

8042/21

II - 1981/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 238905

09.10.21
2-2046942/21



Rajesh Ghosh

DEED OF GIFT

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

Adtl. District Sub-Registrar
Bhaktinagar, Jalpaiguri

09 OCT 2021

NON JUDICIAL STAMP

No. 659. Date 02.10.2021.

Sold Smt. Ananta Bimalal.

of *my*

Value Rs. 5000/-

S. Roy
Sudhangshu Saran Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Biliguri Court



d
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

09 OCT 2021

Rajesh Agrawal

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

Market Value : Rs. 43, 49,295,
Set for Value : Rs. 40, 00,000/-
Area : 0.0769 Acre or 7.69 Decimals,
Mouza : Dabgram,
J.L. No. : 02,
Sheet No. : R.S. 09,
R.S. Khatian No : 805/1/ (KA), 144,
R.S. Plot No : 42/510, 148/434, 150,
Gram Panchayet : Dabgram -II,
Police Station : Bhaktinagar,
District : Jalpaiguri.

B E T W E E N

Rajesh Agarwal

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.**

A N D

SMT. ANITA BINDAL D/o. Sri Gulzari Mal Agarwal, alias Sri Gulzari Lal Agarwal, 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 Jalpaiguri, Pin 734001, **INCOME TAX PAN CARD 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 her heirs, legal representatives, executors, administrators and/or assigns) **SECOND PARTY of the SECOND PART.**

A N D

WHEREAS the Donor Sri Rajesh Kumar Agarwal and others Jointly become the owner in possession of the Land measuring 0.0335 Acre, recorded in R.S. Khatian No. 805/1/ (KA), appertaining to R.S. Plot No. 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-7060 Dated

Rajesh Agarwal

29.08.2012, registered before Additional District Sub-Registrar Rajganj, District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Donor Sri Rajesh Kumar Agarwal and others further Jointly become the owner in possession of the Land measuring 0.1175 Acre, recorded in R.S. Khatian No. 144, appertaining to R.S. Plot No.148/434, 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-7061 Dated 29.08.2012, registered before Additional District Sub-Registrar Rajganj, District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

WHEREAS the Donor Sri Rajesh Kumar Agarwal and others further Jointly become the owner in possession of the Land measuring 0.2335 Acre, recorded in R.S. Khatian No. 144, appertaining to R.S. Plot No.148/434 and 150, 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-7062 Dated 29.08.2012, registered before Additional District Sub-Registrar Rajganj, District - Jalpaiguri, having permanent heritable right, title and interest therein free from all encumbrances and charges whatsoever.

A N D

Rajesh Agrawal

WHEREAS under the facts and circumstances the Donor become the owner of the 1/5th undivided share of the land measuring 38.45 Decimals or Land measuring 0.0769 Acre or 7.69 Decimals, More or less, recorded in R.S. Khatian No. 144, 805/1/(KA) appertaining to R.S. Plot No. 148/434, 150 and 42/510 Under Mouza Dabgram, J.L. No. 02, in R.S. Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri.

A N D

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 the below schedule property, i.e. Land measuring 0.0769 Acre or 7.69 Decimals 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 0.0769 Acre or 7.69 Decimals, 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

Rajesh Agrawal

taken or know as party or parcel or member thereof or usually held used occupied or enjoyed accepted reputed deemed taken or know as party or parcel or member thereof or 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-in-title 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 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. 40, 00,000/- (Rupees Forty Lakh) only, for the purpose of calculating Stamp Duty.

Rajesh Agarwal

(SCHEDULE OF THE GIFTED LAND)

ALL THAT the piece or parcel of the 1/5th Land measuring 38.45 Decimals or Vacant Sahari land measuring Land measuring 0.0769 Acre or 7.69 Decimals, recorded in R.S. Khatian No. 144, 805/1/ (KA) appertaining to R.S. Plot No. 148/434, 150 and 42/510 Under Mouza Dabgram, J.L. No. 02, in R.S. Sheet No. 09, P.S. Bhaktinagar, District- Jalpaiguri shown under the below Table:-

R.S. Khatian	R.S. Plot No.	Area
144,	148/434,	4.15 Decimals
805/1(KA)	42/510,	0.67 Decimals
144,	150,	2.87 Decimals
	Total	7.69 Decimals

which Donor intends to Gift and land measuring 7.69 Decimals, is hereby being gifted by this Deed of Gift. Propose use of land Bastu and Classification ROR of Land: - Sahari.

The said land and is bounded and butted as follows;-

By North: 30 Feet Wide Anchal Road;

By South: Part R.S. Plot No. 150, 433, & 440;

By East: R.S. Plot No. 42/510 and 150;

By West: Land of Rajesh Kumar Agarwal & others.

Witnesses:

1. Meenakshi Agarwal
 W/o Praveen Bindal
 Akshatara Apartment
 Sevoke Road, Siliguri
 Block 2, Flat 5

2.

Kajal Bindal
 Madhuban Apartment.
 B. D. Road
 Akshatara Lane
 Sevoke Road
 Siliguri

Rajesh Agnewal

DONOR

Drafted by me






Satya N. Sharma












(Satya N. Sharma)

Advocate,

Enrolment No WB 741/1998

EXECUTANT SHEET

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

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

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

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

RAJESH KUMAR AGARWAL
GULZARI LAL AGARWAL

07/03/1970
Permanent Account Number

ADAPA1534G

Rajesh Agarwal
Signature



Rajesh Agarwal



भारत सरकार
GOVERNMENT OF INDIA



Rajesh Kumar Agarwal
जन्म तिथि / DOB : 07/03/1970
पुंस्व / MALE



9074 2090 8119

मेरा आधार, मेरी पहचान

Rajesh Agarwal



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

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

Address

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

9074 2090 8119



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

1001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEHPB5684A

नाम / Name
ANITA BINDAL

पिता का नाम / Father's Name
GULZAFI MAL AGARWAL

जन्म तिथि / Date of Birth
23/05/1988

Anita Bindal.
हस्ताक्षर / Signature



Anita Bindal.



ভারতীয় বিশিষ্ট পরিচয় সাক্ষিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1215/71465/29069

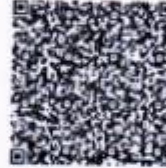
27/04/2014

To
ANITA BINDAL
অনিতা বিন্দাল
MADHUBAN APARTMENT
BLOCK B FLAT NO A2
SILIGURI
2.5 SEVOKE ROAD
Siliguri (m.corp.)
Sevoke Road, Jalpaiguri
West Bengal - 734001



KL901306030FT

90130603



আপনার আধার সংখ্যা / Your Aadhaar No. :

3216 2468 5276

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার



অনিতা বিন্দাল
ANITA BINDAL
পিতা : গুলজারি মাল আগরওয়াল
Father : Gulzari Mai Agarwal

জন্মতারিখ / DOB: 23/05/1966
লিঙ্গ / Female

3216 2468 5276



আধার - সাধারণ মানুষের অধিকার

Anita Bindal.

ভারত সরকার
Government of India

জিলাকী অশোভনায়াল
Meenakshi Agarwal
পতি : পারভীন বিন্দাল
Husband : Parveen Bindal

জন্মতারিখ / DOB: 17/07/1977
লিঙ্গ / Female

5680 8677 3618

আধার - সাধারণ মানুষের অধিকার

Meenakshi Agarwal

ভারত সরকার
Unique Identification Authority of India

আধার

ঠিকানা, অক্ষয়তারা এপার্টমেন্ট
সেবক রোড, সিলিগুরি, ব্লক ২
সিলিগুরি(মৌসুমতা), সেবক রোড
জলপাইগুড়ি, পশ্চিম বঙ্গ,

Address: AKSHAYTARA
APARTMENT, SEVOKE
ROAD, SILIGURI, BLOCK 2
FLAT 5, Siliguri (m.corp.),
Jaipalguri, Sevoke Road,
West Bengal, 734001

5680 8677 3618

1947
1800 300 1947

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Major Information of the Deed



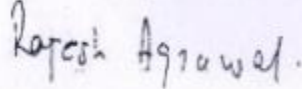
Deed No :	I-0711-07981/2021	Date of Registration	09/10/2021
Query No / Year	0711-2002046942/2021	Office where deed is registered	
Query Date	06/10/2021 12:14:59 PM	0711-2002046942/2021	
Applicant Name, Address & Other Details	Satya Sharma 47, Hillcart Road., Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832412662, Status :Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members			
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 43,49,295/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 21,746/- (Article:33(i))		Rs. 43,493/- (Article:A(1))	
Remarks			

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: DABGRAM-II, Mouza: Dabgram Sheet No - 9, JI 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	Bastu	Sahari	0.0415 Acre	23,00,000/-	25,77,150/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-42/510	RS-805/1	Bastu	Sahari	0.0067 Acre	4,00,000/-	4,16,070/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	RS-150	RS-144	Bastu	Sahari	0.0287 Acre	13,00,000/-	13,56,075/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					7.69Dec	40,00,000 /-	43,49,295 /-	
Grand Total :					7.69Dec	40,00,000 /-	43,49,295 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name 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	Photo  09/10/2021	Finger Print  LTI 09/10/2021	Signature  09/10/2021
India Traders, Sevoke Road, Opposite Mayor Hotel,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4G, Aadhaar No: 90xxxxxxxx8119, Status :Individual, Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mrs ANITA BINDAL Daughter of Mr Gulzari Mal Agarwal Madhuban Apartment, Block B, Flat No. A2, Sevoke Road, 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.:: AExxxxxx4A, Aadhaar No: 32xxxxxxxx5276, Status :Individual, Status : Not Executed			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs MEENAKSHI AGARWAL Wife of Mr PARVEEN BINDAL AKSHAY TARA APARTMENT, BLOCK -2, FLAT NO 05,, City:- Siliguri Mc, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001	 09/10/2021	 09/10/2021	 09/10/2021
Identifier Of Mr RAJESH KUMAR AGARWAL			

Transfer 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	4.15 Dec	25,77,150/-
L2	Mr RAJESH KUMAR AGARWAL	Mrs ANITA BINDAL	Y	0.67 Dec	4,16,070/-

L3	Mr RAJESH KUMAR AGARWAL	Mrs ANITA BINDAL	Y	2.87 Dec	13,56,075/-
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10/21
Endorsement For Deed Number : I - 071107981 / 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 13:45 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 43,49,295/-. Family Members amount Rs 43,49,295/-

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 House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,493/- (A(1) = Rs 43,493/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,493/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 9:42AM with Govt. Ref. No: 192021220095356278 on 08-10-2021, Amount Rs: 43,493/-, Bank: SBI EPay (SBlePay), Ref. No. 4030740872937 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. 21,746/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 16,746/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 659, Amount: Rs.5,000/-, Date of Purchase: 08/10/2021, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/10/2021 9:42AM with Govt. Ref. No: 192021220095356278 on 08-10-2021, Amount Rs: 16,746/-, Bank: SBI EPay (SBlePay), Ref. No. 4030740872937 on 08-10-2021, Head of Account 0030-02-103-003-02

M. Lama
Tulsi Lama

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

2021/10/21

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2021, Page from 214094 to 214115
being No 071107981 for the year 2021.



Tulsi Lama

Digitally signed by TULSI LAMA
Date: 2021.10.23 13:10:50 +05:30
Reason: Digital Signing of Deed.

Tulsi Lama) 2021/10/23 01:10:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)