3478/2022

3167/22

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

ARA II

H 598975

12-55
25/03/22

Additional Registrar of Assurances-II
Kolkata

21934540/22

Certified that the Document is admitted to Registration [illegible] and the endorsement [illegible] to this document are the part [illegible]

Additional Registrar of Assurances II Kolkata

25 MAR 2022

DEED OF GIFT

THIS DEED OF GIFT is made on this the 25th day of March, Two Thousand Twenty Two (2022)

BETWEEN

192737

Akhil Rishi Agarwal
61D. Bhulabhai Desai Road
Mumbai
400026

NAME
ADD
Rs. 25/-
23 MAR 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

23 MAR 2022

CALCUTTA

Identified by
[RAKESH SATYANARAYAN JAJETIYA]
S/o SATYANARAYAN JAJETIYA
HOUSE NO. 4, PLOT NO. 42
WARD-7A GANDHIDHAM
(KUTCH) - 370201
(GUJARAT)

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
25 MAR 2022

MR. KAMLESH MANOHARLAL AGARWAL ALIAS KAMLESH KUMAR AGARWAL ALIAS KAMLESH AGARWAL (PAN NO.ABUPA9340A & AADHAAR NO. 961768572985), son of Late Manoharlal Agarwal, Indian Citizen, aged about 80 years, by Faith-Hindu, by Nationality-Indian, by Occupation –Business, at Present residing Gold Croft Building, 1stfloor, 61D Bhulabhai Desai Road, P.O. Cumballa Hill, P.S. Gumdevi, District-Mumbai, Pin -400026, Maharashtra and also having address at 205A, Rash Behari avenue, Kolkata 700019, Post office & Police Station-Ballygunge, District-South 24-Parganas represented by his Constituted Attorney **MR. SUNNY PASCOAL DSOUZA (PAN NO.AZWPD3926F & AADHAAR NO. 4457 4174 5338)**, son of Mr. Pascoal Michael Dsouza, by Faith-Christian, by Nationality-Indian, by Occupation–Service, residing at Sunny House, Manickpur, Navpada Vasai Road, P.O. Vasai Road, P.S.-Manickpur, District-Thane, Pin-401202, Maharashtra hereinafter called and referred to as the **"DONOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representative and assigns) of the **ONE PART**.

A N D

MR. AKHIL RISHI AGARWAL (PAN NO.BLRPA0783R & AADHAAR NO. 595974591419), son of Mr. Rishi Kamlesh Agarwal and grandson of Mr. Kamlesh Kumar Agarwal, by Faith-Hindu, by Nationality-Indian, by Occupation–Business, Residing at Gold Croft Building, 3rd Floor, 61D Bhulabhai Desai Road, P.O. Cumballa Hill, P.S. Gumdevi, District-

25 MAR 2022

Mumbai, Pin -400026, Maharashtra, hereinafter called and referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representative and assigns) of the **OTHER PART**.

WHEREAS by virtue of a registered Deed of Conveyance dated 24th day of July, 1961 one (1) Sri Kanchan Kumar Kundu son of Sri Satyabrata Kundu and (2) Sri Bimal Ukil son of Late Nibaran Chandra Ukil being the Vendors as described therein sold, transferred and conveyed in respect of **ALL THAT** piece and parcel of Bastu Land thereunto belonging whereunto or on part whereof the same is erected and built containing an area of 1(One) Acre 90(Ninety) Decimals more or less (equivalent to 82910 Sq. Ft. more or less) TOGETTHER WITH pucca brick build buildings, houses, outhouses, Tiles shed structures, pond standing thereon lying and situated at Municipal Premises No.18/211, N.G. Saha Road, Calcutta-700061, comprised in Mouza-Parui, under Touzi No.351, under R.S. Dag Nos.3345, 3347 & 3348 corresponding to R.S. Khatian Nos.440, 441 & 442, under J.L.No.3, within the limit of South Subarban Municipality, under P.S.-Behala, in the District 24Parganas, as described in the Schedule written therein at a valuable consideration amount as described therein to **MR. KAMLESH KUMAR AGARWAL** being the Purchaser as described therein and the said Deed

25 MAR 2022

was registered in the office of the Sub Registrar at Alipore and recorded in Book No.I, being no.6217, for the year 1961.

AND WHEREAS thereafter partly Two Storied Residential Buildings and Several partly Commercial Tiles Shed Structures and partly Office/ Factory Tiles shed structures have been erected on the aforesaid Land sometime in the year 1990 which comprise part thereof, several of which are occupied by certain encroachers, some of whom are known to the Donor. A list of the encroachers and the portion of the aforesaid occupied by them as per the Donor's best knowledge is the table herein below particularly mentioned in the Second Schedule written hereunder:

SL. No.	**Encroachers/Occupants**	**Occupied Portion**
1.	Nipul Parekh and Kirit Parekh	1260 Sq. Ft.
2.	Shekhar Roy	1650 Sq. Ft.
3.	Shekhar Roy	1650 Sq. Ft.

AND WHEREAS thereafter the aforesaid Property became the added area of the Kolkata Municipal Corporation from the said South Subarban Municipality and the Donor herein duly mutated and/or recorded his name before the office the Kolkata Municipal Corporation and thereafter the aforesaid Land with Two Storied Residential Buildings, and Several partly Commercial Tiles Shed Structures and

ADDITIONAL [illegible]
2 5 MAR 2022

partly office/factory Tiles shed structures and vacant lands, land encroachment by pond, became known and number as Municipal Premises No.65, Dr. N.G. Saha Road (formerly 18/211, N.G. Saha Road), Kolkata-700061, under K.M.C. Ward No.128, under Assessee No.411281300652.

AND WHEREAS thus in view of the aforesaid the Donor herein being the absolute owner in respect of **ALL THAT** more than 30years old **partly Two Storied Residential Buildings total measuring about 14500 Sq. ft. covered area** more or less (out of which more than **30years old Ground Floor measuring about 7250 Sq. ft. covered area** and more than **30years old First Floor measuring about 7250 Sq. Ft. covered area** and more than **30years old partly Commercial Tiles Shed Structures and partly office/factory Tiles shed structures total measuring about 12300 Sq. Ft. more or less** and partly vacant space and partly encroachment of pond **TOGETHER WITH** piece and parcel of **Bastu Land** thereunto belonging and where on or on part whereof the same is erected and built containing by estimation measuring an area **1(One) Acre 90(Ninety) Decimals more or less (equivalent to 82910 Sq. Ft.)** be the same a little more or less lying and situated at and being **Municipal Premises No.65, Dr. N.G. Saha Road (formerly 18/211, N.G. Saha Road), Kolkata-700061** comprised in Mouza-Parui, under Touzi No.351, under R.S. Dag Nos.3345, 3347 & 3348 corresponding to R.S.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

2 5 MAR 2022

Khatian Nos.440, 441 & 442, under J.L.No.3, within the limit of Kolkata Municipal Corporation under Ward No.128, under Assessee No.411281300652 under **P.S.-now Parnashree (old Behala)**, in the **District South 24Parganas** more fully and particularly described in the First Schedule written hereunder and hereinafter referred to as the "said Property" which are occupied by certain encroachers, some of whom are known to the Donor particularly mentioned in the Second Schedule written herein and the Donor has well and sufficiently ceased and possessed the right, title and interest over the said Property and he has every right to sale, gift, lease and mortgage etc. in respect of said Property in favour of any party or parties in any manner whatsoever and the said Property is free from all sorts of encumbrances.

AND WHEREAS now the Donor is desirous of gifting the said Property to his grandson Akhil Rishi Agarwal son of Mr Rishi Kamlesh Agarwal the Donee herein but due to old age and present health condition of the Donor herein, he is not in a position to visit the concerned Sub-Registrar office at Kolkata and complete the formalities of registration relating to admit the execution of the documents viz. Gift Deed or any other documents, papers, letter signed and executed by the Donor in relation to the said Property for getting the same registered and for which due to personal convenience, the Donor herein by virtue of a registered Special Power of Attorney dated 20th day of July, 2021

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

2 5 MAR 2022

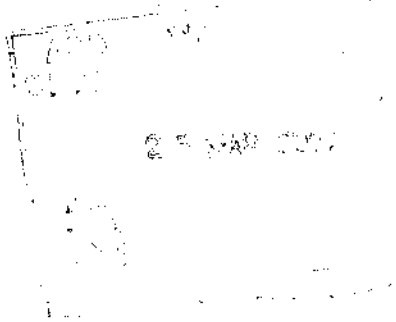
appointed MR. SUNNY PASCOAL DSOUZA son of Mr Pascoal Michael Dsouza as his constituted Attorney to do all acts and things which are necessary for registration and lodging the Gift Deed executed/to be executed by the Donor in respect of the said Property as mentioned in the Schedule written herein by way of Gift Deed in favour of the Donee herein and submitting the Gift Deed for adjudication before the concerned registry offices at Kolkata for and on behalf of the Donor herein and the said Special Power of Attorney was registered before the Sub Registrar office Joint S.R. Mumbai City-5 of the District Mumbai and recorded in Document No.7880 dated 20.07.2021.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of natural love and affection and full blood relation which the Donor had and still have for the Donee do hereby and hereunder renounce all his estate and right, title and interest with intent to vest the same in and grant, convey, transfer give and assign unto and to the use of the Donee freely and voluntarily without any condition and consideration in respect of **ALL THAT** more than 30years old **partly Two Storied Residential Buildings total measuring about 14500 Sq. ft. covered area** more or less (out of which more than **30years old Ground Floor measuring about 7250 Sq. ft. covered area** and more than **30years old First Floor measuring about 7250 Sq. Ft. covered area** and more than **30years old partly Commercial Tiles Shed Structures and partly office/factory**

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

2 5 MAR 2022

Tiles shed structures total measuring about 12300 Sq. Ft. more or less and partly vacant space and partly encroachment of pond **TOGETHER WITH** piece and parcel of **Bastu Land** thereunto belonging and where on or on part whereof the same is erected and built containing by estimation measuring an area **1(One) Acre 90(Ninety) Decimals more or less (equivalent to 82910 Sq. Ft.)** be the same a little more or less lying and situated at and being **Municipal Premises No.65, Dr. N.G. Saha Road (formerly 18/211, N.G. Saha Road), Kolkata-700061** comprised in Mouza-Parui, under Touzi No.351, under R.S. Dag Nos.3345, 3347 & 3348 corresponding to R.S. Khatian Nos.440, 441 & 442, under J.L.No.3, within the limit of Kolkata Municipal Corporation under Ward No.128, under Assessee No.411281300652 under **P.S.-now Parnashree (old Behala)**, in the **District South 24Parganas** along with common passage and all easement right attached thereto which is properly mentioned and described in the First Schedule written hereto and herein after referred as the "said Gifted Property" (which are occupied by certain encroachers, some of whom are known to the Donor particularly mentioned in the Second Schedule written herein) and delineated in RED colour in the plan or map annexed hereto and delivered possession of the unto and in favour of the Donee. **Be it stated here that the Donor is the grandson of the Donee** (who is son of Donor's son namely Mr Rishi Kamlesh Agarwal) and as such for long time I, being Donor has decided to Gift something in favour of the Donee and I am fully



satisfied with the care and supervision of the Donee and to this effect I, being the Donor executing this deed of gift in favour of the Donee **TO HAVE AND TO HOLD** the same for his sole use and benefit absolutely and unconditionally always for ever AND the Donor do hereby covenants with the Donee that notwithstanding any act, deed or thing by the Donor on her predecessors in title done executed or knowingly suffered to the contrary the said Donor has good, right full power and absolute authority to grant convey, transfer and assign the said land with building hereby granted conveyed, transferred, assigned or intended to be the use of the Donee absolutely and forever to the intent that the Donee herein henceforth is an absolute owner of the said Gifted Property hereditaments AND the Donee shall and may at all times here-in-after peacefully and quietly possess and enjoy the said Gifted Property and the Donee has every right to sell, convey, gift, assign, mortgage the said Gifted Property as the absolute owner AND the Donee shall and may at all times here-in-after peaceably and quietly possess and enjoy the said land with building and receive the rents, issues and profits there any lawful eviction interruption, claims and/or demand whatsoever from or by the said Donor lawfully and equitably claiming from under or in trust for them and that from all encumbrances, attachments, liens and lispendences whatsoever made or suffered by the Donor having lawfully or equitably claiming and estate or interest in the said Property more fully described in the First Schedule written hereunder.

CALCUTTA

25 MAR 2022

:THE FIRST SCHEDULE ABOBVE REFERRED TO:

(THE SAID GIFTED PROPERTY)

ALL THAT more than 30years old **partly Two Storied Residential Buildings total measuring about 14500 Sq. ft. covered area** more or less (out of which more than **30years old Ground Floor measuring about 7250 Sq. ft. covered area** and more than **30years old First Floor measuring about 7250 Sq. Ft. covered area** and more than **30years old partly Commercial Tiles Shed Structures and partly office/factory Tiles shed structures total measuring about 12300 Sq. Ft. more or less** having all floors are cemented and partly vacant space and partly encroachment of pond **TOGETHER WITH** piece and parcel of **Bastu Land** thereunto belonging and where on or on part whereof the same is erected and built containing by estimation measuring an area **1(One) Acre 90(Ninety) Decimals more or less (equivalent to 82910 Sq. Ft.)** be the same a little more or less lying and situated at and being **Municipal Premises No.65, Dr. N.G. Saha Road (formerly 18/211, N.G. Saha Road), Kolkata-700061** comprised in Mouza-Parui, under Touzi No.351, under R.S. Dag Nos.3345, 3347 & 3348 corresponding to R.S. Khatian Nos.440, 441 & 442, under J.L.No.3, within the limit of Kolkata Municipal Corporation under Ward No.128, under Assessee No.411281300652 under **P.S.-now Parnashree (old Behala)**, in the **District-South 24Parganas**

25 MAR 2002

along with common passage and all easement right attached thereto and the said Gifted Property is delineated in Red Border in the plan annexed hereto. The Photographs with the finger impression of the Donor and the Donee attached herewith is a part of this Deed and the said Gifted Property is butted and bounded by:

ON THE NORTH : By Garden House of Dr. N.G. Saha Road;

ON THE SOUTH : By Land & Tank of Mr. Sadananda Mondal;

ON THE EAST : By Land of Mr. Sadananda Mondal;

ON THE WEST : By Dr. N.G. Saha Road.

:THE SECOND SCHEDULE ABOBVE REFERRED TO:

(THE OCCUPIED PORTION)

A list of the encroachers and the portion of the aforesaid occupied by them as per the Donor's best knowledge is the table herein below:

SL. No.	**Encroachers/Occupants**	**Occupied Portion**
1.	Nipul Parekh and Kirit Parekh	1260 Sq. Ft.
2.	Shekhar Roy	1650 Sq. Ft.
3.	Shekhar Roy	1650 Sq. Ft.

2 5 MAR 2022

IN WITNESS WHEREOF the parties hereto have put their respective signatures, Sealed and delivered this present on the day, month and year first above written.

WITNESSES:

1.

[RAKESH SATYANARAYAN JAJETIYA]
HOUSE NO. 4, PLOT NO 42
WARD-7A GANDHIDHAM
(KUTCH) 370201

2. Rumi Chakraborty.
45/C Satkari Mitra Lane.
Kol - 54.

SUNNY D'SOUZA
(Constituted Attorney of KAMLESH MANOHARLAL AGARWAL @ K.K. AGARWAL DONOR

SIGNATURE OF THE DONOR

AND THAT THE DONEE accepted the gift of the above of the said Gifted Portion in question hereunder made a testified by his being the party here to and executing this presents.

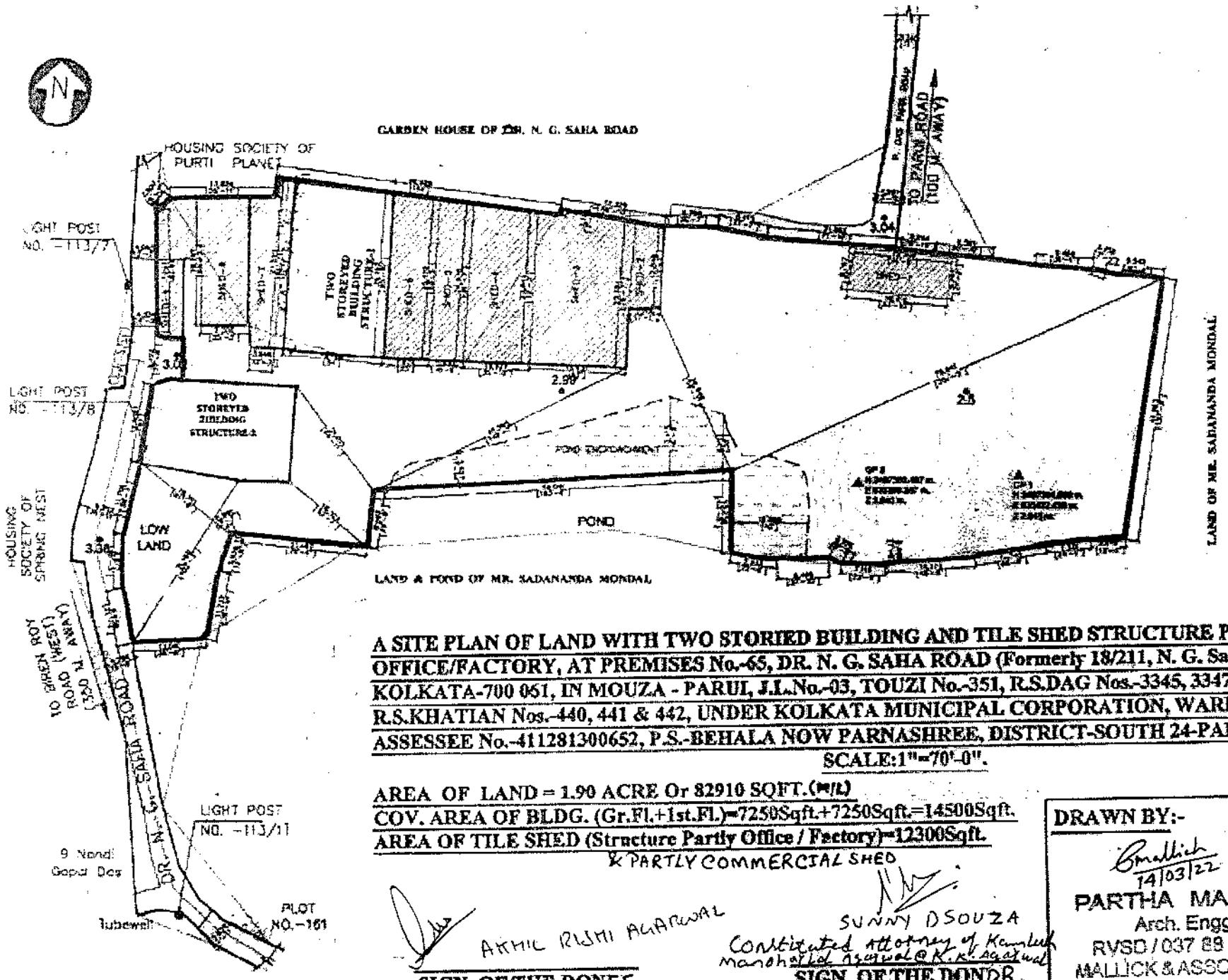
AKHIL RISHI AGARWAL

SIGNATURE OF THE DONEE

Drafted By
Sanjib Chakraborty.
SANJIB CHAKRABORTY
ADVOCATE
C.M.M. COURT, KOLKATA
F-274/322 of 2002

ADDITIONAL REGISTRAR
OF ASSURANCES OF ADDRESS

25 MAR 2022



A SITE PLAN OF LAND WITH TWO STORIED BUILDING AND TILE SHED STRUCTURE PARTLY OFFICE/FACTORY, AT PREMISES No.-65, DR. N. G. SAHA ROAD (Formerly 18/211, N. G. Saha Road), KOLKATA-700 061, IN MOUZA - PARUL, J.L.No.-03, TOUZI No.-351, R.S.DAG Nos.-3345, 3347 & 3348, R.S.KHATIAN Nos.-440, 441 & 442, UNDER KOLKATA MUNICIPAL CORPORATION, WARD No.-128, ASSESSEE No.-411281300652, P.S.-BEHALA NOW PARNASHREE, DISTRICT-SOUTH 24-PARGANAS.

SCALE:1"=70'-0".

AREA OF LAND = 1.90 ACRE Or 82910 SQFT.(±)
COV. AREA OF BLDG. (Gr.Fl.+1st.Fl.)=7250Sqft.+7250Sqft.=14500Sqft.
AREA OF TILE SHED (Structure Partly Office / Factory)=12300Sqft.
& PARTLY COMMERCIAL SHED

ARMIL RISHI AGARWAL
SIGN. OF THE DONEE

SUNNY DSOUZA
Constituted attorney of Kamlesh Manohar Lal Agarwal & K.K. Agarwal
SIGN. OF THE DONOR

DRAWN BY:-
Mallick 14/03/22
PARTHA MALLICK
Arch. Engg
RVSD / 037 88 / 2001
MALLICK & ASSOCIATES
20, K.N.C. Road, Barasat

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

25 MAR 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

SUNNY DSOUZA

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature SUNNY DSOUZA

AKHIL RISHI AGARWAL

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature AKHIL RISHI AGARWAL

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature _____

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

2 5 MAR 2022

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN:	192021220211473171	**Payment Mode:**	Online Payment
GRN Date:	24/03/2022 13:40:11	**Bank/Gateway:**	ICICI Bank
BRN :	77358477	**BRN Date:**	24/03/2022 13:03:20
Payment Status:	Successful	**Payment Ref. No:**	2000934540/2/2022 [Query No/*/Query Year]

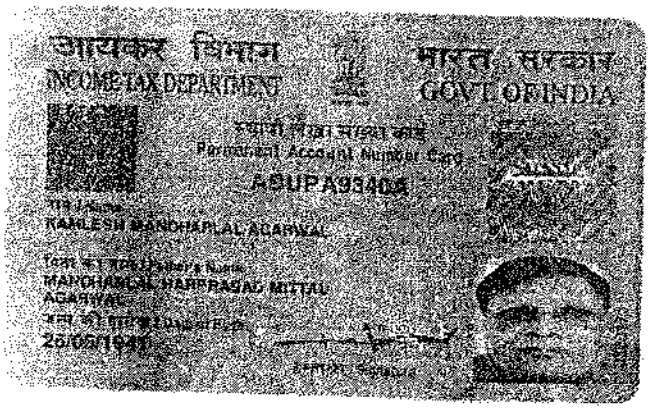
Depositor Details

Depositor's Name:	AKHIL AGARWAL
Address:	GOLD CRAFT BUILDING CUMBALLA HILL
Mobile:	9821325445
EMail:	akhil.r.agarwal@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2000934540
Applicant's Name:	Mr Sanjib Chakraborty
Identification No:	2000934540/2/2022
Remarks:	Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000934540/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	456343
2	2000934540/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	922660
			Total	**1379003**

IN WORDS: THIRTEEN LAKH SEVENTY NINE THOUSAND THREE ONLY.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACUPA9340G

नाम / Name
RAKESH MANOHARLAL AGARWAL

पिता का नाम / Father's Name
MANOHARLAL HARBAGAO MITTAL AGARWAL

जन्म की तारीख / Date of Birth
26/03/1949

कार्डधारक के हस्ताक्षर / Cardholder's Signature

Constituted Attorney
A Dovor

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70096/00222

To,
कमलेश कुमार अगरवाल
Kamlesh Kumar Agarwal
S/O: Manoharlal Agarwal
7A, Somerset Place
61 / D, Bhulabhai Desai Road
Near Sophia College Lane Gamdevi
Mumbai
Cumballa Hill Mumbai Mumbai
Maharashtra 400026
9821013506

26/02/2013

Ref: 566 / 13D / 419091 / 419152 / P

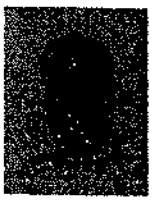
SH365634589DF

आपला आधार क्रमांक / Your Aadhaar No. :

9617 6857 2985

आधार — सामान्य माणसाचा अधिकार

भारत सरकार

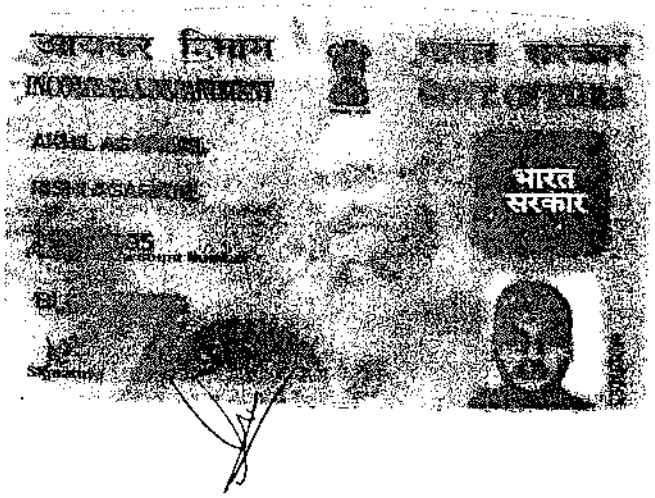


कमलेश कुमार अगरवाल
Kamlesh Kumar Agarwal
जन्म वर्ष / Year of Birth : 1941
पुरुष / Male

9617 6857 2985

आधार — सामान्य माणसाचा अधिकार

Certified Attorney
A Dover


भारत
सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

नोंदणीचा क्रमांक : Enrolment No 1177/70044/08951

To,
अनिल राम अग्रवाल
Anil Ram Agarwal
S/O Ram Agarwal
7 Customised Place 61 D
Bhulabhai Road
Near Sophia College Breach Candy
Mumbai
Cumballa Hill Mumbai, Mumbai
Maharashtra 400026
9821325445

Ref: 140 072 266658 250626 P

SH3482110150F

आपला आधार क्रमांक / Your Aadhaar No. :

5959 7459 1419

आधार — सामान्य माणसाचा अधिकार

भारत सरकार

अनिल राम अग्रवाल
Anil Ram Agarwal
जन्म दिनांक / Year of Birth : 1965
पुरुष / Male

5959 7459 1419

आधार — सामान्य माणसाचा अधिकार

AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

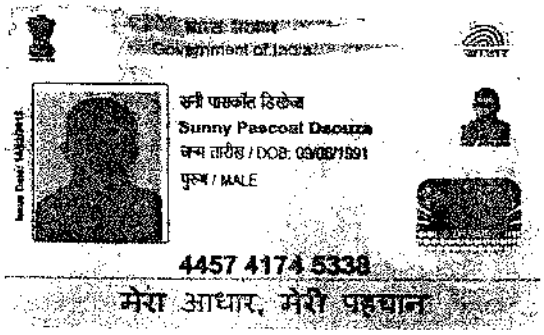
- आधार देशभरात मान्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government

भारतीय विशिष्ट ओळख प्राधिकरण INDIA

नाव: S/O अनिल अग्रवाल
जन्म दिनांक: 01/07/1965 पुरुष
नोंदणीचा क्रमांक प्राप्त: दिनांक 8 ते पूर्वी वेळापत्रक दिन पूर्वी, महाराष्ट्र
400026

अनिल राम अग्रवाल
7 Customised Place 61D
Bhulabhai Road, Near Sophia College Breach Candy, Mumbai, Cumballa Hill Mumbai
Maharashtra 400026

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bangalore-560 001



Government of India

सनी पास्कोल डिसोजा

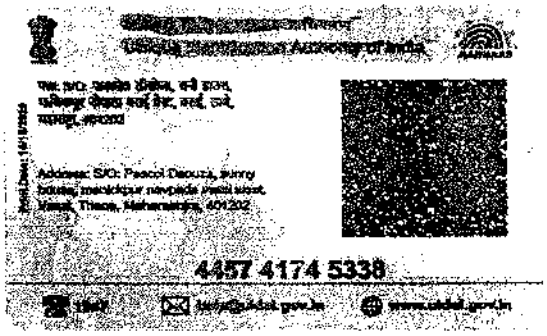
Sunny Pascoal Dsouza

जन्म तारीख / DOB: 09/08/1991

पुरुष / MALE

4457 4174 5338

मेरा आधार, मेरी पहचान



Unique Identification Authority of India

Address: S/O: Pascol Dsouza, sunny building, mankolgaon navpada pasti road, Kasar, Thane, Maharashtra, 401202

4457 4174 5338

1947

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-V * MUMBAI *

बबई - ५	
७८८०	१२/२०
२०२१	

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-V
MUMBAI

बबई - ५	
७८८०	२१/२०
२०२१	

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India

Enrolment No.: 0648/05623/67396

To
Rakesh Satyanarayan Jagetiya
C/O Satya Narayan Jagetiya
HOUSE NO 4 PLOT NO 92
WARD NO 7A
Gandhidham
Gandhidham
Kachchh Gujarat - 370201
8758712238

Download Date: 24/07/2019

Generation Date: 21/05/2013

Signature Not Verified

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

4703 5484 4136

VID : 9167 0765 0974 1636

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Rakesh Satyanarayan Jagetiya
Date of Birth/DOB: 22/07/1977
Male/ MALE

4703 5484 4136

VID : 9167 0765 0974 1636

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Satya Narayan Jagetiya, HOUSE NO 4 PLOT NO 92, WARD NO 7A, Gandhidham, Kachchh, Gujarat - 370201

QR Code with Photograph

4703 5484 4136

VID : 9167 0765 0974 1636

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1902-03167/2022	Date of Registration	25/03/2022
Query No / Year	1902-2000934540/2022	Office where deed is registered	
Query Date	23/03/2022 4:55:12 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjib Chakraborty 45/C, Satkari Mitra Lane, Kolkata,Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 9830259815, Status :Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 9,22,64,577/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,61,343/- (Article:33(i))		Rs. 9,22,744/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N. G. Saha Road, , Premises No: 65, , Ward No: 128 Pin Code : 700061

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 :-)		Bastu		60910 Sq Ft		4,87,28,022/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1605-I -06217-1961
L2	(RS :-)		Commercial use		22000 Sq Ft		2,81,60,056/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1605-I -06217-1961
		TOTAL :			190.0024Dec	0 /-	768,88,078 /-	
	Grand Total :				190.0024Dec	0 /-	768,88,078 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	14500 Sq Ft.	0/-	83,19,374/-	Structure Type: Structure
Gr. Floor, Area of floor : 7250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 7250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	12300 Sq Ft.	0/-	70,57,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 12300 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof					

Type: Tiles Shed, Extent of Completion: Complete

	Total :	26800 sq ft	0 /-	153,76,499 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr KAMLESH MANOHARLAL AGARWAL, (Alias: Mr KAMLESH KUMAR AGARWAL)** Son of Late Manoharlal Agarwal Gold Croft Building, 1stfloor, 61D Bhulabhai Desai Road, Cumballa Hill, City:- Not Specified, P.O:- Cumballa Hill, P.S:-GAMDEVI, District:-Mumbai, Maharashtra, India, PIN:- 400026Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx0A, Aadhaar No: 96xxxxxxxx2985, Status :Individual, Executed by: Attorney, Executed by: Attorney

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr AKHIL RISHI AGARWAL (Presentant) Son of Mr Rishi Kamlesh Agarwal Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office	 25/03/2022	 LTI 25/03/2022	25/03/2022
	Son of Mr Rishi Kamlesh Agarwal Gold Croft Building, 3rd Floor, 61D Bhulabhai Desai Road, Cumballa Hill, City:- Not Specified, P.O:- Cumballa Hill, P.S:-GAMDEVI, District:-Mumbai, Maharashtra, India, PIN:-440026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx3R, Aadhaar No: 59xxxxxxxx1419, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SUNNY PASCOAL DSOUZA Son of Mr Pascoal Michael Dsouza Date of Execution - 25/03/2022, , Admitted by: Self, Date of Admission: 25/03/2022, Place of Admission of Execution: Office			
		Mar 25 2022 2:37PM	LTI 25/03/2022	25/03/2022
	Sunny House, Manickpur, Navpada Vasai Road, City:- Not Specified, P.O:- Vasai Road, P.S:- MANIKPUR, District:-Thane, Maharashtra, India, PIN:- 401202, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx6F, Aadhaar No: 44xxxxxxxx5338 Status : Attorney, Attorney of : Mr KAMLESH MANOHARLAL AGARWAL			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rakesh Satyanarayan Jagetiya Son of Satya Narayan Jagetiya House No.4, Plot No.92, Ward No.7A, Gandhidam, City:- Not Specified, P.O:- Gandhidam, P.S:-GANDHI DHAM, District:-Kachchh, Gujarat, India, PIN:- 370201			
	25/03/2022	25/03/2022	25/03/2022
Identifier Of Mr AKHIL RISHI AGARWAL, Mr SUNNY PASCOAL DSOUZA			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr KAMLESH MANOHARLAL AGARWAL	Mr AKHIL RISHI AGARWAL	Y	139.586 Dec	4,87,28,022/-
L2	Mr KAMLESH MANOHARLAL AGARWAL	Mr AKHIL RISHI AGARWAL	Y	50.4167 Dec	2,81,60,056/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr KAMLESH MANOHARLAL AGARWAL	Mr AKHIL RISHI AGARWAL	Y	14500 Sq Ft	83,19,374/-
S2	Mr KAMLESH MANOHARLAL AGARWAL	Mr AKHIL RISHI AGARWAL	Y	12300 Sq Ft	70,57,125/-

Endorsement For Deed Number : I - 190203167 / 2022

On 25-03-2022

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 : 3 3 (i) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:25 hrs on 25-03-2022, at the Office of the A.R.A. - II KOLKATA by Mr AKHIL RISHI AGARWAL ,Claimant.

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 9,22,64,577/-. Family Members amount Rs 9,22,64,577/-

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

Execution is admitted on 25/03/2022 by Mr AKHIL RISHI AGARWAL, Son of Mr Rishi Kamlesh Agarwal, Gold Croft Building, 3rd Floor, 61D Bhulabhai Desai Road, Cumballa Hill, P.O: Cumballa Hill, Thana: GAMDEVI, , Mumbai, MAHARASHTRA, India, PIN - 440026, by caste Hindu, by Profession Business

Indetified by Mr Rakesh Satyanarayan Jagetiya, , , Son of Satya Narayan Jagetiya, House No.4, Plot No.92, Ward No.7A, Gandhidam, P.O: Gandhidam, Thana: GANDHI DHAM, , Kachchh, GUJARAT, India, PIN - 370201, by caste Hindu, by profession Others

Executed by Attorney

Execution by Mr SUNNY PASCOAL DSOUZA, , Son of Mr Pascoal Michael Dsouza, Sunny House, Manickpur, Navpada Vasai Road, P.O: Vasai Road, Thana: MANIKPUR, , Thane, MAHARASHTRA, India, PIN - 401202, by caste Christian, by profession Business as the constituted attorney of Mr KAMLESH MANOHARLAL AGARWAL , Mr KAMLESH KUMAR AGARWAL Gold Croft Building, 1stfloor, 61D Bhulabhai Desai Road, Cumballa Hill, P.O: Cumballa Hill, Thana: GAMDEVI, , Mumbai, MAHARASHTRA, India, PIN - 400026 is admitted by him

Indetified by Mr Rakesh Satyanarayan Jagetiya, , , Son of Satya Narayan Jagetiya, House No.4, Plot No.92, Ward No.7A, Gandhidam, P.O: Gandhidam, Thana: GANDHI DHAM, , Kachchh, GUJARAT, India, PIN - 370201, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,22,744/- (A(1) = Rs 9,22,646/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 9,22,660/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2022 1:43PM with Govt. Ref. No: 192021220211473171 on 24-03-2022, Amount Rs: 9,22,660/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 77358477 on 24-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,61,343/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,56,343/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 192737, Amount: Rs.5,000/-, Date of Purchase: 23/03/2022, Vendor name: S MUKHERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2022 1:43PM with Govt. Ref. No: 192021220211473171 on 24-03-2022, Amount Rs: 4,56,343/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 77358477 on 24-03-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 140153 to 140182

being No 190203167 for the year 2022.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2022.04.18 14:22:13 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/04/18 02:22:13 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)