

2020/29

I 961/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

N 578938

14/02/2019
 D. 242709/2019
 M. No. 2,77,01,072f

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

[Handwritten Signature]

Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri

14 FEB 2019

DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 14th DAY OF FEBRUARY 2019 (TWO THOUSAND NINETEEN).

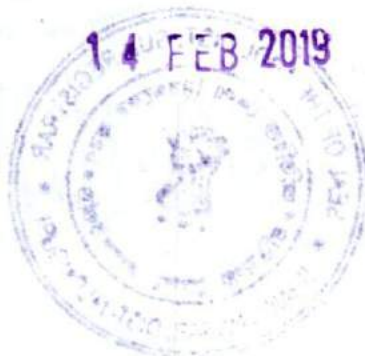


SL NO. 39844 Date 13.2.2019
PURCHASER Satish Kumar Goyal
Full Address Jalpaiguri
Total Value 1000/-
Stamp Purchased from JPG Treasury-1

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



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



VALUE ASSESSED AT : RS. 2,50,00,000/-

LAND MEASURING : 38.4 DECIMAL

R. S. PLOT NO. : 109

L. R. PLOT NO. : 96

KHATIAN NO. : 116(R.S)

J. L. NO. : 2

MOUZA : DABGRAM

SHEET NO. : 3(R.S), 4(L.R)

PARGANA : BAIKUNTHAPUR

P.S. : BHAKTINAGAR

DISTRICT : JALPAIGURI

WITHIN THE AREA OF SILIGURI MUNICIPAL CORPORATION

Nim

BETWEEN



SRI AJAY KUMAR GOYAL (PAN: ADLPG3052E) Son of Late Ramniwas Goyal alias Ramniwas Agarwala, Indian by Nationality, Hindu by religion, Business by occupation, resident of Sevoke Road, P.O. Ektiasal -734002, P.S. Bhaktinagar in the District of Jalpaiguri --- hereinafter called the "**DONOR**" (Which expression shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

SRI SATISH KUMAR GOYAL (PAN: ADLPG3053F) Son of Late Ramniwas Goyal, Indian by Nationality, Hindu by religion, Business by occupation, resident of Sevoke Road, P.O. Ektiasal -734002, P.S. Bhaktinagar 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, executors, successors, legal representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS the Donor hereof **SRI AJAY KUMAR GOYAL** acquired a piece and parcel of land measuring 38.4 decimal appertaining to R.S. Plot No.109 corresponding to L.R. Plot No.96 recorded in R.S. Khatian No.116 of R.S. Sheet No.3 corresponding to L.R. Sheet No.4 of Mouza - Dabgram, P.S. Bhaktinagar, District-Jalpaiguri by virtue of a Deed of Gift duly executed by his brother **SRI SATISH KUMAR GOYAL** and duly registered at the office of the Additional District Sub Registrar, Bhaktinagar and recorded in Book No. I, being Document No. 5824 for the year 2017.

AND WHEREAS since then the Donor hereof is in the actual, khas and physical possession of all that piece and parcel of land as mentioned herein above and also more fully described in the schedule herein below above without any objection, interruption, claim, demand, whatsoever from any body whomsoever may be, having permanent, heritable and transferable right, title and interest therein.




AND WHEREAS the Donor hereof is the own brother of the Donee and is object of love and affection, and in consideration of such love and affection the Donor have firmly and finally decided to make absolute gift of his aforesaid property as fully described in the schedule below to and in favor of his Brother Donee **SRI SATISH KUMAR GOYAL** and the Donee has learnt of such desire & decision of the Donor, have agreed to accept the gift property as fully described in the schedule below of the Donor, free from all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH AS UNDER:-

THAT in pursuance of the aforesaid desire & decision the Donor and in consideration of deep love and affection which the Donor has 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 aforesaid below scheduled land in favor of Donee freely and voluntarily without any monetary or other consideration whatsoever **"TO HAVE AND TO HOLD"** the same for his respective sole use and benefit absolutely and unconditionally for ever without any objection, obstruction, hindrance from his wife, daughters and sons or any other legal heir/s whoever he/she may be. The estimated value of gift property is at present amounted to Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakhs only).

THAT in PURSUANCE of the aforesaid gift, the receipt and acceptance thereof the Donor hereby acknowledge and grant, transfer, assign, all rights of possessing and enjoyment together with all rights, liberties, privileges, easements, appendages, appurtenances, whatsoever belonging thereof to or in any way appertaining and attached to the aforesaid below scheduled land, as absolute estate free from all encumbrances and all the rights, title and interest of the Donor in to or upon the same.



THAT the aforesaid below scheduled land is hereby conveyed, gifted, expressed or intended so to be to have and hold the same, together with all the liberties, easements, appendages and appurtenances and all estate, rights, title, interest, property claim whatsoever the Donor have in the said property free from all encumbrances and attachments whatsoever to have and hold the property hereby gifted to the Donee absolutely.

THAT the Donor covenant with the Donee that he is the owner of aforesaid below scheduled land and in possession of property hereby gifted and transferred and have all the power to do so. The Donor shall be ready at all times hereafter at the request of the Donee to execute all such acts deeds and things whatsoever necessary or required for further and more effectually acquiring the enjoyment and possession of the Donee thereof and therein as shall and may be required at the cost of the Donee.

THAT the Donor hereby covenant with the Donee that the properties gifted herein shall be quietly hold, enjoyed by the Donee and rents, profits shall also be received by the Donee, without any interruption or disturbances by the Donor or by any one of his heirs or any person claiming through or under him whosoever he/she may be.

THAT the Donor hereby covenant with the Donee that he has done no act whereby the property hereby gifted is encumbered or whereby he is debarred from transferring it to the Donee.

THAT the Donor hereby covenant with the Donee that the interest which is hereby gifted, transferred to the Donee subsists and that he has the power to gift the same and are competent to transfer it.

THAT the Donor shall support and assist for any application made by the Donee for mutation of the aforesaid property hereby gifted and transferred in his name in the office of the B.L. & L.R.O, Rajganj and other appropriate authorities.

THAT the Donee shall and will be entitled to make any alteration/ modification/ Construction on the land hereof gifted to him at his own expenses.

THAT it is further declared that the Donor has not made any will in respect of the aforesaid below scheduled land in favor of any person(s) and or has not gifted, sold or transferred or entered into any binding contract with any other person whosoever he/she may be, to sale or to transfer otherwise the property hereby gifted by these presents or any part thereof and there exists no such will, contract or agreement at the date of these presents.

Am

THAT it is also declared by the Donor that the property gifted and transferred hereby to the Donee is not acquired by the Government nor any notification to this effect was ever issued by the Government under any scheme or plan and the Donor has also observed and performed all the formalities in relation to the said gift, transfer as required under the various laws of the land.

THAT the Donor has no objection if the Donee uses the aforesaid below scheduled land gifted by virtue of these presents in full or in part for any purpose as he thinks fit and proper.

THAT the Donor further declares that the property gifted and transferred hereby belongs to the Donor wholly and absolutely and there are no other claimants for the said property.

THAT the Donor further declares that from the day of the execution of this deed of gift Donee becomes absolute owner of all that piece and parcel of the aforesaid below scheduled land.

SCHEDULE

(THE LANDED PROPERTY GIFTED BY THESE PRESENTS)

ALL THAT piece and parcel of vacant land measuring **38.4** (Three Eight Point Four) **DECIMAL** appertaining to R.S. Plot No. **109** (One Zero Nine) corresponding to L.R. Plot No. **96** (Nine Six) of R.S. Sheet No. **3** (Three) corresponding to L.R. Sheet No. **4** (Four) of Mouza - **DABGRAM** recorded in R.S Khatian No. **116** (One One Six), J. L. No. **2** (Two), Pargana - **BAIKUNTHAPUR**, P.S. **BHAKTINAGAR** in the District of **JALPAIGURI**. Classification of land: **BASTU/DAHALA**. **Road:- Kalchakra Mandir Road, SMC Ward No.42.**

The aforesaid Land is butted and bounded as under:-

NORTH : 16' WIDE ROAD,
SOUTH : LAND OF NEEMA TENSING SHERPA,
EAST : LAND OF SUNITA AGARWAL,
WEST : 20' WIDE ROAD,

IN WITNESS HEREOF the Donor hereto has put his hand on the day and month and Year first above written. The Donee has accepted the above scheduled landed property as gifted.

WITNESSES:-

1. *Ajay Sarkar.*
Sevak Road, Siliguri
S/o - Ashudosh Sarkar.
Dist - Darjeeling.

Ajay Sarkar

DONOR

2. *Jugal*
Jugal Sanghai
s/o Sri BH Sanghai
Sevak Road
P.O + P.S. Siliguri. 734001
Dist :- Darjeeling

Jugal Sanghai

DONEE

Drafted by me and printed at my office.

Jugal Sanghai
Jugal Sanghai
Advocate/Siliguri
Reg. No. WB/306 of 2011

FINGER IMPRESSION

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



[Handwritten signature]

L
E
H
T

[Handwritten signature]

SIGN. WITH DATE

THUMB

FORE FINGER

MIDDLE FINGER

RING FINGER

LITTLE FINGER



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H
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SIGN. WITH DATE

आयकर विभाग
INCOMETAX DEPARTMENT



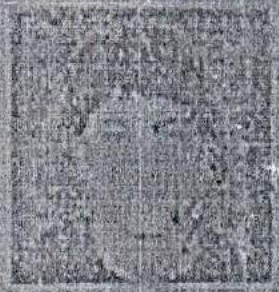
भारत सरकार
GOVT. OF INDIA

AJAY KUMAR GOYAL
RAMNIWAS AGARWALA

15/02/1973

Permanent Account Number

ADLPG3052E



Ajay Goyal
Signature

Ramniwas Agarwal

Ajay Goyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATISH KUMAR GOYAL

RAMNIWAS GOYAL

10/11/1989

Permanent Account Number

ADLPG3053F

Satish Goyal
Signature



14.08.2018

Major Information of the Deed



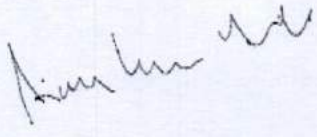
Deed No :	I-0711-00961/2019	Date of Registration	14/02/2019
Query No / Year	0711-0000242709/2019	Office where deed is registered	
Query Date	12/02/2019 5:09:15 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	JUGAL SANGHAI Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9547171801, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[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. 2,50,00,000/-	Rs. 2,77,01,072/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,38,525/- (Article:33(i))	Rs. 2,77,025/- (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: Kalchakra Mandir Road Ward No 42, Mouza: Dabgram Sheet No - 3 Pin Code : 734002

Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-109	RS-116	Bastu	Dahala	38.4 Dec	2,50,00,000/-	2,77,01,072/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					38.4Dec	250,00,000 /-	277,01,072 /-	

Donor Details :



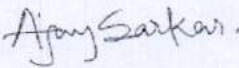
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr AJAY KUMAR GOYAL (Presentant) Son of Late Ramniwas Goyal Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Office	 <small>14/02/2019</small>	 <small>LTI 14/02/2019</small>	 <small>14/02/2019</small>
Sevoke Road, P.O:- EKTIASAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPG3052E, Status :Individual, Executed by: Self, Date of Execution: 14/02/2019 , Admitted by: Self, Date of Admission: 14/02/2019 ,Place : Office				

Major Information of the Deed :- I-0711-00961/2019-14/02/2019

Donee Details :

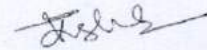
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SATISH KUMAR GOYAL Son of Late Ramniwas Goyal Sevoke Road, P.O:- EKTIASAL, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADLPG3053F, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJAY SARKAR Son of Mr A SARKAR SEVOKE ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001	 14/02/2019	 14/02/2019	 14/02/2019
Identifier Of Mr AJAY KUMAR GOYAL			

Endorsement For Deed Number : I - 071100961 / 2019**On 13-02-2019****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 2,77,01,072/- . Family Members amount Rs 2,77,01,072/-



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

On 14-02-2019**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 11:45 hrs on 14-02-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Mr AJAY KUMAR GOYAL ,Executant.

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

Execution is admitted on 14/02/2019 by Mr AJAY KUMAR GOYAL , Son of Late Ramniwas Goyal, Sevoke Road, P.O: EKTIASAL, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734002, by caste Hindu, by Profession Business

Major Information of the Deed :- I-0711-00961/2019-14/02/2019

Identified by Mr AJAY SARKAR, , Son of Mr A SARKAR, SEVOKE ROAD, P.O: SILIGURI, Thana: Siliguri, ,
City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Private
Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,77,025/- (A(1) = Rs 2,77,011/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,77,025/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2019 10:10AM with Govt. Ref. No: 192018190349917041 on 14-02-2019, Amount Rs: 2,77,025/-,
Bank: Corporation Bank (CORP0000052), Ref. No. CS140220194461743 on 14-02-2019, Head of Account 0030-03-104-001-16

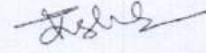
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,38,525/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,37,525/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 39844, Amount: Rs.1,000/-, Date of Purchase: 13/02/2019, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2019 10:10AM with Govt. Ref. No: 192018190349917041 on 14-02-2019, Amount Rs: 1,37,525/-,
Bank: Corporation Bank (CORP0000052), Ref. No. CS140220194461743 on 14-02-2019, 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

Major Information of the Deed :- I-0711-00961/2019-14/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2019, Page from 27059 to 27073

being No 071100961 for the year 2019.



Digitally signed by PEMA DUKPA
Date: 2019.02.25 13:01:09 +05:30
Reason: Digital Signing of Deed.

Pema Dukpa

(Pema Dukpa) 25-02-2019 13:00:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)