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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the...  
in registration... signature sheet and  
... sheets attached to this  
document are the... of this document



*Narese Kumar Agarwal*  
*Hanuj Agarwal*

Additional Dist Sub- Registrar  
Raidani, Jalpaiguri

14 AUG 2013

### DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 14th DAY  
OF August 2013

Contd.....P/2.

Naresh Kumar Agarwal  
Manoj Agarwal

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Land	:	Vacant
Area	:	12 Kathas 05 Chhataks.
Khatian No.	:	RS.176/5(ka)
Plot No.	:	RS. 254 & 255 LR.261
Mouza	:	Dabgram
Sheet No.	:	07
Pargana	:	Baikunthapur
J.L. No.	:	02
P.O. & P.S.	:	Bhaktinagar
SMC Ward No.	:	43
S.R.O.	:	Rajganj
District	:	Jalpaiguri
Market Value	:	Rs.1,20,60,000/-

B E T W E E N

SRI NARESH KUMAR AGARWAL(PAN-ACIPA1621R) & ii) SRI MANOJ AGARWAL @ SRI MANOJ KUMAR AGARWAL(PAN-ACLPA2405N), both sons of Late Motilal Agarwal, both are Hindu by faith, Business by occupation, residents of No.i) Pradhannagar, P.O. & P.S. Pradhannagar, S.D. & S.R.O. Siliguri in the district of Darjeeling & No.ii) Greenview Apartment, P.O. Sevoke Road, P.S. Bhaktinagr, S.R.O. Rajganj in the district of Jalpaiguri hereinafter jointly called the "D O N O R S" (which expression shall mean and include unless excluded by or repugnant to the context their heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART.

A N D

SRI SHANKARLAL AGARWAL(PAN-ACCPA3311L) S/o Late Motilal Agarwal, Hindu by faith, Business by occupation, resident of Club Town, Sevoke Road, P.O. & P.S. Bhaktinagar, S.R.O. Rajganj in the district of Jalpaiguri hereinafter called the "DONEE"(which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns) of the OTHER PART.

Contd.....P/3.

Nareesh Kumar Agarwal  
Manoj Agarwal

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WHEREAS one Sri Tushar Kumar Ray S/o Sri Promoda Nath Ray was the recorded owner of all that piece or parcel of raiyati vacant land measuring 9.80(nine point eight zero) acres recorded in khatian No.176/5(ka), comprised in part of Plot No.254(two five four) measuring 7.15(seven point one five) acres, Plot No.255(two five five) measuring 1.10(one point one zero) acres & Plot No.258(two five eight) measuring 1.55(one point five five) acres; total in three plots measuring 9.80(nine point eight zero) acres, the land situated at Mouza-Dabgram, Pargana-Baikunthapur, J.L. No.02, Sheet No.07, SMC Ward No.43, P.O. & P.S. Bhaktinagar, S.R.O Rajganj in the district of Jalpaiguri having sole marketable and transferable right, title and interest thereon free from all encumbrances and charges whatsoever.

AND WHEREAS the abovename owner Sri Tushar Kumar Ray expired at his residence leaving behind him the five legal heirs viz; (i) wife Smt. Bodhurani Winifred Mary Ray (ii) daughter Smt. Robina Indra Ghosh (iii) daughter Smt. Nila Spiller (iv) daughter Smt. Sheila Ann Baneji & v) son Sri Tridib Kumar Ray, who inherited their husband's & father's schedule mentioned land having undivided 1/5<sup>th</sup> share of each as per Hindu Succession Act,1956.

AND WHEREAS the abovename owners Smt. Bodhurani Winifred Mary Ray & others sold out the land measuring 22½ (two two and one half) kathas or 0.3712(zero point three seven one two) acre (through their constituted attorney Sri Amar Banerjee S/o. Late Rai Bahadur Bipul Banerjee of Hakimpura, Dist. Jalpaiguri vide two Power of Attorney dt. 20/08/1998 & 13/02/1998, both adjudicated by the Collector, Jalpaiguri) to one Sri Naresh Kumar Agarwal S/o Late Motilal Agarwal of Pradhannagar, Siliguri, the donor of these presents vide Sale deed No.I-1301 dt.28/03/2000 registered at the office of S.R.O. Jalpaiguri, recorded in Book No.I, Being No.1301 for the year of 2000 and he duly mutated his name in the Record of Right vide M/C. No.IX-II/45/BLLRO/Raj/2007-08 dt. 12/07/2007 and recorded in survey vide Parcha Khatian No.201 AND again sold out the land measuring 14(one four) kathas 9(nine) chhataks or 0.2402(zero point two four zero two) acre to one Sri Manoj Kumar Agarwal, the donor of these presents vide sale deed No.I-1302 dt.28/03/2000 registered at the office of S.R.O. Jalpaiguri, recorded in Book No.I, Being N.1302 for the year of 2000 and he duly mutated his name in the Record of Right vide M/C. No.IX-II/46/BLLRO/Raj/

Contd....P/4

Narese Kumar Agarwal  
Manoj Agarwal

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2007-08 dt.12/07/2007 and recorded in survey vide Parcha Khatian No.202 having sole permanent heritable and transferable right, title and interest thereon free from all encumbrances and charges whatsoever.

AND WHEREAS the said donors and donee are brother in relation and have great love and affection for their brother, the donee of these presents, is desirous out of such natural love and affection of disposing of their lands as both the lands are situated adjacent to each other and the brothers for the sake of convenience to all, the first donor Sri Naresh Kr. Agarwal proposed to gift 10(one zero)kathas 2(two) chhataks, comprised in part of plot No.254(two five four) measuring 3(three) kathas 9(nine) chhataks & Plot No.255(two five five) measuring 6(six) kathas 9(nine) chhataks, total in two plots measuring 10(one zero) kathas 2(two) chhataks of land out of his total land measuring 22½(two two and one half) kathas and the other donor Sri Manoj Kr. Agarwal proposed to gift the land measuring 2(two) kathas 3(three) chhataks comprised in part of plot No.254(two five four) measuring 11(one one) chhataks & Plot No.255(two five five) measuring 1½(one and one half) kathas, total in two plots measuring 2(two) kathas 3(three) chhataks out of his total land measuring 14(one four) kathas 9(nine) chhataks; total land measuring 12(one two) kathas 5(five) chhataks fully described in the schedule below in the manner hereinafter appearing and the estimated market price of the said land for the purpose of the stamp duty is therefore taken to be Rs.1,20,60,000/- Rupees one crore twenty lacs sixty thousand only)

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

01. THAT in pursuance of the said intention and in consideration of natural love and affection which the said Donors have for the said Donee, the said Donors out of their own freewill, without fraud, coercion or undue influence from any body whatsoever and in full possession of their senses do hereby give, convey, grant, transfer and confirm unto the said Donee all that piece or parcel of land more particularly described in the schedule hereto together with all advantages and all other appurtenances whatsoever the said land to have and to hold the said land hereby gifted unto the said Donee forever and absolutely

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Narase Kumar Agarwal  
Naraj Agarwal

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02. THAT the donors have never made anything, or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Donors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Donors have 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.

03. THAT the donors claiming any right, title or interest in the said land hereby transferred through, from, under or in trust for the donors shall and will from time to time and all times hereafter at the cost of the donee do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said land and every part thereof hereby granted unto the donee as may be reasonably required according to the true intent and meaning of this deed.

04. THAT the said donors hereby declare that the right on the said below scheduled vacant land so gifted is irrevocable property of the recipient and is without any kind of reservation of benefits directly or indirectly reserved for the executants.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL of raiyati bastu vacant land measuring 12(one two) kathas 05(zero five) chhataks or 0.203156(zero point two zero three one five six) acre; recorded in Khatian No. RS.176/5(ka)(one seven six by five)(ka) LR.201(two zero one) & LR.202 (two zero two), comprised in part of plot No.RS.254(two five four), LR.261(two six one) measuring 4(four) kathas 4(four) chhataks; & Plot No.RS.255(two five five), LR.261(two six one) measuring 8(eight) kathas 01(one) chhataks; and in two RS plots measuring 12(one two) kathas 5(five) chhataks, the land situated at Mouza- Dabgram, Sheet No.07(zero seven), Pargana-Baikunthapur, J.L. No.02(zero two), SMC Ward No.43, P.O. & P.S. Bhaktinagar, A.D.S.R. Rajganj in the district of Jalpaiguri in the state of West Bengal and the said land is butted and bounded as follows:-

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North : Land of Donor Sri Manoj Kumar Agarwal.  
South : Land of Donor Sri Naresh Kumar Agarwal.  
East : Land of Plot No.373 in Sheet No.07  
West : 22ft wide kutchha Road.

The site plan of the land hereunto gifted is marked as shown by red mark annexed herewith is the forming part of these presents.

IN WITNESSETH WHEREOF THE ABOVENAMED DONORS HAVE SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS THE DAY, MONTH & YEAR FIRST ABOVEMENTIONED.

WITNESSES:

1. Pradip Kr. Mahanta  
S/o. P.C. Mahanta  
Smaran Tower  
Boudhwar, Kandi  
P.O. Z.P.S. S. Bypasi  
Dist. Bongaiching

2. Subrata Kumar  
S/o. L. S. G. Sarma  
Smaran Tower  
Boudhwar Road,  
Bongaiching.

EXECUTANTS

1. Naresh Kumar Agarwal

2. Manoj Agarwal

(DONORS)

accepted by me :-

Shambhu Lal Agarwal

(DONEE)

Drafted, readover and explained  
by me and typed in my office.

*Promode Garg*  
(Promode Garg)  
Advocate/Siliguri.  
WB/F/312/300/91.

DONORS SHEET

	Left Hand					
	Right Hand					

Narsee Kumar Agarwal  
 Narsee Kumar Agarwal

Narsee Kumar Agarwal












	Left Hand					
	Right Hand					

Manoj Agarwal  
 Manoj Agarwal

Manoj Agarwal

Left Hand						
Right Hand						

DONOR SHEET

	Left Hand					
	Right Hand					

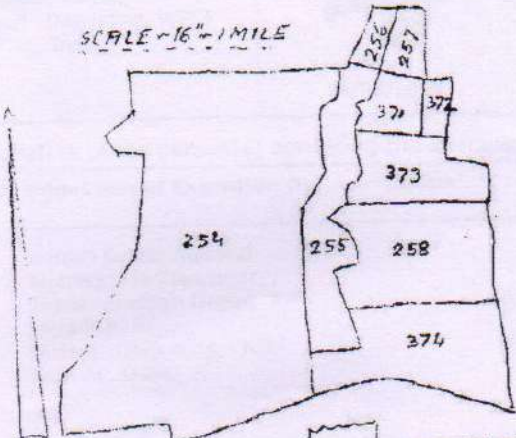
Shanker Lal Agarwal

Shanker Lal Agarwal

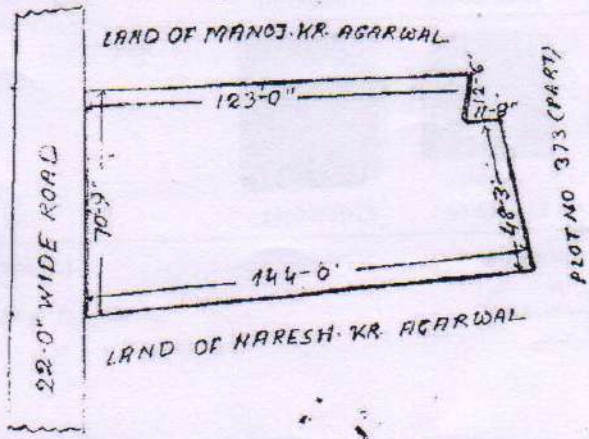
Shanker Lal Agarwal

FCM MAP FOR GIFT DEED OF MOUZA DAGGRAM, T.L. NO. 2, P.S. BHAKTINAGAR, DIST. JALPAIGURI  
 II. SHEET NO. B-57, I.R. 14, KHATTI NO. R.S. 12615 (K.R.) 2018/202, PLOT NO. 254 & 255, I.R. 261  
 III. LAND AREA 12.56 THA 5 CHATTAK 0.0. 203156 ACRE. DEED NO. 13018/1302 DATE  
 1-3-2000. SCALE - 1" (INCH) SO (FEET) GIFT LAND SHOWN IN RED DEMARCATION.

NAME OF THE DONEE	NAME OF THE DONORS
SRI SHANKAR LAL AGARWAL S/O LATE	NO. 1 SRI MANOJ KUMAR AGARWAL NO. 2 SRI
MATILAL AGARWAL OF CLUB TOWN	NARESH KUMAR AGARWAL BOTH S/O LATE
SEYOKER ROAD, PO + P.S. BHAKTINAGAR	MOTILAL AGARWAL BOTH OF PRADHANNAGAR
DIST. JALPAIGURI.	SILIGURI, P.S. SILIGURI, DIST. DARJEELING



DEED NO	PLOT NO	AREA
1302	254 (K.R.) 255 (I.R.)	11-8 2K 3CH
1301	254 (K.R.) 255 (I.R.)	3K-9CH 6-9CH 10K 2CH





*Chandan Talukder*  
 Surveyor  
 SILIGURI

*Narese Kumar Agarwal*  
*Manoj Agarwal*  
 SIGNATURE OF THE







**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJGANJ, District- Jalpaiguri**  
**Signature / LTI Sheet of Serial No. 07424 / 2013, Deed No. (Book - I , 07306/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Naresh Kumar Agarwal Pradhannagar , Thana:-Pradhan Nagar, P.O. -Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India,	 14/08/2013	 LTI 14/08/2013	<i>Naresh Kumar Agarwal</i>  14 AUG 2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Naresh Kumar Agarwal Address -Pradhannagar , Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India,	Self	 14/08/2013	 LTI 14/08/2013	<i>Naresh Kumar Agarwal</i>
2	Manoj Kumar Agarwal Address -Green View Apartment, Thana:-Bhaktinagar, P.O. :-Sevoke Road, District:-Jalpaiguri, WEST BENGAL, India,	Self	 14/08/2013	 LTI 14/08/2013	<i>Manoj Agarwal</i>

Name of Identifier of above Person(s)  
Pradip Kr Mandal  
Thana:-Siliguri, P.O. :-Siliguri, District:-Darjeeling,  
WEST BENGAL, India,

Signature of Identifier with Date

*Pradip Kr. Mandal*



*Narayan Chandra Saha*  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Raiganj, Jalpaiguri

14 AUG 2013

(Narayan Chandra Saha)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. RAJGANJ

14/08/2013



Government Of West Bengal  
Office Of the A.D.S.R. RAJGANJ  
District:-Jalpaiguri

Endorsement For Deed Number : I - 07306 of 2013  
(Serial No. 07424 of 2013 and Query No. 0705L000015512 of 2013)

On 14/08/2013

Certificate of Admissibility (Under West Bengal Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33(i), 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Payment of Fees

Amount by Draft

1. Rs. 49500/- is paid , by the draft number 859366, Draft Date 13/08/2013, Bank Name State Bank of India, SILIGURI, received on 14/08/2013
2. Rs. 49500/- is paid , by the draft number 859349, Draft Date 13/08/2013, Bank Name State Bank of India, SILIGURI, received on 14/08/2013
3. Rs. 33744/- is paid , by the draft number 859368, Draft Date 13/08/2013, Bank Name State Bank of India, SILIGURI, received on 14/08/2013

Under Article : A(1) = 132737/- , E = 7/- on 14/08/2013 )

Certificate of Market Value (Under West Bengal Rules, 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,20,67,482/-

Certified that the required stamp duty of this document is Rs.- 60347 /- and the Stamp duty paid as: impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 5847/- is paid , by the draft number 859367, Draft Date 13/08/2013, Bank : State Bank of India, SILIGURI, received on 14/08/2013
2. Rs. 49500/- is paid , by the draft number 859380, Draft Date 14/08/2013, Bank : State Bank of India, SILIGURI, received on 14/08/2013

Presentation (Under Section 152 of West Bengal Registration Rules, 1962)

Presented for registration at 13.17 hrs on 14/08/2013, at the Office of the A.D.S.R. RAJGANJ by Sri Naresh Kumar Agarwal , one of the Executants.

Admission of Execution (Under Section 53 of West Bengal Registration Rules, 1962)

Execution is admitted on 14/08/2013 by

1. Sri Naresh Kumar Agarwal, son of Late Motilal Agarwal , Pradhannagar , Thana:-Pradhan Nagar, P.O. :-Pradhan Nagar, District:-Darjeeling, WEST BENGAL, India, , By Caste Hindu, By Profession : Business



Additional Dist. Sub-Registrar  
Rajganj, Jalpaiguri

14 AUG 2013

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal  
Office Of the A.D.S.R. RAJGANJ  
District:-Jalpaiguri

Endorsement For Deed Number : I - 07306 of 2013  
(Serial No. 07424 of 2013 and Query No. 0705L000015512 of 2013)

2. Sri Manoj Kumar Agarwal, son of Late Motilal Agarwal , Green View Apartment,, Thana:-Bhaktinagar,  
P.O. :-Sevoke Road District:-Jalpaiguri, WEST BENGAL, India, , By Caste Hindu, By Profession :  
Business

Identified By Pradip Kr Mandal, son of P C Mandal, Thana:-Siliguri, P.O. :-Siliguri,  
District:-Darjeeling, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR



*Narayan Chandra Saha*  
Additional District Sub-Registrar  
Rajganj, Jalpaiguri

14 AUG 2013

( Narayan Chandra Saha )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 22  
Page from 5208 to 5220  
being No 07306 for the year 2013.

*Narayan*



Additional District Sub-Registrar  
Rajganj, West Bengal

(Narayan Chandra Saha) 14-August-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. RAJGANJ  
West Bengal

