTY" (Which expression shall mean and include unless exclude by or repugnant to the context his heirs, successors, legal representatives, executors and assigns) of the FIRST PARTY of the FIRST PART.

## AND

SMT. ANITA BINDAL D/o. Sri Gulzari Mal Agarwal, alias Sri Gulzari Lal Agarwal and W/o. Sri Rajesh Bindal, Indian by Nationality, Hindu by religion, Housewife by occupation, residing at Madhuban Apartment, Block B, Flat No. A2, Sevoke Road, P.O. Sevoke Road, P.S. Bhaktinagar, District INCOME TAX PAN CARD Jalpaiguri, Pin 734001, NO.AEHPB5684A, hereinafter called the "DONEE"/"SECOND PARTY" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include legal representatives, executors, administrators and/or assigns) SECOND PARTY of the SECOND PART.

## AND

WHEREAS Donor along with Omprakash Agarwal, Sri Naresh Kumar Agarwal, Smt. Meenakshi Agarwal, Rinku Mittal alias Rinku Agarwal and Sri Chetan Mittal, Purchased the land measuring 81 Kathas 6.48 Chattak, Recorded R.S. Khatian No. 143, 144, 808/1/ (KA) appertaining to R.S. Plot No. 150/439, 148/434,150, 42/510, Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09, under P.S. Bhaktinagar,

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District- Jalpaiguri, by virtue of three registered Deeds of Sale vide Sale Deeds No. I-74 of 2004, I-75 of 2004, and 390 of 2004 all deeds registered before District Sub-Registrar Jalpaiguri, and District - Jalpaiguri,

## AND

whereas the Donor become the owner of 1/3<sup>rd</sup> undivided share of the land measuring 81 Kathas 6.48 Chattak or Land measuring 27 Kathas 2.16 Chattaks or 0.4481 Acre, More or Less, recorded in R.S. Khatian No. 143, 144, 805/1/(KA), appertaining to R.S. Plot No. 150/439, 148/434,150, 42/510, Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri, by virtue of a registered Deed of Sale vide Sale Deed No. I-74 dated 27.03.2004, registered before District Sub-Registrar Jalpaiguri, and District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

whereas after the aforesaid purchase the DONOR submitted one prayer to the concerned authority for recording his name in the record of rights and his name was recorded in L.R. Khatian No 02, land measuring 0.0945 Acers in L.R. Plot No. 13 and Land measuring 0.3576 Acers in L.R. Plot No 15, in L.R. Sheet No 53, J.L. No 02, Mouza Dabgram, P.S. Bhaktinagar, District Jalpaiguri

## AND

WHEREAS under the facts and circumstances the Donor become the owner of the Land measuring 27 Kathas 2.16 Chattak or 0.4481 Acre More or less, recorded in R.S. Khatian No. 143, 144, 805/1/(KA) corresponding to LR Khatian No 02, appertaining to R.S. Plot No. 150/439,



148/434,150 and 42/510 corresponding to LR Plot No 13 and 15, Under Mouza Dabgram, J.L. No. 02, in Sheet No. 09 corresponding to LR Sheet No 53, P.S. Bhaktinagar, District-Jalpaiguri

## AND

whereas the Donee is the FULL BLOOD SISTER OF THE DONOR and Donor has love and affection for his Sister therefore the Donor wishes to Gift his total share i.e. land measuring 27 Kathas 2.16 Chattaks or 0.4481 Acre out of land measuring 81 Kathas 6.48 Chattaks More or less (More specifically described in the schedule below) to HER FULL BLOOD SISTER.

#### NOW THEREFORE THIS DEED WHITENESSETH

1. That in pursuance of the said intention and in consideration of the natural love and affection which the Donor has for the Donee the Donor, out of their own free will without fraud, coercion, or undue influence from anybody whosoever, and in full possession of their senses, do hereby grant, convey, transfer, confirm and assure unto the said Donee ALL THAT piece or parcel Sahari land measuring 27 Kathas 2.16 Chattaks or 0.4481 Acre, more specifically described in the schedule hereunder written TOGETHERWITH water courses light privileges liberties easements and appurtenances whatsoever to the said property belonging in any way appertaining thereto or usually held used occupied or enjoyed accepted reputed deemed taken or know as party or parcel

Respect Agrand

or member thereof or usually held used occupied or enjoyed accepted reputed deemed taken or know party or parcel or member thereof appurtenant thereto AND REVERSION OR REVERSIONS REMAINDER and the rents, issue and profits thereof and all the estate right title interest property claim or demand whatsoever of the Donor into or upon the same or any part thereof AND ALL the deeds puttahs monuments writings and evidences of title puttahs monuments writings and evidences of title which exclusively relate to the said property hereby exclusively relate to the said property hereby transferred TO Have AND TO Hold the said property hereby granted transferred assigned and assured or intended so to be unto and to the use of the Donee absolutely and, forever free from all encumbrances and liabilities whatsoever.

- 2. THE DONOR DOTH HERE BY COVENANT AND DECLARE as follows:
- a) That the Donor himself or any predecessors-intitle of the Donor had/has never made or done anything, or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Donor and the Donor is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and

Reject Aground

that the Donor has full power and absolute and indefeasible right and authority to grant convey settle transfer and assure the said property hereby granted unto the Donee in the manner aforesaid and according to the true intent and meaning of these presents.

- b) That it shall be lawful for the Donor at all times hereinafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property hereby granted in Kathas or through tenants and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Donor or any person or persons claiming any estate right, title and interest from under through or in trust for the Donors and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Donor well and indemnified of and from and against all charges and encumbrances whatsoever made done executed or occasioned by the Donor.
- c) That the Donor and all persons claiming any right, title or interest in the said property hereby transferred through from under off in trust for the Donor shall and will from time to time and at all times hereinafter at the cost of the Donee or execute or cause to be done or executed all such lawful acts deeds thing whatsoever for further and more perfectly and

every part thereof hereby granted unto the Donee as may be reasonable required according to the true inter and meaning of this Deed.

- d) That the Donor has put the Donee in actual possession of the said property hereby granted and transferred and the Donee has accepted the gift by taking possession thereof.
- e) That the said property is not affected by attachment including attachment under any certificate case or any proceeding under started at the instance of the income tax Authorities of Estate Duty Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceeding against the Donor for realization of arrears of Income-tax of Estate Duty or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said property is not otherwise charged mortgaged or encumbered.
- f) That there is no impediment under the provision of the Urban Land (Ceiling & Regulation) Act, 1976 for the Donor to grant, convey and transfer the said property unto the Donor on the manner aforesaid. The estimated Market value of the said property taken to be Rs. 2, 00, 00,000/-(Rupees Rs. Two Crore) only, for the purpose of calculating Stamp Duty.

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## (SCHEDULE OF THE GIFTED LAND)

ALL THAT the piece or parcel 1/3<sup>rd</sup> undivided share of the Land measuring 81 Kathas and 6.50 Chattak or Vacant Sahari land measuring 27 Kathas 2.16 Chattaks or 0.4481 Acre, recorded in R.S. Khatian No 143, 144,805/1/ (KA) corresponding to L.R. Khatian No 02, R.S. Plot No 148/434, 150/439, 42/510 and 150 corresponding to L.R. Plot No 13 and 15 an area shown under the below Table:-

R.S. Khatian	R.S. Plot No.	Area	
144	148/434,	0.2261 Acre	
143	150/439	0.1280 Acre	
805/1/KA	42/510	0.0410 Acre	
144	150	0.0530 Acre	
	Total	0.4481 Acre	

Under Mouza Dabgram, J.L. No. 02, in R.S. Sheet No. 09 Corresponding to L.R. Sheet No. 53, P.S. Bhaktinagar, District- Jalpaiguri, which intends to Gift land measuring 27 Kathas 2.16 Chattaks or 0.4481 Acre is hereby being gifted by this Deed of Gift. Propose land use Sahari, Classification ROR of Land: - Sahari.

The Total 81 Kathas 6.48 Chattaks land and is bounded and butted as follows;-

By North : Anchal Road;

By South : Land of Sri Balak Singh & Sri Jhinga Singh,

Part of Plot No. 150;

By East : Part of Plot No. 150, 434, 510,

Land Now under Durga Bari;

By West : 60 Feet Wide Eastern By Pass Road;

## Witnesses:

1. Meenakshi Agarwal Wo Proveen Bindal Akshatara Apardment Sevoke Road, siligwii Block &, Flat 5.

2.

Lejuh Birdul
slo late shoo brand Birdul
Machaban Apartment
A-2, B-Dlock
Akshyfara lenne
Sende Rend
Sihymi.

Rajesh Agrawal

DONOR

Drafted by me

(Ally Chalue.

Satva N. Sharma)

(Satya N. Sharma)

Advocate,

Enrolment No WB 741/1998

# **EXECUTANT SHEET**

	Left /	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Hand					
Raport Agramy	Right Hand					

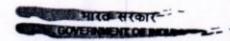
	Left	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Hand					
Anita Binder	Right Hand					

Left	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Hand					
Right Hand					
	Right	Right	Right	Right	Right



Rajech Agrawal







-

Rajesh Kumar Agarwal ৰুন্স নিশি / DOB : 07/03/1970 দুৰুষ / MALE



9074 2090 8119

मेरा आधार, मेरी पहचान

Rajesh Agrawa



## भारतीय विशिष्ट पहचान प्राधिकरण प्रकार कार्यक्रमाणकार प्राधिकरण

Address
S/O: Gutzari Lai Agarwal
India Traders Sevoke
Road Opp. Mayor Hotel
Siliguri ( M. Corp)
Darjeeling Sevoke Road
West Bengal - 734001

Address
S/O: Gutzari Lai Agarwal
India Traders Sevoke Road
Opp. Mayor Hotel Siliguri
( M. Corp) Darjeeling
Sevoke Road West Bengal
-734001

9074 2090 8119







P.O. Box No. 1947, Bengaluru-568 601



Anita Bindal.





# ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

चानिकाद्वीत चार कि / Enrollment No.: 1215/71465/29069

TO ANITA BINDAL WRIST RWITT MADHUBAN AP

MADHUBAN APARTMENT BLOCK 8 FLAT NO A2 SILIGURI 2.5 SEVOKE ROAD Siliguri (m.corp.) Sevoke Road Jalpaiguri West Bengal - 734001



KL901306030FT

90130603



ত্থাসনার আধার সংখ্যা / Your Aadhaar No. :

3216 2468 5276

আধার – সাধারণ মানুষের অধিকার



3216 2468 5276



আধার – সাধারণ মানুষের অধিকার

Anita Bindal.



Meenakshi Agarwal



# Cittoly faint black Palliana

ঠিকানা:, অস্ত্রতাহা এশাহনেট সেবক রোচ, শিনিকটি, ব্রক ফ্রাট শিনিকটি(পৌরসভা), সেভোক রোড় জনশাইকটি, শনিন বর্ম, Address: AKSHAYTARA APARTMENT, SEVOKE ROAD, SILIGURI, BLOCK 2 FLAT 5, Siliguri (m. corp.), Jaipaiguri, Sevoke Road, West Bengal, 734001



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www.uidal.gov.ir

# Major Information of the Deed

Deed No :	I-0711-07974/2021	Date of Registration	09/10/2021		
Query No / Year	0711-2001876641/2021	Office where deed is re	egistered		
Query Date	22/09/2021 10:57:23 AM	0711-2001876641/2021			
Applicant Name, Address & Other Details	Satya Sharma 47, Hillcart Road, Thana: Siliguri Mobile No.: 9832412662, Status	District : Darjeeling, WEST B:Advocate	ENGAL, PIN - 734001,		
Transaction		Additional Transaction			
[0201] Gift, Gift in Favour	of family members				
Set Forth value		Market Value			
Rs. 2,00,00,000/-		Rs. 2,08,97,229/-			
Stampduty Paid(SD)		Registration Fee Paid	S. R. W. B. S. C.		
Rs. 1,04,486/- (Article:33(i))		Rs. 2,08,972/- (Article:A	(1))		
Remarks					

## Land Details:

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, Jl No: 2, Pin Code: 734006

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-148/434	RS-144	Sahari	Sahari	0.2261 Acre	1,10,00,000/-	1,16,71,592/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	RS-150/439	RS-143	Sahari	Sahari	0.128 Acre	50,00,000/-	50,27,472/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	RS-42/510	RS-805/1	Sahari	Sahari	0.041 Acre	20,00,000/-	21,16,477/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	RS-150	RS-144	Sahari	Sahari	0.053 Acre	20,00,000/-	20,81,688/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			44.81Dec	200,00,000 /-	208,97,229 /-	
	Grand	Total :			44.81Dec	200,00,000 /-	208,97,229 /-	

# Donor Details:

Name	Photo	Finger Print	Signature
Mr RAJESH KUMAR AGARWAL (Presentant) Son of Mr Gulzari Lal Agarwal Executed by: Self, Date of Execution: 09/10/2021 Admitted by: Self, Date of Admission: 09/10/2021, Place Office			Paresh Agrames
	09/10/2021	09/10/2021	09/10/2021
	AN No.:: ADXX	xxxx4G, Aadhaar	liguri Mc, P.O:- Siliguri, P.S:-Siliguri Male, By Caste: Hindu, Occupation: No: 90xxxxxxxxx8119, Status

# Donee Details :

SI No	Name, Address, Photo, Finger print and Signature
	Mrs ANITA BINDAL  Daughter of Mr Gulzari Mal Agarwal Madhuban Apartment, Block B, Flat No. A2, Sevoke Road,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Cocupation: House wife, Citizen of: India, PAN No.:: AExxxxxx4A, Aadhaar No: 32xxxxxxxxx5276, Status

## dentifier Details:

value	Photo	Finger Print	Signature
Vife of Mr PARVEEN BINDAL  KSHAY TARA APARTMENT, BLOCK-2, LAT NO 05,, City:- Siliguri Mc, P.O:- evoke Road, P.S:-Bhaktinagar, District:- alpaiguri, West Bengal, India, PIN:- 34001	<b>建設課金 多数</b>		Meena Kshi figarooql
	09/10/2021	09/10/2021	00/10/2021
lentifier Of Mr RAJESH KUMAR AGA	DIMAI	00/10/2021	09/10/2021

# ansfer 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	Mr RAJESH KUMAR AGARWAL	Mrs ANITA BINDAL	Y	22.61 Dec	1,16,71,592/-
L2	Mr RAJESH KUMAR AGARWAL	Mrs ANITA BINDAL	Y	12.8 Dec	50,27,472/-

	-	-
-	~	

.3	Mr RAJESH KUMAR AGARWAL	Mrs ANITA BINDAL	Y	4.1 Dec	21,16,477/-
4	Mr RAJESH KUMAR AGARWAL	Mrs ANITA BINDAL	Y	5.3 Dec	20,81,688/-

## Endorsement For Deed Number : 1 - 071107974 / 2021

#### On 09-10-2021

## 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 13:18 hrs on 09-10-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr RAJESH KUMAR 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 2,08,97,229/-. Family Members amount Rs 2,08,97,229/-

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

Execution is admitted on 09/10/2021 by Mr RAJESH KUMAR AGARWAL, Son of Mr Gulzari Lal Agarwal, India Traders, Sevoke Road, Opposite Mayor Hotel,, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Mrs MEENAKSHI AGARWAL, , , Mr PARVEEN BINDAL, AKSHAY TARA APARTMENT, BLOCK-2, FLAT NO 05,, P.O: Sevoke Road, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,08,972/- (A(1) = Rs 2,08,972/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,08,972/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 10:02AM with Govt. Ref. No: 192021220095376918 on 08-10-2021, Amount Rs: 2,08,972/-, Bank: SBI EPay (SBIePay), Ref. No. 9711864181127 on 08-10-2021, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,486/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 99,486/-

Description of Stamp

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

 Stamp: Type: Impressed, Serial no 658, Amount: Rs.5,000/-, Date of Purchase: 08/10/2021, Vendor name: Sudhangshu Saran Rov

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 10:02AM with Govt. Ref. No: 192021220095376918 on 08-10-2021, Amount Rs: 99,486/-, Bank: SBI EPay (SBIePay), Ref. No. 9711864181127 on 08-10-2021, Head of Account 0030-02-103-003-02

- Winny

Tulsi Lama
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

ertificate of Registration under section 60 and Rule 69.
legistered in Book - I
'olume number 0711-2021, Page from 215595 to 215616
eing No 071107974 for the year 2021.



- Warne

Digitally signed by TULSI LAMA Date: 2021.10.25 11:03:47 +05:30 Reason: Digital Signing of Deed.

Isi Lama) 2021/10/25 11:03:47 AM
DITIONAL DISTRICT SUB-REGISTRAR
FICE OF THE A.D.S.R. BHAKTINAGAR
REGISTRAR

(This document is digitally signed.)