8280/22 I. 8302/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL G 940717

SEAL OF THE ADDL DIST. SUB-REGISTRAR BHAKTI NAGAR, DIST-JALPAIGURI

DEED OF GIFT

20021380913/22

Cont/2

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

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

05 SEP 2022

SL. NO. 18993 Date 4.8.2022
PURCHASER Sri - Binode Dafla
Full Address Siliguri
Total Value 5000/-
Stamp Purchased from JPG Treasury-1

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

SEAL OF THE ADDL DIST. SUB-REGISTRAR
BHAKTI NAGAR, DIST-JALPAIGURI

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

05 SEP 2022

AREA	:	2.5 Decimal
KHATIAN NO.	:	682 (R.S)
PLOT NO.	:	53 (R.S)
SHEET NO.	:	4(R.S)
J. L. NO.	:	02
WARD NO.	:	42
MOUZA	:	Dabgram
P.S.	:	Bhaktinagar
DISTRICT	:	Jalpaiguri

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 5th DAY OF SEPTEMBER, 2022

BETWEEN

SRI BINODE BAJLA S/O LATE CHOUTH MAL BAJLA, (PAN: ACVPB7364H, & AADHAR NO: 4815 7545 3514) 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 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 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.**

WHEREAS the Donor hereof became the sole and absolute owner of land measuring 1 Bigha 18 Katha 5 Chhatak, appertaining to and forming part of R.S Plot No. 53, recorded in R.S Khatian No. 682, under Mouza Dabgram, R.S Sheet No. 4, J.L No. 02, P.S Bhaktinagar, Dist-Jalpaiguri, by virtue of a **Deed of Sale being No. I-445 dated 07.02.2006,** registered in the office of Dist Sub Registrar, Bhaktinagar, Dist-Jalpaiguri, executed by Sri Shekhar Kundu S/o Late Shaileshwar Kundu, for the year 2006, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS the Donee hereof is the Full Blooded **Brother 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 share of land measuring 2.5 Decimal, as fully described in the Schedule below, in the favour of the **DONEE SRI RAMESH BAJLA** S/O LATE CHOUTH MAL 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.

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 **2.5 Decimal**, 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 **2.5 Decimal**, as described fully in the **Schedule 'B'** below.

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.

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. 25,50,000/-.

SCHEDULE A
(LAND TO BE GIFTED)

All that piece and parcel of Bastu vacant land measuring **2.5 Decimal**, appertaining to and forming part of R.S. Plot No. 53, recorded in R.S Khatian No. 682, under Mouza -Dabgram, R.S Sheet No. 4(R.S), 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. Situated at Zilla Parishad Road.

The said land is butted and bounded as follows:-

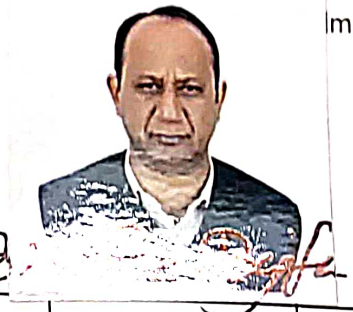
On the North - Land of Ratna Chakraborty/13 feet Private road

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;

Rules 44A of Indian Registration Act, 1908
Claimant sheet signature



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

Birode Bajaj

Signature with date

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

Signature with date

IDENTIFIER PHOTO SHEET

PHOTO

Left Thumb Impression

Signature with date

Major Information of the Deed

Deed No :	I-0711-08302/2022	Date of Registration	05/09/2022
Query No / Year	0711-2002638093/2022	Office where deed is registered	
Query Date	01/09/2022 7:29:20 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	AJAY MITRUKA Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7679105800, Status :Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members			
Set Forth value		Market Value	
		Rs. 25,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 12,750/- (Article:33(i))		Rs. 25,500/- (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, , Ward No: 42 Jl No: 2, Pin Code : 734001

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-53	RS-682	Bastu	Bastu	2.5 Dec		25,50,000/-	Width of Approach Road: 42 Ft.,
	Grand Total :				2.5Dec	0 /-	25,50,000 /-	

Donor Details :

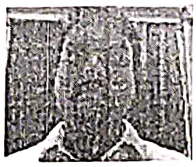
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri BINODE BAJLA (Presentant) Son of Late CHOUTHMAL BAJLA Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office	 05/09/2022	 LTI 05/09/2022	Binode Bajla 05/09/2022

K.C DEY ROAD, SILIGURI, 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.:: ACxxxxxx4H, Aadhaar No: 48xxxxxxxx3514, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022
, Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri RAMESH BAJLA Son of Late CHOUTH MAL BAJLA Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office	 05/09/2022	 LTI 05/09/2022	05/09/2022
	Son of Late CHOUTH MAL BAJLA K.C DEY ROAD, SILIGURI, 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.:: ACxxxxxx5M, Aadhaar No: 56xxxxxxxx8057, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Sumit Agarwal Son of Shri Mahendra Agarwal Khalpara, City:- Not Specified, P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
	05/09/2022	05/09/2022	05/09/2022
Identifier Of Shri BINODE BAJLA, Shri RAMESH BAJLA			

On 05-09-2022

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 12:56 hrs on 05-09-2022, at the Office of the A.D.S.R. BHAKTINAGAR by Shri BINODE 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 25,50,000/-. Family Members amount Rs 25,50,000/-

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

Execution is admitted on 05/09/2022 by 1. Shri BINODE BAJLA, Son of Late CHOUTHMAL BAJLA, K.C DEY ROAD, SILIGURI, 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, SILIGURI, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Smt Sumit Agarwal, , , Son of Shri Mahendra Agarwal, Khalpara, 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 25,500/- (A(1) = Rs 25,500/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,500/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2022 12:24PM with Govt. Ref. No: 192022230112810888 on 02-09-2022, Amount Rs: 25,500/-, Bank: SBI EPay (SBIePay), Ref. No. 5686812127023 on 02-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,750/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 7,750/-
Description of Stamp
1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 18993, Amount: Rs.5,000/-, Date of Purchase: 04/08/2022, Vendor name: Jaya Rani Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2022 12:24PM with Govt. Ref. No: 192022230112810888 on 02-09-2022, Amount Rs: 7,750/-, Bank: SBI EPay (SBIePay), Ref. No. 5686812127023 on 02-09-2022, 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

rtificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 0711-2022, Page from 193744 to 193758

being No 071108302 for the year 2022.

SEAL OF THE ADDL DIST. SUB-REGISTRAR
BHAKTINAGAR, DIST-JALPAIGURI

Digitally signed by BISWARUP GOSWAMI
Date: 2022.09.06 14:45:06 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2022/09/06 02:45:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)