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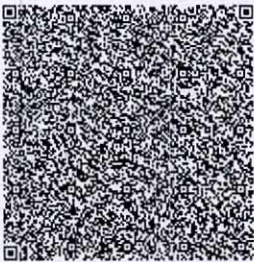


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

## e-Stamp

Certificate No.	: IN-JH09497471212241Q
Certificate Issued Date	: 11-May-2018 11:48 AM
Account Reference	: SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference	: SUBIN-JHJHSHCIL0113306112847652Q
Purchased by	: ANUJ JINDAL
Description of Document	: Article 33 Gift
Property Description	: GIFT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NA
Second Party	: ANUJ JINDAL
Stamp Duty Paid By	: ANUJ JINDAL
Stamp Duty Amount(Rs.)	: 2,30,000 (Two Lakh Thirty Thousand only)



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Statutory Alert:

The authenticity of this e-Stamp Certificate should be verified at [www.jharkhandstamp.com](http://www.jharkhandstamp.com). Any discrepancy in the details on this Certificate and on

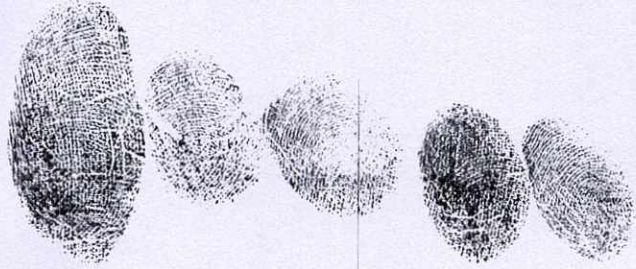
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**Amal Kumar Dagi**  
Advocate

*36*  
*15/5/18*

**जिला अवर निबन्धक**

उपस्थापित दस्तावेज में लेख्यकारी / प्रिंसपल जाति के *01.05.18* अंकित की गई है। छोटागापुर काश्तकारी अधिनियम 1908 की धारा 46(B) के अन्तर्गत नहीं है।

*15/5/18*  
न्यूनतम मूल्यांकन सूची से जाँचा एवं सही पाया।

अधिनियम 21 के अधीन-ग्रहणाः भारतीय स्टाम्प-अधिनियम डिप्यन स्टाम्प ऐक्ट), 1899 की अनुसूची या अक, स०...*13.2.2* के अधीन प्राप्त स्टाम-सहित या स्टाम्प-शुल्क विमुख या स्टाम्प-शुल्क अपेक्षित (नहीं)।

*15/5/18*

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*15/5/18*  
*19/05/18*  
*52/...*  
*2487/5033*  
*...*

**DEED OF GIFT**

*15/5/18*  
*15/5/18*

THIS DEED OF GIFT IS MADE ON THIS THE 15<sup>th</sup> DAY OF MAY 2018 AT JAMSHEDPUR; **BETWEEN:**

*...*  
*...*  
*...*  
*...*

**SHRI AMRIT LAL AGARWAL, (PAN - AIZPA2218F and UID No.9433 1672 1913), son of Late Bihari Lal Agarwal, by faith Hindu, by Caste Bania, by occupation Business, Nationality Indian, resident of Flat No.77, 4<sup>th</sup> floor, Tivoli Court 1/A, Ballygunje, Circular Road, Kolkata, West Bengal - 700019 and at present residing at Jawahar Nagar, P.O. Azadnagar, P.S. Mango,**

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**IN FAVOUR OF**

**ANUJ JINDAL, (PAN – AWWPJ8820B and UID No.3491 7803 4196)**, son of Rajiv Jindal, by faith Hindu, by Caste Bania, by occupation Business, Nationality Indian, resident of Flat No.77, 4<sup>th</sup> floor, Tivoli Court 1/A, Ballygunje, Circular Road, Kolkata, West Bengal – 700019, hereinafter referred to as the **DONEE** (which expression shall unless, excluded by or repugnant to the context, mean and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

**NATURE OF DEED :**

**DEED OF GIFT**

**ESTIMATED VALUE :**

**Rs.36,40,000/- (Rupees Thirty six lakhs forty thousand) only.**

**WHEREAS**, the Donor is the Grandfather of the Donee;

**AND WHEREAS**, the Donor, above named, purchased all that piece and parcel of raiyati land, measuring an area 1-8-10 (One Bigha Eight Kathas Ten Dhuls), more or less, being in Present Survey Plot No.2487/ 5033, recorded under Present Survey Khata No.52, corresponding to Old Plot No.2, under Old Khata No.1 of Mouza MANGO, Police Station Mango, Thana No.1642, Ward No.9, MNAC, town Jamshedpur, District Sub-Registry Office, Jamshedpur, District East Singhbhum, Pergana Dhalbhum, for valuable consideration amount, by means of a registered Sale Deed, bearing Deed No.6272, Sl. No.7457, dated 23.09.2009, completion on the same date, recorded in Book-I, Volume No.232, pages from 483 to 504 of District Sub-Registry Office, Jamshedpur, from its previous lawful owner Shri Ram Awtar Agarwala, son of Dharampal Agarwala, resident of Jawahar Nagar, Mango, Jamshedpur and since its purchase the Donor above named has been in peaceful physical possession and occupation of the aforesaid land as sole, absolute and

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lawful owner of the same, without any let, hindrance or interruption from any other person or persons, by exercising all acts of ownership thereto, to the knowledge of all;

**AND WHEREAS**, the Donor, in order to further ensure his right, title and interest over the aforesaid purchased land, has mutated the same in his own name from the office of the Superior landlord, the State of Jharkhand, through C.O., Jamshedpur, vide Mutation Case No.1713/ 2011-12, Order dated 17.12.2011, entered in Volume No.D-26, Page No.167 and he is paying rent for the same and obtained rent receipt in his own name

**AND WHEREAS**, the Donor out of his natural love and affection, regards and for making future provisions for his Grandson **Anuj Jindal**, son of Rajiv Jindal, **the said Donee** being desirous to bestow upon the said Donee and absolutely and forever, does hereby grant, convey and transfer by way of Gift his property, more fully described in the schedule below;

**AND WHEREAS**, the Donor as to avoid the future misunderstanding, disputes or litigations, if any, between himself/ themselves or other heirs or any person claiming under the Donor has decided to execute a Gift Deed free from all encumbrances in favour of his Grandson **Anuj Jindal**, **the aforesaid Donee** in respect of his property, as described in the schedule below.

**NOW THIS DEED OF GIFT WITNESSETH:**

1) THAT, in pursuance of the said intention and in consideration of the love affection and regard which the said Donor has for the said Donee, THE SAID DONOR voluntarily, out of his free-will and consent, without any force, coercion or undue influences or misrepresentation, from any corner what-so-ever and in full possession of his senses, doth hereby bestow upon the said Donee, absolutely and forever GRANT CONVEY AND TRANSFER by way of Gift of his said property, more fully described in the schedule below.

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2) THAT, the said Donee from this day will become the absolute owner of the said property mentioned in the schedule below and the Donor will cease to have any right, title, interest, possession or claims therein from this day and the said Donee shall be legally entitled to enjoy the said property as full and absolute owner thereof without any objection from any corner and shall be legally entitled to sell, convey, mortgage and transfer the schedule below property in any way to any person or persons, in future as per his sweet will and desire without any objection from any corner.

3) THAT, the Donor on this day has delivered and have formally handed over the peaceful physical possession of his said property, as described in the schedule below in favour of the Donee and from this day the said Donee shall possess and enjoy the same as sole and absolute owner in all possible ways with power to construct any structures, whatsoever he likes thereon.

4) THAT, henceforth the Donee shall be at liberty to mutate his name in the Office of the landlord, in respect of the schedule below property and shall pay the rent for the same in his own name.

5) THAT, the Donor hereby also assures the Donee that he shall, at the cost of the person (s) requiring the same, execute any other document(s), if so required, in respect of the schedule below property to further ensure the right, title and interest of the Donee over the same.

7) THAT the Donor has handed over all relevant documents in respect of the schedule below property to the Donee.

8) THAT the Deed of Gift is executed by the Donor so that no person or persons hereafter be able to dispute the facts as stated by the Donor in this Deed.

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15.5.18

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### SCHEDULE

(Description of the property hereby gifted)

ALL THAT piece and parcel of raiyati homestead land, measuring an area **11.75 (eleven point seventy five) Decimals, i.e. 5,123 Sq.ft.** being in Present Survey Plot No.2487/ 5033, recorded under Present Survey Khata No.52, corresponding to Old Plot No.2, under Old Khata No.1 of Mouza MANGO, Police Station Mango, Thana No.1642, Ward No.9, MNAC, town Jamshedpur, District Sub-Registry Office, Jamshedpur, District East Singhbhum, Pergana Dhalbhum, State of Jharkhand;

which is butted and bounded as follows: -

NORTH: Portion of Plot No.5033;  
SOUTH: Plot No.2562;  
EAST : Plot No.2559;  
WEST : Plot No.2563.

IN WITNESS WHEREOF, the Donor has hereunto set his hand on this Deed of Gift, on the day, month and year first above written.

Read over and explained the contents of this Deed to the Donor and he has admitted the same it to be true and correct.

Advocate 15.5.18

### WITNESSES:

1. Jeetendra Kumar Sawa  
(JEETENDRA KUMAR SAWA)  
S/o Late: Baijnathi Sawa  
Aakash Ganga Apartment  
No. 6, Main Road, Mango, Jamshedpur.
2. Pradip Kumar Giri  
(PRADIP KUMAR GIRI)  
S/o Late Satya Narayan Giri  
13, Gunomog Colony, Mango, Jamshedpur.

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Signature of the Donor

*Amy Jindel*

Signature of the Donee

The Donee hereby accepted the above Gift.

Printed by:

*[Signature]*  
Jsr. Court.

Drafted by:

*[Signature]*  
Advocate 15.5.18

PHOTOGRAPH, SIGNATURE AND FINGER PRINTS  
OF THE DONEE



*Amy Jindel*



*[Signature]*  
15.5.18

*Opal Kumar Bagly*  
Advocate

Certified that the fingerprints of the left hand of each person, whose photograph is affixed in the document, have been obtained by me or before me.

*[Signature]*  
Advocate 15.5.18