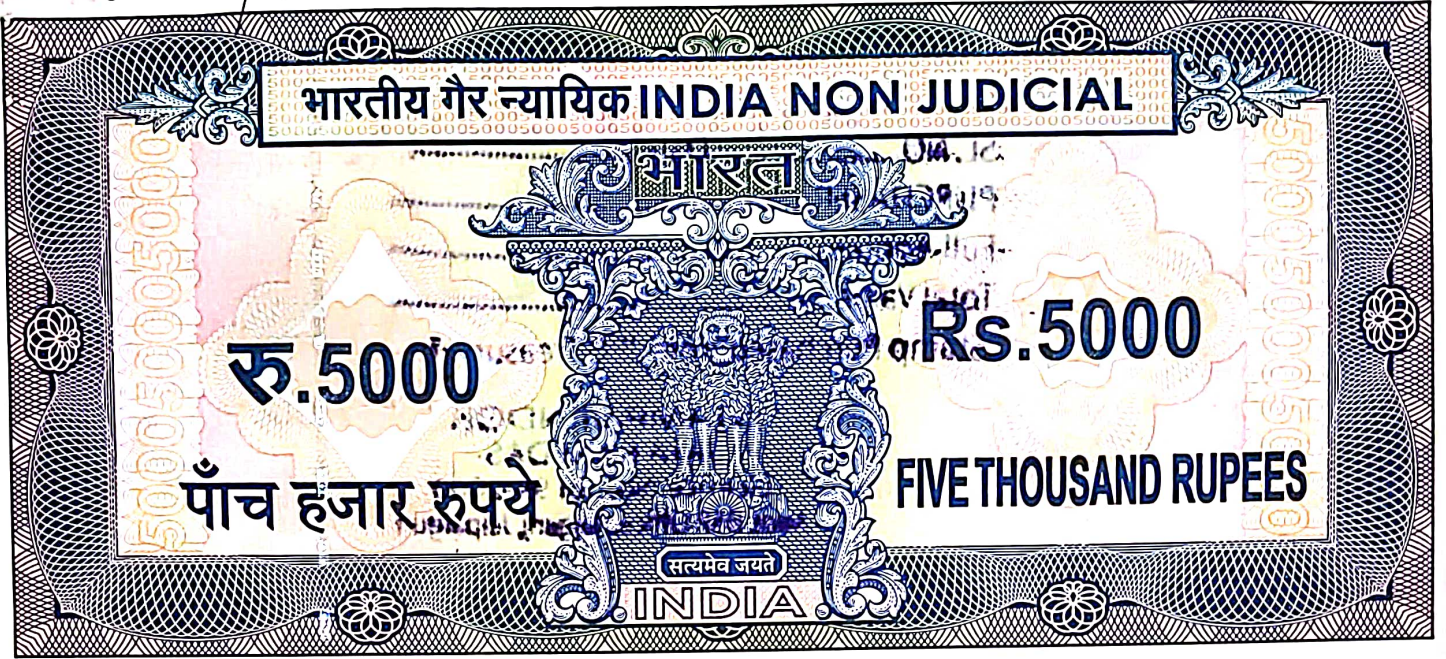


6803/22

I. 6817/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 939420

Q. 2002070264/22

Dm
1-04.
13/7/22



[Handwritten signature]

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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

Cont/2

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

13 JUL 2022

[Handwritten mark]

SL. NO. 15763 Date 8, 7, 2022
PURCHASER Ramesh Bala
Full Address Siliguri
Total Value 5000
Stamp Purchased from JPG Treasury-1



STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Addl. BSR Office, Rajganj, Jalpaiguri

02N900 @



✓
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

13 JUL 2022

13 JUL 2022

Handwritten signature: *Ramdi S. S.*
Handwritten signature: *Shishu*

AREA : 18.39 Katha
Khatian NO. : 682 (R.S), 130 (L.R)
PLOT NO. : 53, 55 & 56(R.S), 57 & 58(L.R)
SHEET NO. : 4(R.S), 26(L.R)
J. L. NO. : 02
WARD NO. : 41
MOUZA : Dabgram
P.S. : Bhaktinagar
DISTRICT : Jalpaiguri

Under the Gram Panchayat Areas

**THIS DEED OF CONVEYANCE IS MADE ON THIS THE
13th DAY OF JULY, 2022**

BETWEEN

Handwritten mark: *(A)*

SHRI NAGAR, JALPAIGURI
Sub-Registrar

13 JUL 2022

Ramesh Bajla
Ashish

SRI RAMESH BAJLA S/O LATE CHOUTH MAL BAJLA,
(PAN: ACVPB7475M, AADHAR NO: 5697 5373 8057), Hindu by religion, Indian by Citizenship, Business by occupation, residing at K.C Dey Road, Siliguri, P.O & P.S Siliguri, Dist-Darjeeling, Pin-734001, hereinafter called the “DONOR” (Which expression shall mean and include unless excluded by or repugnant to the context her/his/their heirs, executors, successors, administrators, representatives and assigns as the case may be) of the **FIRST PART.**

AND

SRI ASHISH BAJLA S/O SRI RAMESH BAJLA
(PAN: AHDPB0041N, AADHAR NO: 5897 3204 3201), Hindu by religion, Indian by Citizenship, Business by occupation, residing at K.C Dey Road, Siliguri, P.O & P.S Siliguri, Dist-Darjeeling, Pin-734001, hereinafter will be called the “DONEE” (Which expression shall mean and include unless excluded by or repugnant to the context his/her/their heirs, executors, successors, administrators, representatives and assigns as the case may be) of the **SECOND PART.**

①

Abd. Djalil Sub-Registrar
Bhadrak Nagar, Jalpaiguri

13 JUL 2022

Handwritten signatures and initials in blue ink, including a signature that appears to read "Sri Binode Bajla" and another signature that appears to read "Sri Ashish Bajla".



WHEREAS the Donor hereof became the sole and absolute owner of land measuring 0.6071 Acre, appertaining to and forming part of R.S Plot No. 53, 55 & 56, corresponding to L.R Plot No. 57 & 58, recorded in R.S Khatian No. 682, corresponding to L.R Khatian No. 81, under Mouza Dabgram, R.S Sheet No. 4, L.R Sheet No. 26, J.L No. 02, P.S Bhaktinagar, Dist-Jalpaiguri, by virtue of a **Deed of Gift being No. I-138 dated 08.01.2020**, registered in the office of Addl. Dist Sub Registrar, Bhaktinagar, Dist-Jalpaiguri, executed by Sri Binode Bajla @ Binod Bajla son of Late Chouth Mal Bajla, recorded in Book -I, Vol No. 0711-2020, Page from 7039 to 7058 for the year 2020, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Donor hereof mutated his name in the office of records at the office of B.L & L.R.O. Rajganj, and obtained a separate L.R Khatian being No.130 and L.R Plot No. 57 & 58, L.R Sheet No.26, under Mouza-Dabgram, P.S. Bhaktinagar, Dist-Jalpaiguri.

AND WHEREAS the Donee hereof is the son of the Donor and is, his object of love and affection, and in consideration of such love and affection, the Donor has firmly and finally decided to make absolute gift of his undivided 50% of land measuring 18.39 Katha out of the total land measuring 0.6071 Acre, as fully described in the Schedule below, in the favour of the **DONEE SRI ASHISH BAJLA S/O SRI RAMESH BAJLA**, and the Donee has learnt of such desire and decision of the Donor, and has agreed to accept the gift / property as fully described in the **Schedule 'B'** below, free from all encumbrances and charges whatsoever.

Handwritten signature in blue ink, enclosed in a circle.

Handwritten text at the bottom of the page, possibly a date or reference number, appearing to read "2020.01.08".

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid desire and decision of the Donor and in consideration of deep love and affection, which the Donor have for the Donee, the Donor, out of his free will and without any fear, fraud, coercion, undue influence or pressure from anybody whomsoever do hereby give, grant, transfer, convey by way of absolute gift of his undivided land measuring **18.39 Katha** out of the total land measuring 0.6071 Acre, as described fully in the **Schedule 'B'** below in favour of the Donee, freely and voluntarily and without any monetary or other consideration whatsoever **"TO HAVE AND TO HOLD"** the same for their/his/her respective sole use and benefit, absolutely and unconditionally forever without any objection, obstruction and hindrance from any of her/their sons and daughters or any other legal heir / s whatsoever he/she/they may be.
2. That in pursuance of the aforesaid gift, the receipt and acceptance thereof the Donor hereby acknowledge and grant and transfer, assign all rights of possession and enjoyment together with all rights, liberties, privileges, easement, appurtenances, appendages, whatsoever belonging thereto or in any way appertaining and attached to the Property as described fully in the **Schedule 'B'** below, if any free from all encumbrances and rights, title and interest of the Donor in to or upon the same.
3. The Donor covenants with the Donee that he is the owner of all that piece and parcel of Land measuring **18.39 Katha**, as described fully in the **Schedule 'B'** below.

(A)

Bhabhi Nagar, Jaipur
 Dist. Office Sub-Registrar

13 JUL 2023

[Handwritten signature]
[Handwritten signature]

4. The Donor hereby covenants with the Donee that the property gifted herein shall be quietly hold and enjoyed and the rents and profits, if any shall be enjoyed by the Donee absolutely.
5. That the Donee shall and will be entitled to make any alteration or construction on the said Land hereof gifted to him, at his own expenses.
6. That it is further declared by the Donor that the, Donor has not made any will in respect of his land, as described fully in the **Schedule 'B'** below, in favour of any person/s, including his/her/their sons and daughters and there exists no such will etc.
7. That the Donor also declares that the land as gifted and transferred is not acquired by the Government nor any notification to this effect is/was ever issued by the Government under any scheme or plan and the Donor has also observed and performed all formalities in relation to the said gift, transfer as required under the various laws and provisions of laws of Land premises.
8. That the Donee shall have right to get his name mutated with respect to the said **Schedule 'B'** property both at the office of the B.L. & L.R.O. and Gram Panchayat Area and get it numbered as a separate holding and shall pay taxes as may be levied upon him from time to time though the same.
9. That the Donor further declares that from the day of the execution of this Deed of Gift, the Donee will become the absolute owner of land as described in the **Schedule 'B'** below.

[Handwritten mark]




10. That the Donor further declares that the Stamp Duty has been paid by the Donor according to the value assessed by the Registering Authority Rs. 3,09,56,992/-.

SCHEDULE A

DESCRIPTION OF ENTIRE LAND

All that piece and parcel of Bastu vacant land measuring 0.6071 Acre , appertaining to and forming part of

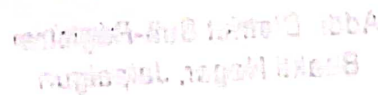
R.S Plot No	L.R Plot No.	Area (Acre)
53	57	0.1797
55	57	0.0500
56	57	0.0795
53	58	0.2053
56	58	0.0926
	Total	0.6071 Acre

recorded in R.S Khatian No. 682, corresponding to L.R Khatian No.130, under Mouza Dabgram, R.S Sheet No. 4, L.R Sheet No. 26, J.L No. 02, within ward no. 42 of Siliguri Municipal Corporation, P.S Bhaktinagar, Dist-Jalpaiguri. As per ROR Danga and proposed use of Land Bastu.

The said land is butted and bounded as follows:-

On the North - Land of Ratna Chakraborty/13 feet Private road
 On the South - 20 feet to 18ft wide road;
 On the East - Land of M/s Kanishk Agencies Pvt. Ltd ;
 On the West - 42 Feet Wide Zilla Parishad Road;

①







SCHEDULE B

DESCRIPTION OF LAND HEREBY GIFTED

All that piece and parcel of Bastu vacant land measuring 18.39 Katha, appertaining to and forming part of

R.S Plot No	L.R Plot No.	Area (Acre)
53	57	0.08985
55	57	0.025
56	57	0.03975
53	58	0.1026
56	58	0.0463
	Total	0.3035 Acre or 18.39 Katha

recorded in R.S Khatian No. 682, corresponding to L.R Khatian No. 130, under Mouza Dabgram, R.S Sheet No. 4, L.R Sheet No. 26, J.L No. 02, within ward no. 42 of Siliguri Municipal Corporation, P.S Bhaktinagar, Dist-Jalpaiguri. As per ROR Danga and proposed use of Land Bastu.

The said land is butted and bounded as follows:-

- On the North - Land of Ratna Chakraborty/13 feet Private road;
- On the South - 20 feet to 18feet wide road;
- On the East - Land of M/s Kanishk Agencies Pvt. Ltd ;
- On the West - 42 Feet Wide Zilla Parishad Road.

(A)

2017 JUL 07
 2017 JUL 07

IN WITNESS WHEREOF THE DONOR ABOVE NAMED IN GOODHEALTH AND CONSCIOUS MIND HERETO SETS SEALED AND SUBSCRIBED HIS/THEIR HAND AND SEALS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN THE DONEE HAS ACCEPTED THE PROPERTY AS GIFTED.

SIGNED AND DELIVERED BY THE WITHIN NAMED 'DONORS'.

WITNESSES:-

Sarita Bajla
Ramesh Bajla
K.C DEY ROAD
WARD NO 10
Siliguri (M. Corp)
Darjeeling.

Amit Bora
S/o. B. Bora
Siliguri

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

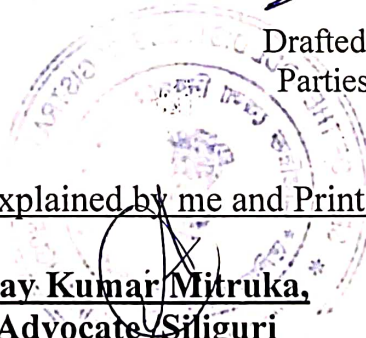


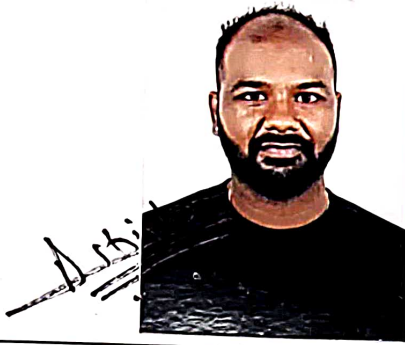
SIGNATURE OF THE DONOR


SIGNATURE OF THE DONEE

Drafted & Explained by me to
Parties & printed in my office

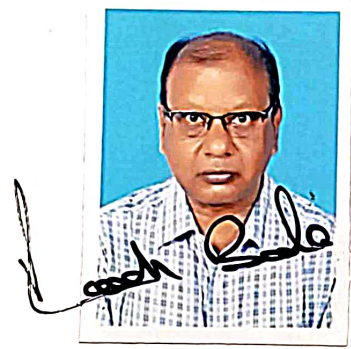
Drafted Read over and Explained by me and Printed in my Chamber


Ajay Kumar Mitraka,
Advocate Siliguri
Enrollment No. WB/797/2006



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

A. S.
Signature with date



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

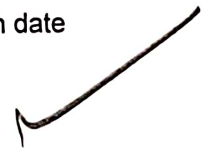
Signature of Identifier

Signature of R.O.

Aash Bala
Signature with date

Aash Bala
Police Station

2023 JUL 11

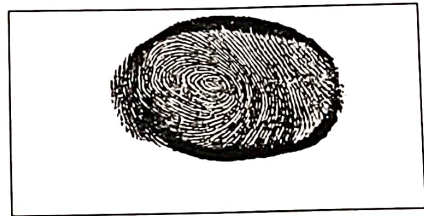


IDENTIFYER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Sarita Bajle

Signature of Indentifire



3505 JUL 8 11

Major Information of the Deed



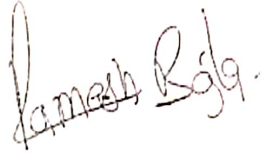
Deed No :	I-0711-06817/2022	Date of Registration	13/07/2022
Query No / Year	0711-2002070264/2022	Office where deed is registered	
Query Date	08/07/2022 11:22:41 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	SNEHA GOYAL KHALPARA,Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9679474705, Status :Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
	Rs. 3,09,56,992/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,54,785/- (Article:33(i))	Rs. 3,09,570/- (Article:A(1))		
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	0.08985 Acre		91,64,697/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	RS-55	RS-682	Bastu	Danga	0.025 Acre		25,50,000/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L3	RS-56	RS-682	Bastu	Danga	0.03975 Acre		40,54,499/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L4	RS-53	RS-682	Bastu	Danga	0.1026 Acre		1,04,65,197/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L5	RS-56	RS-682	Bastu	Danga	0.0463 Acre		47,22,599/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
		TOTAL :			30.35Dec	0 /-	309,56,992 /-	
		Grand Total :			30.35Dec	0 /-	309,56,992 /-	



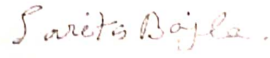
Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAMESH BAJLA (Presentant) Son of Late CHOUTH MAL BAJLA Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
	13/07/2022	LTI 13/07/2022	13/07/2022	
K C DEY ROAD, City:- , 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.:: ACxxxxxx5M, Aadhaar No: 56xxxxxxxx8057, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHISH BAJLA Son of Mr RAMESH BAJLA Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office			
	13/07/2022	LTI 13/07/2022	13/07/2022	
Son of Mr RAMESH BAJLA KC DEY ROAD, City:- , 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.:: AHxxxxxx1N, Aadhaar No: 58xxxxxxxx3201, Status :Individual, Executed by: Self, Date of Execution: 13/07/2022 , Admitted by: Self, Date of Admission: 13/07/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt SARITA BAJLA Wife of Shri RAMESH BAJLA 10 BAJLA HOUSE, K.C. DEY ROAD, WARD NO. 10, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001			
	13/07/2022	13/07/2022	13/07/2022
Identifier Of Mr RAMESH BAJLA, Mr ASHISH 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	Mr RAMESH BAJLA	Mr ASHISH BAJLA	Y	8.985 Dec	91,64,697/-
L2	Mr RAMESH BAJLA	Mr ASHISH BAJLA	Y	2.5 Dec	25,50,000/-
L3	Mr RAMESH BAJLA	Mr ASHISH BAJLA	Y	3.975 Dec	40,54,499/-
L4	Mr RAMESH BAJLA	Mr ASHISH BAJLA	Y	10.26 Dec	1,04,65,197/-
L5	Mr RAMESH BAJLA	Mr ASHISH BAJLA	Y	4.63 Dec	47,22,599/-

On 13-07-2022

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.

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

Presented for registration at 13:54 hrs on 13-07-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Mr RAMESH BAJLA ,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 3,09,56,992/- . Family Members amount Rs 3,09,56,992/-

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

Execution is admitted on 13/07/2022 by 1. Mr RAMESH BAJLA, Son of Late CHOUTH MAL BAJLA, K C DEY ROAD, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Mr ASHISH BAJLA, Son of Mr RAMESH BAJLA, KC DEY ROAD, P.O: SILIGURI, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Smt SARITA BAJLA, , , Shri RAMESH BAJLA, 10 BAJLA HOUSE, K.C. DEY ROAD, WARD NO. 10, P.O: SILIGURI, Thana: Siliguri, , 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 3,09,570/- (A(1) = Rs 3,09,570/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,09,570/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2022 12:47PM with Govt. Ref. No: 192022230072188611 on 13-07-2022, Amount Rs: 3,09,570/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1844553704 on 13-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,54,785/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,49,785/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 15463, Amount: Rs.5,000/-, Date of Purchase: 08/07/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2022 12:47PM with Govt. Ref. No: 192022230072188611 on 13-07-2022, Amount Rs: 1,49,785/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 1844553704 on 13-07-2022, Head of Account 0030-02-103-003-02

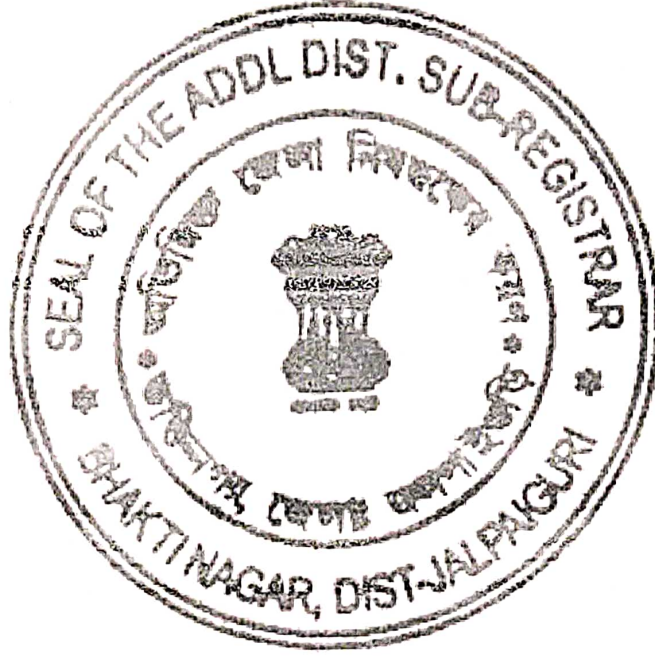


Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2022, Page from 163360 to 163376
being No 071106817 for the year 2022.



Tapash Kanti Ghosh

Digitally signed by TAPASH KANTI
GHOSH
Date: 2022.07.15 13:35:51 +05:30
Reason: Digital Signing of Deed.

(Tapash Kanti Ghosh), 2022/07/15 01:35:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)