

NON JUDICIAL STAMP

No. 3232 29.11.24

Sold Smt. Bhagwati Devi Agarwal

at Siliguri

Value Rs. 1000/-

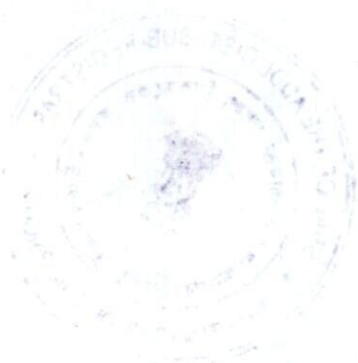
Gurungshu Saran Roy

Govt. Stamp Vender

L. No. 173/R.M.

Siliguri Court

S.M.



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

04 DEC 2024

SMT BHAGWANI DEVI AGARWAL, Wife of Late Radha Kishan Agarwal, Hindu by Religion, Indian by Nationality, Housewife by Occupation, Resident of 34, Radha Kunj, Shiv Mandir Road, Punjabi Para, P.O. & P.S. Siliguri, District – Darjeeling, in the State of West Bengal --- hereinafter called the "**DONOR**" (which expression shall mean and include her heirs, executors, administrators, legal representatives and permitted assignees) of the "**ONE PART**". (PAN: AFHPA7034C)

A N D

SRI SAJJAN KUMAR AGARWAL, Son of Late Radha Kishan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of 34, Radha Kunj, Shiv Mandir Road, Punjabi Para, P.O. & P.S. Siliguri, District – Darjeeling, in the State of West Bengal --- hereinafter called the "**DONEE**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and permitted assignees) of the "**OTHER PART**". (PAN: ACNPA0584G)

WHEREAS the above named Donor had purchased land measuring 12 Katha from Sri Sree Kishan Mangal, Son of Late Ramlal Mangal, by virtue of a Registered Deed of Conveyance, dated 25.12.1998, being Document No. I - 578 for the year 1999 and the same was registered in the office of the District Sub-Registrar, District – Jalpaiguri and ever since then the Donor became the sole, absolute and exclusive of the aforesaid land, having permanent, heritable and transferable, right, title and interest therein, free from all encumbrances and charges whatsoever.

AND WHEREAS DONEE is the Son of the DONOR and the said Donor have great love and affection for the said Donee and is desirous out of such natural love and affection of disposing of her land measuring 12 Katha in favour of the DONEE by way of Gift and the said land hereby gifted is fully described in the Schedule herein below.

1910-1911

AND THAT the said Donee shall have the right to transfer by way of sale, gift, lease mortgage or otherwise the Schedule property to any person(s).

AND THAT the Donee shall have the right to mutate his name in respect of the property fully described in the Schedule below with the concerned Government Department.

AND THAT the Market Value assessed by the State Government is valued at Rs. 2,14,19,996/- (Rupees Two Crore Fourteen Lakh Nineteen Thousand Nine Hundred and Ninety Six Only).

SCHEDULE
(PROPERTY HEREBY GIFTED)

All that piece and parcel of vacant Bastu land measuring 12 Katha, situated at Mouza – Dabgram, appertaining to and forming part of R.S. Plot No. 131, Recorded in R.S. Khatian No. 282/3, R.S. Sheet No. 5, J.L. No. 2, situated within **Road: Sevoke Road Bye Lane, Road Zone: Checkpost to Salugara Bazar**, within the limits of Ward No. XLII of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District - Jalpaiguri.

The land hereby gifted is bounded and butted as follows:

North : 31 Feet wide S.M.C. Road;

South : Land of Sri Binod Choudhury;

East : Sold land of Sri Satya Prakash Agarwala & Sri Dharam Chand Agarwala:

West : Land of Sri Raj Kamal Agarwal;

IN WITNESS WHEREOF the Donor has put her signature on this Deed of Gift and the Donee has also accepted the said Gift from the Donor and put his signature on the day, month and year first above written.

WITNESSES:

1. Cooper Road
368 m Animeshwar Roy
fast Chayan Bara
P.O - Ahogomali
P.S - Bhaktinagar
Dist - Jhalpaiguri

2018/01/15

DONOR

2. Shuvradip Kundu
S/o Sri. S. K. Kundu
Haldipara
P.O. Haldipara,
P. S. Bhaktinagar,
Dist. Jalpaiguri

Dr. A. A.

D O N E E

Accepted by me.

Drafted by me and printed in my office and explained the contents to both the parties.

Mamooj Agarwal

MANOJ AGARWAL

Advocate, Siliguri

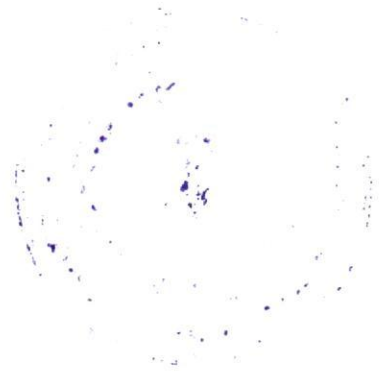
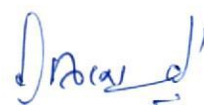
(Enrl No. F-505/434 of 1997)

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

ममिता देवदत्त शर्मा

Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Signature



IDENTIFIER PHOTO SHEET

PHOTO



LEFT THUMB IMPRESSION



Aspar R.

Signature of Identifier

Major Information of the Deed

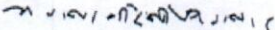
Deed No :	I-0711-07910/2024	Date of Registration	04/12/2024
Query No / Year	0711-2003061346/2024	Office where deed is registered	
Query Date	03/12/2024 11:50:39 AM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	MANOJ AGARWAL Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 7602241704, Status :Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members			
Set Forth value		Market Value	
		Rs. 2,14,19,996/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,000/- (Article:33(i))		Rs. 2,14,200/- (Article:A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

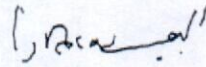
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Sevoke Road bye lane, Road Zone :
(Checkpost -- Salugara bazar) , Mouza: Dabgram Sheet No - 5, JI No: 2, Pin Code : 734008

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-131	RS-282/3	Bastu	Bastu	12 Katha		2,14,19,996/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
Grand Total :					19.8Dec	0 /-	214,19,996 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt BHAGWANI DEVI AGARWAL (Presentant) Wife of Late Radha Kishan Agarwal Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	 04/12/2024	 Captured LTI 04/12/2024	 04/12/2024
34, Radha Kunj, Shiv Mandir Road, Punjabi Para,, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: afxxxxxx4c, Aadhaar No: 73xxxxxxxx4810, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SAJJAN KUMAR AGARWAL Son of Late Radha Kishan Agarwal Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office	Photo  04/12/2024	Finger Print  LTI 04/12/2024 Captured	Signature  04/12/2024
Son of Late Radha Kishan Agarwal 34, Radha Kunj, Shiv Mandir Road, Punjabi Para., 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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ACxxxxxx4G, Aadhaar No: 39xxxxxxxx2501, Status :Individual, Executed by: Self, Date of Execution: 04/12/2024 , Admitted by: Self, Date of Admission: 04/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri GOPAL ROY Son of Shri Guneshwar Roy East Chayan Para., City:- Not Specified, P.O:- Ghogomali, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006	 04/12/2024	 Captured 04/12/2024	 04/12/2024
Identifier Of Smt BHAGWANI DEVI AGARWAL, Shri SAJJAN KUMAR AGARWAL			

Endorsement For Deed Number : I - 071107910 / 2024

On 04-12-2024

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 11:35 hrs on 04-12-2024, at the Office of the A.D.S.R. BHAKTINAGAR by Smt BHAGWANI DEVI AGARWAL ,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 2,14,19,996/-. Family Members amount Rs 2,14,19,996/-

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

Execution is admitted on 04/12/2024 by 1. Smt BHAGWANI DEVI AGARWAL, Wife of Late Radha Kishan Agarwal, 34, Radha Kunj, Shiv Mandir Road, Punjabi Para,, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession House wife, 2. Shri SAJJAN KUMAR AGARWAL, Son of Late Radha Kishan Agarwal, 34, Radha Kunj, Shiv Mandir Road, Punjabi Para,, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri GOPAL ROY, , Son of Shri Guneshwar Roy, East Chayan Para,, P.O: Ghogomali, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,14,200.00/- (A(1) = Rs 2,14,200.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,14,200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2024 3:14PM with Govt. Ref. No: 192024250300480738 on 03-12-2024, Amount Rs: 2,14,200/-, Bank: SBI EPay (SBlePay), Ref. No. 8282527485155 on 03-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

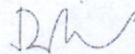
Certified that required Stamp Duty payable for this document is Rs. 1,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3232, Amount: Rs.1,000.00/-, Date of Purchase: 29/11/2024, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2024 3:14PM with Govt. Ref. No: 192024250300480738 on 03-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 8282527485155 on 03-12-2024, Head of Account



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 0711-2024, Page from 169906 to 169919
being No 071107910 for the year 2024.



DM

Digitally signed by BISWARUP GOSWAMI
Date: 2024.12.06 11:51:07 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 06/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.