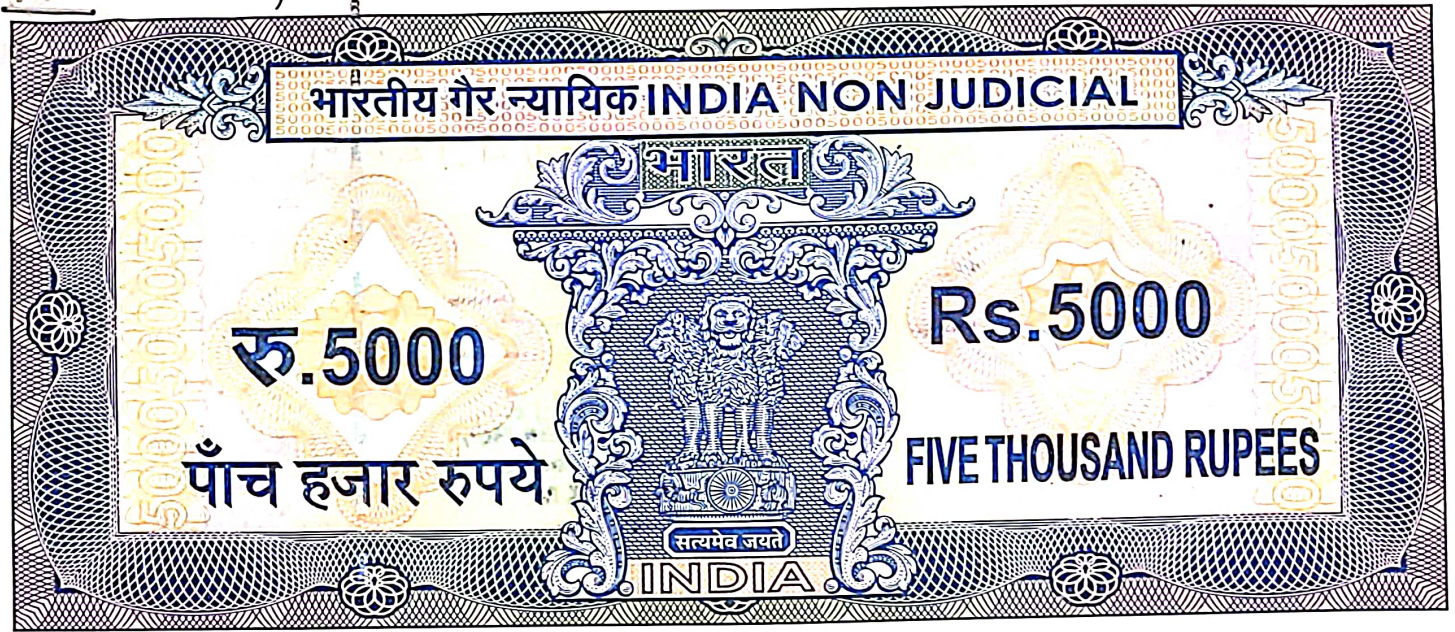


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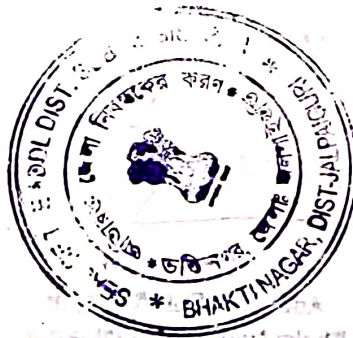
Certified that the Document is admitted  
 Registration and the Signature Sheet and  
 the Endorsement Sheet attached to this  
 Document are part of this Document

Addl. District Sub-Registrar  
 Bhakti Nagar, Jalpaiguri

08 JAN 2020

*Birade Borge*

# DEED OF GIFT



NON JUDICIAL STAMP

172

04.12.19

0005 No.

₹

of

Value

Ramesh Bajla

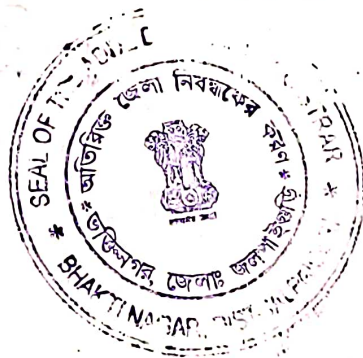
Siliguri

*[Signature]*



S. S. Roy  
Govt. Stamp Vendor  
L. No. 173/R.M.  
Bhakti Nagar

434340 F



*[Signature]*

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

24 DEC 2019

Binode Bajla

Page No. 2

**VACANT LAND**  
**AREA** : **0.6071 ACRE**  
**MOUZA** : **DABGRAM**  
**R.S. PLOT Nos.** : **53, 55, 56**  
**L.R. PLOT Nos.** : **57, 58**  
**R.S. KHATIAN No.** : **682**  
**L.R. KHATIAN No.** : **81**  
**R.S. SHEET No.** : **4**  
**L.R. SHEET No.** : **26**  
**J.L. No.** : **2**  
**S.M.C. WARD No.** : **41**  
**POLICE STATION** : **BHAKTINAGAR**  
**DISTRICT** : **JALPAIGURI**

**THIS DEED OF GIFT IS MADE ON THIS THE 20<sup>TH</sup> DAY OF THE  
MONTH OF DECEMBER, 2019.**

**::BETWEEN::**

**SRI BINODE BAJLA ALIAS BINOD BAJLA**, son of Late Chouth Mal Bajla, having I.Tax PAN No. **ACVPB7364H** ; Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of K.C. Dey Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal – **HEREINAFTER** referred to and called as the "**DONOR**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "**ONE PART**".

**AND**

Binode Bajla

Page No. 3

**SRI RAMESH BAJLA**, son of Late Chouth Mal Bajla, having I.Tax PAN No. **ACVPB7475M** ; Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of K.C. Dey Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal – **HEREINAFTER** referred to and called as the **"DONEE"** (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **"OTHER PART"**.

**WHEREAS** the abovenamed SRI BINODE BAJLA (the DONOR herein) has purchased all that piece or parcel of land measuring 1 Bigha 18 Katha 5 Chattak or 0.6321 Acre from Sri Shekhar Kundu and Smt. Kalpana Rani Kundu, vide a registered DEED OF CONVEYANCE dated 11.06.2004, being Document No. I-445 for the year 2006 and the same was registered in the Office of the District Sub Registrar Jalpaiguri.

**AND WHEREAS**, in this manner, the abovenamed BINODE BAJLA (the DONOR herein) became the sole and absolute owner of the aforesaid land measuring about 1 Bigha 18 Katha 5 Chattak or 0.6321 Acre having permanent heritable, transferable and marketable right, title and interest therein.

**AND WHEREAS** after physical verification it has now been found out that the aforesaid land in actual, khas and physical possession of the Donor herein is **0.6071 Acre** and the said land is more particularly described in the **SCHEDULE** below.

**AND WHEREAS** the DONOR is the **BROTHER** of the **DONEE** and the DONOR has great love and affection for his **BROTHER** (the **DONEE** herein) and is desirous out of such natural love and affection of disposing of his entire aforesaid land measuring 0.6071 Acre more particularly described in the **SCHEDULE** below, unto and in favour of the Donee absolutely and unconditionally.

Mr  
A.S.

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*Birade Beja*

Page No. 4

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

- 1) **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 his own free will without any fraud, coercion or undue influence from anybody whomsoever and in full possession of his senses do hereby give, convey, grant, transfer and confirm unto the said Donee the below Schedule land in favour of the Donee by way of GIFT to have and to hold the said land hereby gifted unto and to the use of the said Donee absolutely and unconditionally forever.
- 2) **THAT** the Donor does hereby declares that the right, share, title and interest in the said land which the Donor do hereby transfer by way of Gift subsists and the Donor has good power and full authority to Gift the same.
- 3) **THAT** the Donor further declare that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land or any part thereof hereby gifted at the time of the execution of this Deed.
- 4) **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 land hereby gifted without any disturbance or hindrance whatsoever from or by the said Donor or by any person claiming from, under or in trust of him.
- 5) **THAT** the Donee shall have the right to mutate his name in respect of the said land hereby gifted with the concerned Government Department/s and to have and to hold the same subject to the payment of rents, etc., to the Government of West Bengal.
- 6) **THAT** the said Donee shall have the right to transfer by way of sale, gift, lease, mortgage or otherwise to anyone the said land hereby gifted.

*Mr. Beja*

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Page No. 5

- 7) **THAT** the Donor further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title, interest, enjoyment and possession of the said land hereby gifted by the Donee as shall and may be required.
- 8) **THAT** the Donee hereby accepts the said gift made herein by the Donor and signifies his assent hereto.

**SCHEDULE**  
**(LAND HEREBY GIFTED)**

All that piece or parcel of **VACANT LAND** in total measuring **0.6071 ACRE**, situated within **MOUZA DABGRAM**, appertaining to and forming part of Plot Nos. as are mentioned herein;

R.S. Plot Nos.	L.R. Plot Nos.	Area (Acre)
53	57	0.1797
55	57	0.0500
56	57	0.0795
53	58	0.2053
56	58	0.0926
<b>Total Land Area Hereby Gifted</b>		<b>0.6071 Acre</b>

All Recorded in **R.S. KHATIAN No. 682**, **L.R. KHATIAN No. 81**, under **R.S. Sheet No. 4**, **L.R. SHEET No. 26**, **JL. No. 2**, within the jurisdiction of **Ward No. 41** of **Siliguri Municipal Corporation**, **Police Station Bhaktinagar**, **District Jalpaiguri**, in the State of **West Bengal**. The proposed land use is **Bastu**.

The said total land is butted and bounded as follows:-

- By North ... Land of **Ratna Chakraborty** now 13 feet wide **Private Road**,  
By South ... 20 feet to 18 feet wide accordingly **Road**,  
By East ... Land of **M/s. Kanishk Agencies Private Limited**,  
By West ... 42 feet wide **Zilla Parishad Road**.

THAT the photographs and the fingerprints of the Donor and Donee herein are duly affixed upon separate SHEETS and one SITE PLAN is attached herein forming PART of these presents.

IN WITNESS WHEREOF the Donor herein in good health and conscious mind has put his signatures on this DEED OF GIFT and the Donee has also accepted the said Gift from the Donor and has put his signatures on the day, month and year first above written.

**WITNESSES:-**

1. ASHISH BATLA  
S/o of RAMESH BATLA  
K.C. DEY ROAD,  
SILIGURI

2. Sumitra Basu  
W/o Binode Basu  
Siliguri

The contents of this document has been gone through and understood personally by the Donor and the Donee herein.

*Binode Basu*

DONOR

Accepted by me:-












*Ramesh Basu*

DONEE

Drafted as per instructions, readover and explained and printed in my office:-

*N Saraf*

NIKUNJ SARAF  
Advocate :: Siliguri  
Regn. No. WB/1287/2008.

		<b>THUMB</b>	<b>FORE FINGER</b>	<b>MIDDLE FINGER</b>	<b>RING FINGER</b>	<b>LITTLE FINGER</b>
	<b>LEFT HAND</b>					
	<b>RIGHT HAND</b>					

*Birode Birja*

*Birode Birja*

SIGNATURE

3 4 DEC 2018



## Major Information of the Deed



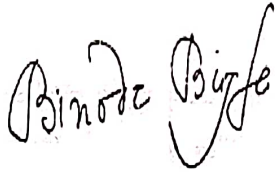
Deed No :	I-0711-00138/2020		Date of Registration	08/01/2020
Query No / Year	0711-0001874304/2019		Office where deed is registered	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri
Query Date	06/12/2019 6:44:33 PM			
Applicant Name, Address & Other Details	Ramesh Bajla K.C Day Road, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434463734, Status : Buyer/Claimant			
Transaction				
[0201] Gift, Gift in Favour of family members	Additional Transaction [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. 6,59,56,134/-			
Stampduty Paid(SD)	Registration Fee Paid Rs. 3,29,801/- (Article:33(i)) Rs. 6,59,575/- (Article:A(1), E, E)			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			

### Land Details :




District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Zilla Parishad Road, Mouza: Dabgram Sheet No - 4, JI No: 2, Pin Code : 734001

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-53	RS-682	Bastu	Danga	0.1797 Acre		1,95,22,842/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	RS-55	RS-682	Bastu	Danga	0.05 Acre		54,32,065/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L3	RS-56	RS-682	Bastu	Danga	0.0795 Acre		86,36,983/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L4	RS-53	RS-682	Bastu	Danga	0.2053 Acre		2,23,04,059/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L5	RS-56	RS-682	Bastu	Danga	0.0926 Acre		1,00,60,185/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>60.71Dec</b>	<b>0 /-</b>	<b>659,56,134 /-</b>	
		<b>Grand Total :</b>			<b>60.71Dec</b>	<b>0 /-</b>	<b>659,56,134 /-</b>	



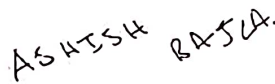
**Donor Details :**

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	<b>Shri Binode Bajla, (Alias: Shri Binod Bajla) (Presentant)</b> Son of Late Chouth Mal Bajla Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office	 24/12/2019	 LTI 24/12/2019	 24/12/2019
K.C. Dey Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPB7364H, Aadhaar No: 48xxxxxxxx3514, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office				

**Donee Details :**

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Signature	
1	<b>Shri Ramesh Bajla</b> Son of Late Chouth Mal Bajla Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office	 24/12/2019	 LTI 24/12/2019	 24/12/2019
Son of Late Chouth Mal Bajla Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPB7475M, Aadhaar No: 56xxxxxxxx8057, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Ashish Bajla</b> Son of Shri Ramesh Bajla K.C. Dey Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	 24/12/2019	 24/12/2019	 24/12/2019
Identifier Of Shri Binode Bajla, Shri Ramesh Bajla			

## Transfer of Land from Donor To Donee

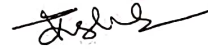
Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Shri Binode Bajla	Shri Ramesh Bajla	Y	17.97 Dec	1,95,22,842/-
L2	Shri Binode Bajla	Shri Ramesh Bajla	Y	5 Dec	54,32,065/-
L3	Shri Binode Bajla	Shri Ramesh Bajla	Y	7.95 Dec	86,36,983/-
L4	Shri Binode Bajla	Shri Ramesh Bajla	Y	20.53 Dec	2,23,04,059/-
L5	Shri Binode Bajla	Shri Ramesh Bajla	Y	9.26 Dec	1,00,60,185/-

Endorsement For Deed Number : I - 071100138 / 2020

**On 23-12-2019**

**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 6,59,56,134/-. Family Members amount Rs 6,59,56,134/-



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

**On 24-12-2019**

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

Presented for registration at 11:52 hrs on 24-12-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Binode Bajla Alias Shri Binod Bajla, Executant.

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

Execution is admitted on 24/12/2019 by 1. Shri Binode Bajla, Alias Shri Binod Bajla, Son of Late Chouth Mal Bajla, K.C. Dey Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Ramesh Bajla, Son of Late Chouth Mal Bajla, K.C. Dey Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Identified by Shri Ashish Bajla, , Son of Shri Ramesh Bajla, K.C. Dey Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, 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 6,59,575/- ( A(1) = Rs 6,59,561/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,59,575/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2019 7:03PM with Govt. Ref. No: 192019200128593981 on 23-12-2019, Amount Rs: 6,59,575/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 979065257 on 23-12-2019, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

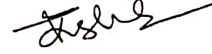
Verified that required Stamp Duty payable for this document is Rs. 3,29,801/- and Stamp Duty paid by Stamp Rs 3,24,801/-, by online = Rs 3,24,801/-

**Description of Stamp**

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

2. Stamp: Type: Impressed, Serial no 172, Amount: Rs.5,000/-, Date of Purchase: 04/12/2019, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2019 7:03PM with Govt. Ref. No: 192019200128593981 on 23-12-2019, Amount Rs: 3,24,801/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 979065257 on 23-12-2019, Head of Account 0030-02-103-003-02

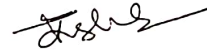


**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

**On 08-01-2020**

**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.



**Tapash Kanti Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

ificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0711-2020, Page from 7039 to 7058  
Being No 071100138 for the year 2020.



*Tapash Kanti Ghosh*

Digitally signed by TAPASH KANTI  
GHOSH  
Date: 2020.01.10 18:13:31 +05:30  
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh) 2020/01/10 06:13:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BHAKTINAGAR  
West Bengal.

(This document is digitally signed.)