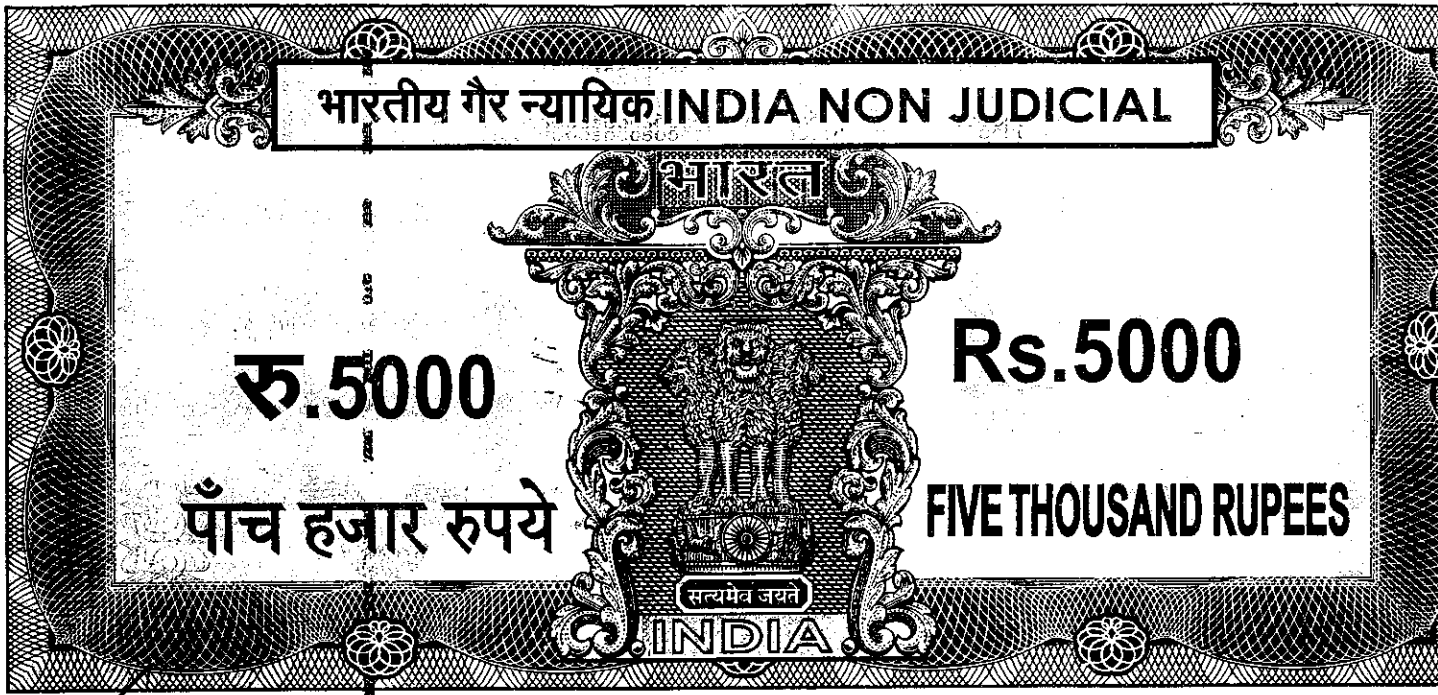


8537/19

I - 5111



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

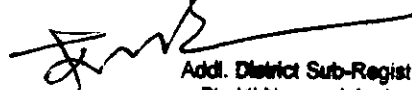
F 046455

24/12/2019
 S-1701175/2019
 M.N. No. 1, 2, 14, 379/19

20
 Ramch

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


 Addl. District Sub-Registrar
 Bhakti Nagar, Jalpaiguri



24 DEC 2019

NON JUDICIAL STAMP
171 04.12.19
Binode Bajla
Siliguri
500/-

Suman Chandra Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Siliguri Court



Ad'l. Dist Sub-Registrar
Bhaktinagar, Dist-Jalpaiguri

24 DEC 2019

Handwritten signature and a vertical stamp with the word 'WARRANT' written vertically.

VACANT UNDIVIDED LAND

AREA : 8 KATHA 14 CHATTAK
MOUZA : DABGRAM
R.S. PLOT No. : 102
L.R. PLOT No. : 258
R.S. KHATIAN No. : 449, 176/5
L.R. KHATIAN No. : 218
R.S. SHEET No. : 6
L.R. SHEET No. : 14
J.L. No. : 2
S.M.C. WARD No. : 43
POLICE STATION : BHAKTINAGAR
DISTRICT : JALPAIGURI

THIS DEED OF GIFT IS MADE ON THIS THE 20TH DAY OF THE MONTH OF DECEMBER, 2019.

::BETWEEN::

SRI RAMESH BAJLA, son of Late Chouth Mal Bajla, having I.Tax PAN No. **ACVPB7475M** ; Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of K.C. Dey Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal – **HEREINAFTER** referred to and called as the **"DONOR"** (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **"ONE PART"**.

AND

SRI
BINODE
BAJLA

Page No. 3

SRI BINODE BAJLA, son of Late Chouth Mal Bajla, having I.Tax PAN No. **ACVPB7364H** ; Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of K.C. Dey Road, Siliguri, P.O. and P.S. Siliguri, Pin Code-734001, District Darjeeling, in the State of West Bengal – **HEREINAFTER** referred to and called as the "**DONEE**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the "**OTHER PART**".

WHEREAS the abovenamed SRI RAMESH BAJLA (the DONOR herein) and SRI BINODE BAJLA (the DONEE herein) have jointly purchased all that piece or parcel of land measuring 17 Katha 12 Chattak from Classic Endeavour Private Limited, a Private Limited Company, vide a registered DEED OF CONVEYANCE dated 18.01.2005, being Document No. I-525 for the year 2005 and the same was registered in the Office of the then Sub Registrar Rajganj, District Jalpaiguri.

AND WHEREAS, in this manner, the abovenamed SRI RAMESH BAJLA (the DONOR herein) and SRI BINODE BAJLA (the DONEE herein) became the JOINT OWNERS of the aforesaid land measuring 17 Katha 12 Chattak, each of them having half undivided share i.e., undivided area land measuring 8 Katha 14 Chattak each, having permanent heritable, transferable and marketable right, title and interest therein and the said total land is more particularly described in the **SCHEDULE 'A'** below.

AND WHEREAS the DONOR is the **BROTHER** of the **DONEE** and the DONOR has great love and affection for his **BROTHER** (the **DONEE** herein) and is desirous out of such natural love and affection of disposing of his entire half undivided share in the Schedule 'A' land measuring 17 Katha 12 Chattak i.e., undivided land area measuring 8 Katha 14 Chattak unto and in favour of the Donee absolutely and unconditionally and the said undivided land hereby gifted is more particularly described in the **SCHEDULE 'B'** below.

Handwritten signature or stamp, possibly reading "Sunder Babu".

NOW THIS INDENTURE WITNESSES AS FOLLOWS :-

- 1) **THAT** in pursuance of the said intention and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of his own free will without any fraud, coercion or undue influence from anybody whomsoever and in full possession of his senses do hereby give, convey, grant, transfer and confirm unto the said Donee his entire half undivided share in the Schedule 'A' land which is more fully described in the Schedule 'B' below in favour of the Donee by way of GIFT to have and to hold the said land hereby gifted unto and to the use of the said Donee absolutely and unconditionally forever.
- 2) **THAT** the Donor does hereby declares that the right, share, title and interest in the said land which the Donor do hereby transfer by way of Gift subsists and the Donor has good power and full authority to Gift the same.
- 3) **THAT** the Donor further declare that there exist no charge, mortgage, attachment or any other encumbrances whatsoever upon the said land or any part thereof hereby gifted at the time of the execution of this Deed.
- 4) **THAT** the said Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the said land hereby gifted without any disturbance or hindrance whatsoever from or by the said Donor or by any person claiming from, under or in trust of him.
- 5) **THAT** the Donee shall have the right to mutate his name in respect of the said land hereby gifted with the concerned Government Department/s and to have and to hold the same subject to the payment of rents, etc., to the Government of West Bengal.
- 6) **THAT** the said Donee shall have the right to transfer by way of sale, gift, lease, mortgage or otherwise to anyone the said land hereby gifted.

Signature
S. Khatian

Page No. 5

- 7) **THAT** the Donor further undertakes to take all actions and to execute all documents required to be done or executed for fully assuring right, title, interest, enjoyment and possession of the said land hereby gifted by the Donee as shall and may be required.
- 8) **THAT** the Donee hereby accepts the said gift made herein by the Donor and signifies his assent hereto.

SCHEDULE 'A'
(DESCRIPTION OF THE TOTAL LAND)

All that piece or parcel of **VACANT LAND** measuring **17 KATHA 12 CHATTAK**, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 102** corresponding to **L.R. PLOT No. 258**, Recorded in **R.S. KHATIAN No. 449, 176/5, L.R. KHATIAN No. 217 & 218**, under **R.S. Sheet No. 6, L.R. SHEET No. 14, JL. No. 2**, within the jurisdiction of **Ward No. 43** of Siliguri Municipal Corporation, Upper Bhanu Nagar, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal. The proposed land use is Bastu.

The said total land is butted and bounded as follows:-

By North ... About 34 feet wide Road,
By South ... Land of R.S. Plot No. 102,
By East ... Land of R.S. Sheet No. 8,
By West ... About 24 feet wide Road.

Continued to next page

Handwritten signature or mark, possibly a name, written vertically.

SCHEDULE 'B'
(LAND HEREBY GIFTED)

All that **UNDIVIDED VACANT LAND** area measuring **8 KATHA 14 CHATTAK** hereby **GIFTED**, being the **ENTIRE HALF UNDIVIDED SHARE** of the Donor herein in the **SCHEDULE 'A' LAND** mentioned above, situated within **MOUZA DABGRAM**, appertaining to and forming part of **R.S. PLOT No. 102** corresponding to **L.R. PLOT No. 258**, Recorded in **R.S. KHATIAN No. 449, 176/5, L.R. KHATIAN No. 218**, under **R.S. Sheet No. 6, L.R. SHEET No. 14, JL. No. 2**, within the jurisdiction of **Ward No. 43** of **Siliguri Municipal Corporation, Upper Bhanu Nagar, Police Station Bhaktinagar, District Jalpaiguri, in the State of West Bengal**. The proposed land use is **Bastu**.

THAT the photographs and the fingerprints of the Donor and Donee herein are duly affixed upon sheet/s and one **site plan** is attached herein forming **PART** of these presents.

Continued to next page

IN WITNESS WHEREOF the Donor herein in good health and conscious mind has put his signatures on this **DEED OF GIFT** and the Donee has also accepted the said Gift from the Donor and has put his signatures on the day, month and year first above written.

WITNESSES:-

1. ASHISH BATLA
S/O of RAMESH BATLA.
K.C. DEY ROAD,
SILIGURI.

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



DONOR

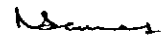
2. Sumitree Basla.
W/O Binode Basla.
Siliguri.

Accepted by me:-



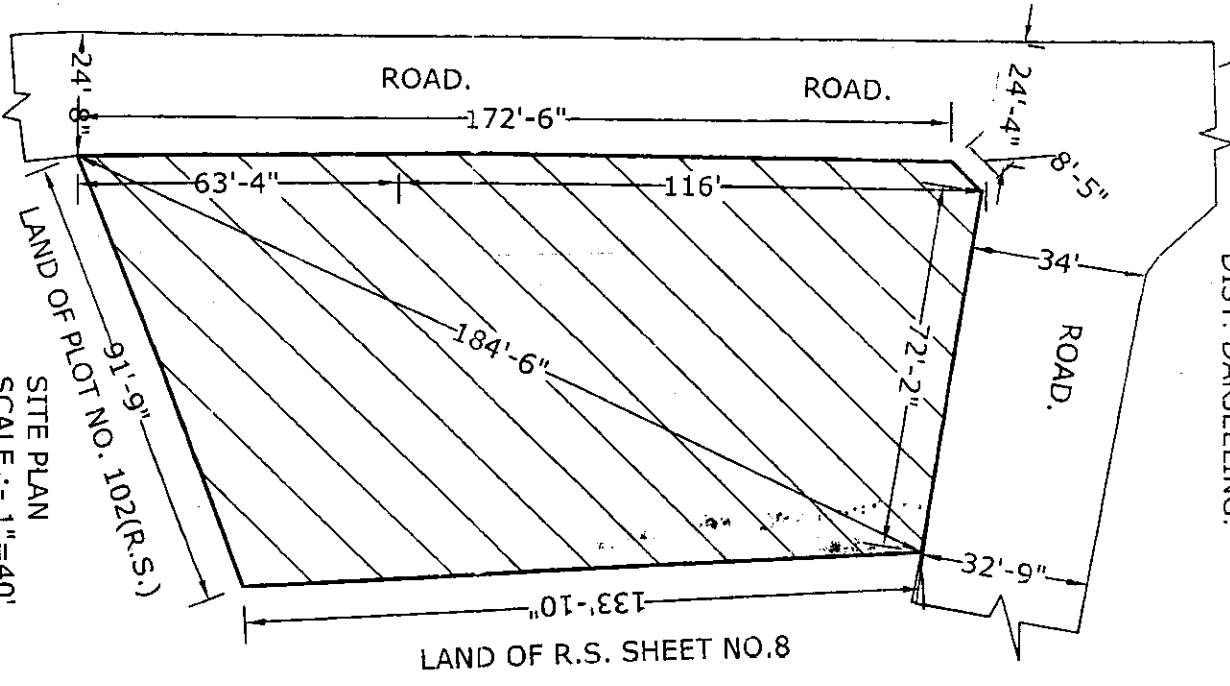
DONEE

Drafted as per instructions, readover and explained and printed in my office:-



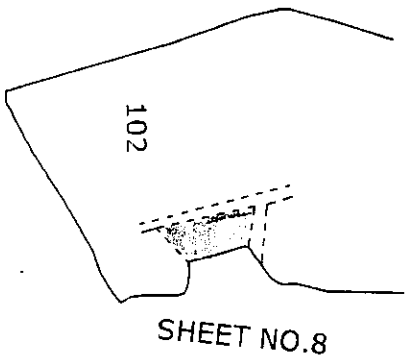
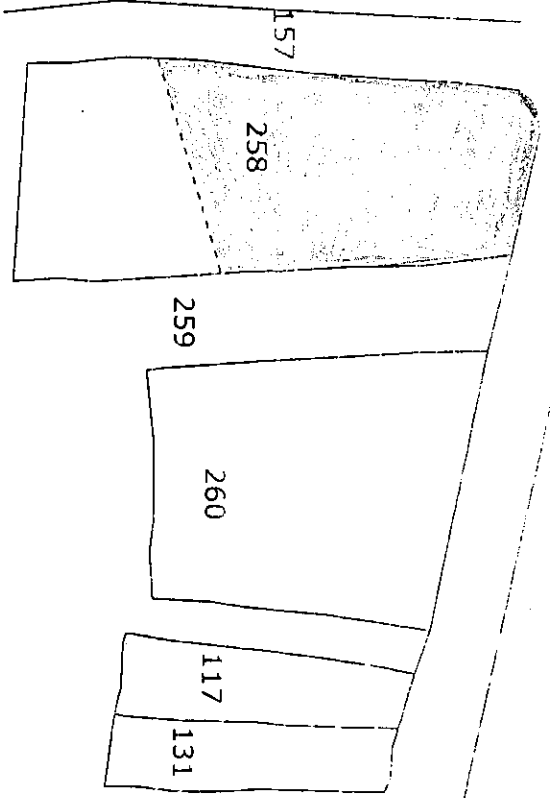
NIKUNJ SARAF
Advocate :: Siliguri
Regn. No. WB/1287/2008.

NAME OF THE DONEE :-
 SRI BINODE BAJLA
 S/O. LATE CHOOUTH MAL BAJLA
 RESIDENT AT K.C. DEY ROAD,
 P.O. & P.S. SILIGURI,
 DIST. DARJEELING.



SITE PLAN
 SCALE :- 1"=40'
 PROPOSED PLOT SHOWN

PART TRACE MAP OF MOUZA DABGRAM, J.L.NO. 2, SHEET NO.L.R.14, P.S. BAKTINAGAR, DIST. JALPAIGURI,
 SCALE:-64"=1MILE. PROPOSED PLOT SHOWN



PART TRACE MAP OF MOUZA DABGRAM, J.L.NO. 2, SHEET NO. R.S. 6,
 P.S. BHAKTINAGAR, DIST. JALPAIGURI SCALE :- 16"=1MILE,
 PROPOSED PLOT SHOWN

Binode Bajla
 Signature of the Donor

SIGNATURE OF THE DONOR

Binode Bajla
 Signature of the Donee

SIGNATURE OF THE DONEE

NAME OF THE DONOR :-

SRI RAMESH BAJLA
 S/O. LATE CHOOUTH MAL BAJLA
 RESIDENT AT K.C. DEY ROAD,
 P.O. & P.S. SILIGURI, DIST. DARJEELING.

LAND SCHEDULE :-

MOUZA :- DABGRAM,
 J.L.NO. :- 2
 SHEET NO. :- R.S. 6, L.R. 14
 KHATTIAN NO. :- L.R. 218 &
 R.S. 449 & 176 /5

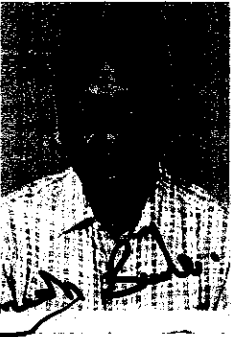
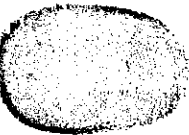







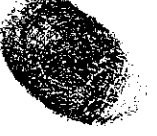

PLOT NO. :- R.S. 102 & L.R. 258
 WARD NO. :- 43(SMC)
 UPPER BHANU NAGAR

POLICE STN. :- BHAKTINAGAR,
 DISTRICT. :- JALPAIGURI.

TOTAL LAND AREA :-
 17 KATHA 12 CHATTAK
 50% UNDIVIDED GIFT AREA.
 8 KATHA 14 CHATTAK












DRAWN BY:-

Binode Bajla
 Signature of the Drawer

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

Jameh Kala

SIGNATURE


		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
<i>Pi</i>	RIGHT HAND					

Pivote Pajfu

SIGNATURE

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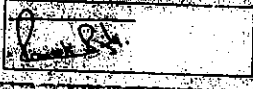
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACVPB7475M



नाम / NAME
RAMESH BAJLA

पिता का नाम / FATHER'S NAME
CHOUTH MAL BAJLA

जन्म तिथि / DATE OF BIRTH
05-08-1959

हस्ताक्षर / SIGNATURE


आयकर आयुक्त, प. व. - II
COMMISSIONER OF INCOME-TAX, W.B. - II

Ramesh Bajla

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दे।
 सहायक आयकर अधिकारी
 पी-7
 धीरगी स्थायित्व
 कलकत्ता - 700 069

In case this card is lost/damaged, please inform/return to the issuing authority.
 Assistant Commissioner of Income-tax
 P-7,
 Chowringhee Square,
 Calcutta-700 069.

Ramesh Bajla



ভারত সরকার
Unique Identification Authority of India

অনিকার্তৃত্ব আইডি / Enrollment No. : 1215/91412/41050

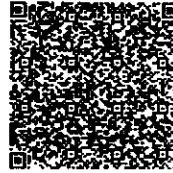
To
RAMESH BAJLA
 রমেশ বাজলা
 10 BAJLA HOUSE
 K.C. DEY ROAD
 WARD NO 10
 Siliguri (M. Corp)
 Siliguri, Darjeeling
 West Bengal - 734001
 9434463734

10/03/2014



KL820535678FT

82053567



আপনার আধার সংখ্যা / Your Aadhaar No. :

5697 5373 8057



আধার - সাধারণ মানুষের অধিকার

Government of India

রমেশ বাজলা
RAMESH BAJLA
 পিতা : চৌত মল বাজলা
 Father : Chouth Mal Bajla



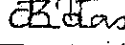

জন্মতারিখ/DOB: 05/08/1959
 পুরুষ / Male

5697 5373 8057

আধার - সাধারণ মানুষের অধিকার

Ramesh Bajla

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACVPB7364H	
	नाम /NAME BINODE BAJLA	
	पिता का नाम /FATHER'S NAME CHOUTH MAL BAJLA	
	जन्म तिथि /DATE OF BIRTH 26-06-1955	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.व.-11 COMMISSIONER OF INCOME-TAX, W.B. - II	

Binode Bajla



Government of India



বিনোদ বজলা
Binode Bajla
পিতা : চৌতমাল বজলা
Father : Chauthmal Bajla

জন্মতারিখ / DOB: 26/08/1955

পুরুষ / Male

4815 7545 3514



আমার আধার, আমার পরিচয়

Binode Bajla



ঠিকানা: 10 বাজলা হাউস, কে.সি.দে
রোড, ওয়ার্ড নং 10, সিলিগুরি
(শৌরমত্তা), সিপিওডি, দার্জিলিং,
পশ্চিম বঙ্গ, 734001

Address: 10 BAJLA HOUSE,
K.C.DEY ROAD, WARD no 10,
Siliguri (M. Corp), Siliguri Road,
Darjeeling, West Bengal, 734001

4815 7545 3514



1947



help@uidai.gov.in



www.uidai.gov.in

Binode Bajla



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির আইডি / Enrollment No. : 1215/91285/30314

23/04/2014

To
ASHISH BAJLA
 আশিশ বাজলা
 10 BAJLA HOUSE
 K.C.DEY ROAD
 SILIGURI
 WARD NO 10
 Siliguri (M. Corp)
 Siliguri, Darjeeling
 West Bengal - 734001
 9832572522



KL887005059FT

88700505



আপনার আধার সংখ্যা / Your Aadhaar No. :

5897 3204 3201

আধার - সাধারণ মানুষের অধিকার



আশিশ বাজলা
ASHISH BAJLA
 পিতা : রমেশ বাজলা
 Father : RAMESH BAJLA

জন্মতারিখ / DOB: 20/05/1992
 পুরুষ / Male

5897 3204 3201



আধার - সাধারণ মানুষের অধিকার

Ashish
 (ASHISH BAJLA)

Major Information of the Deed



Deed No.	I-0711-08109/2019	Date of Registration	24/12/2019
Deed No./Year	0711-0001701175/2019	Office where deed is registered	
Query Date	06/11/2019 6:26:09 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Binode Bajla Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434007825, Status : Buyer/Claimant		
Assessment	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]		
Setforth Value	Market Value		
	Rs. 1,21,14,379/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 60,592/- (Article:33(i))	Rs. 1,21,158/- (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: Upper Bhanunagar Ward no 43, Mouza: Dabgram Sheet No - 6, JI No: 2, Pin Code : 734001


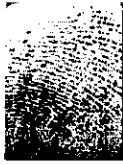
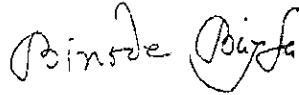
Sl. No.	Plot Number	Khatian Number	Land Proposed	Use	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-102	RS-449	Bastu	Bastu	8 Katha 14 Chatak		1,21,14,379/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
Grand Total :					14.6438Dec	0 /-	121,14,379 /-	

Donor Details :



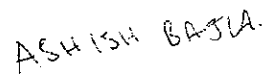
Sl. No.	Name/Address	Photo of Donor	Print and Signature
1	Shri Ramesh Bajla (Presentant) Son of Late Chouth Mal Bajla Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office		
		24/12/2019	LTI 24/12/2019
			24/12/2019

K.C Dey Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPB7475M, Aadhaar No: 56xxxxxxxx8057, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office

Donee Details :

Sl No	Name	Address	Photo	Finger Print	Signature
1	Shri Binode Bajla Son of Late Chouth Mal Bajla Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office				
			24/12/2019	LTI 24/12/2019	24/12/2019
Son of Late Chouth Mal Bajla Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACVPB7364H, Aadhaar No: 48xxxxxxxx3514, Status :Individual, Executed by: Self, Date of Execution: 20/12/2019 , Admitted by: Self, Date of Admission: 24/12/2019 ,Place : Office					

Identifier Details :

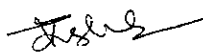
	Photo	Finger Print	Signature
Shri Ashish Bajla Son of Shri Ramesh Bajla K.C Dey Road, P.O:- Siliguri, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734001			
	24/12/2019	24/12/2019	24/12/2019
Identifier Of Shri Ramesh Bajla, Shri Binode Bajla			

Endorsement For Deed Number : I - 071108109 / 2019

12-2019

Certificate of Market Value (WB RUVI rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,21,14,379/-. Family Members amount Rs 1,21,14,379/-



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

Certificate of Admissibility (Rule 43) (WB 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.

Reasonation (Under Section 52 & Rule 22A) (WB Registration Rules 1962)

Presented for registration at 12:11 hrs on 24-12-2019, at the Office of the A.D.S.R. BHAKTINAGAR by Shri Ramesh Bajla ,Executant.

Content of Execution (Under Section 5) (WB Registration Rules - 1962)

Execution is admitted on 24/12/2019 by 1. Shri Ramesh Bajla, Son of Late Chouth Mal Bajla, K.C Dey Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Shri Binode Bajla, Son of Late Chouth Mal Bajla, K.C Dey Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business

Indetified by Shri Ashish Bajla, , Son of Shri Ramesh Bajla, K.C Dey Road, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, 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 1,21,158/- (A(1) = Rs 1,21,144/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,21,158/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2019 12:00AM with Govt. Ref. No: 192019200100291712 on 28-11-2019, Amount Rs: 1,21,158/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90053798 on 29-11-2019, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 60,592/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 55,592/-

Description of Stamp

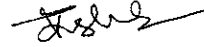
1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 171, Amount: Rs.5,000/-, Date of Purchase: 04/12/2019, Vendor name: Sudhangshu Saran Roy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 29/11/2019 12:00AM with Govt. Ref. No: 192019200100291712 on 28-11-2019, Amount Rs: 55,592/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 90053798 on 29-11-2019, 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

