SL-3398/17

I- 2734/2012



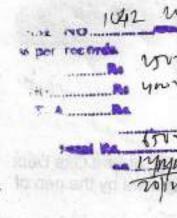
পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

D 729591

D 729591

0-0-1684439 2012 12/12/12

L.T.I. of Smt Gita Debi Agarwal by the pen of



PAGE -1

DEED OF GIFT

CERCIFIED THAT THE DISCURENT IS ADMITTED TO REGISTRATION THE CONTINUES TO THIS DOCUMENT AND THE PROPERTY THIS DOCUMENT

ADDIL DIST. SUB-REGISTRATION (NO)

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			12/12/17
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VALUE	P 800)		***************************************

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(S.K. SXRKAR)
STAMP VENDOR
A.D.S.R. Office, Siliguri
Licence No.-8/1975

L.T.I. of Smt Gita Debi Agarwal by the pen of

gerta Aganual.



14H- 20284

L.T.I. of Smt Gita Depi Agarwal by the pen of

Jeeta Agenval.



Add Dist Sub-Registrar

1 2 DEC 2017

Raju Bancojel No Robi Bancojel Robindra nagar Jalpaigusi



Property Gifted by this Deed: Land measuring 0.18 Acre or 18 Decimal. R. S. Khatian No. : 1142/3. R. S. Plot No. : 2158. Mouza : SILIGURI. P. S. : SILIGURI. J. L. No. : 110 (88). District : Darjeeling. Ward No. : V (Five). Area falling within Siliguri Municipal Corporation.

> THIS DEED OF GIFT IS MADE ON THIS THE 12TH DAY OF THE MONTH OF DECEMBER , TWO THOUSAND AND SEVENTEEN (2017),

BETWEEN

expression shall, unless otherwise expressed or excluded by or is

SMT. GITA DEBI AGARWAL, WIFE OF LATE RADHA KRISHAN AGARWAL, an Indian citizen, Hindu by religion, housewife by occupation, resident of S.F. Road, Siliguri, P.O.-Siliguri Bazar, Pin Code-734005, P.S.-Siliguri, District-Darjeeling, in the State of West Bengal, the person named herein shall hereinafter be referred to and called as "THE DONOR" or "THE FIRST PARTY" (Which name and



repugnant to the subject or context, be deemed to mean and include her legal heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**. (I. T. PAN:-ACBPA8391B).

AND

SRI NARENDRA KUMAR AGARWAL, SON OF LATE RADHA KRISHAN AGARWAL, an Indian citizen, Hindu by religion, businessman by occupation, resident of S.F. Road, Siliguri, P.O.-Siliguri Bazar, Pin Code-734005, P.S.-Siliguri, District-Darjeeling, in the State of West Bengal, the person named herein shall hereinafter be referred to and called as "THE DONEE" or "THE SECOND PARTY" (Which name and expression shall, unless otherwise expressed or is excluded by or repugnant to the subject or context, be deemed to mean and include his legal heirs, executors, successors, administrators, legal representatives and assigns) of the SECOND PART. (I. T. PAN:-ACBPA8392C).

This document is a <u>Deed of Gift</u> made for absolute transfer of immovable property which is described within the "Schedule" given below unto and in favour of the Donee hereof who is the Son of the Donor hereof, i.e., gift within family members (**Mother to Son**). The gift of immovable property made vide this document is absolutely out of natural love and affection in the heart of the Donor hereof towards the Donee hereof and out of the own free "WILL" of the Donor hereof.

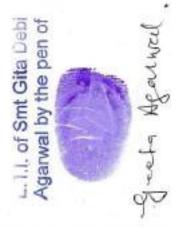
AND

WHEREAS the Donor or the first party hereof (Smt. Gita Debi Agarwal)

District-Darjeeling as per the Revisional settlement's finally published

has been the sole, absolute and exclusive recorded owner (RoR) of all that piece or parcel of land measuring 0.36 Acre or 36 Decimal to which the below-scheduled property has also been a part and parcel being situated within Mouza-Siliguri, J. L. No.-110 (88), P.S.-Siliguri, District-Darjeeling and the name of the said Smt. Gita Debi Agarwal has been found recorded in Plot No.-2158 corresponding to its Khatian No.-1142/3, situated within Mouza-Siliguri, J. L. No.-110(88), P.S.-Siliguri,

2000-



Record-of-Rights (ROR) prepared under chapter VII of the West Bengal Land Reforms Act and the said, Smt Gita Debi Agarwal has been in absolute physical possession and peaceful occupation of the said land having permanent, heritable and transferable right, title and interest therein without any disturbance or interference from anybody whomsoever being free from all encumbrances and charges whatsoever.

AND

WHEREAS in view of the aforesaid facts, the Donor hereof is at present the absolute owner of all that piece or parcel of land measuring 0.36 Acre which is found to be recorded in R. S. Plot no.-2158 corresponding to its Khatian No.-1142/3, situated within Mouza-Siliguri, J. L. No.-110(88), P.S.-Siliguri, District-Darjeeling and the Donor is under absolute physical possession of the said land as per physical survey undertaken by qualified surveyor to which the below-scheduled land is also a part and parcel and the Donor hereof has been in physical possession and peaceful occupation of the said property and she has also got saleable and/or transferable right upon the said land which has also been free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner, The Donor hereof has now expressed her desire to transfer by way of gift, all that piece or parcel of land measuring 0.165 Acre out of her total land measuring 0.36 Acre unto and in favour of the Donee hereof who is the Son of the Donor hereof and the property so gifted is fully described within the "Schedule" given below.

The said gift has been intended absolutely out of natural love and affection in the core heart of the Donor hereof towards the Donee hereof and out of the own free "WILL" of the Donor hereof.

beel!

AND



<u>WHEREAS</u> in view of the aforesaid desire, the Donor hereof has firmly and finally decided to gift the property described within the "Schedule" given below to the Donee hereof and for the purpose, the Donor has now made herself available to execute this DEED OF GIFT unto and in favour of the Donee hereof being the second party hereof.

AND

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the aforesaid intension of the Donor out of natural love and affection towards the Donee hereof and out of own free "WILL", the Donor hereby grants full discharge to the Donee and the Donor DOES hereby gift, convey, assign and transfer absolutely by way of gift all that immovable property which is fully described within the "Schedule" given below together with all her rights, title, interests, hereditaments, liberties, easements, trees and fences etc. whatsoever in any way belonging to or reputed to belong therewith and makes over possession thereof unto and in favour of the Donee hereof absolutely and forever TO HAVE AND TO HOLD the same as an absolute estate by the Gift as exclusive owner thereof, without any fear, undue influence, coercion, pressure and/or wrongful impression, peaceably and quietly, with permanent, heritable and transferable right and without any claim, objection, interference from the Donor or any person or persons claiming under her, subject to the payment of land revenue to the superior landlord now the Government of West Bengal being represented by the B. L. & L. R. O., Siliguri, District-Darjeeling.

The Donor declares that the interests which she professes to transfer hereof by way of Gift-subsists as on the date of these presents and that there exists no previous transfer of the said property as described within the "Schedule" given below annexed hereto and there exists no such mortgage, lease, contract for sale or otherwise by the Donor in favour of any other person or party respecting her below-scheduled property or any part thereof and that the property hereby gifted, expressed or intended so to be, suffers from no defect of title and the said property is also free from all encumbrances and charges whatsoever and the recitals made hereinabove- are all true.

sell!



AND

WHEREAS The Donor declares that the Donee shall have all rights, title and interest in the property gifted and conveyed to him and shall hold and enjoy the same without any interruption or obstruction whatsoever from anybody whomsoever and all the rights, title and interest which vested with the Donor with respect to the property gifted by this deed till day shall henceforth vest with the Donee to whom the property described within the "Schedule" given below is gifted by this deed of gift.

AND

THE DONOR HEREOF has transferred and/or conveyed by way of gift, all rights, valid title and interests in the property described within the "Schedule" given below unto and in favour of the Donee hereof and the Donor further declares that she will also, from time to time upon the request and on demand of the Donee or any person or party claiming under him, execute all such acts, deeds and/or things whatsoever for further and more perfectly assigning the property described within the "Schedule" given below and every part thereof unto and in favour of the Donee or his legal representatives and assigns and placing him/them in possession of the same according to the true and intent meaning of this Deed as shall and may reasonably be required. IT IS HEREBY further declared by the Donor hereof that the property gifted by this deed being described in the "Schedule" given below is free from all encumbrances and charges whatsoever, claims and demands whatsoever.

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The gift of the property described within the "Schedule" given below shall be Irrevocable and is made voluntarily by the Donor hereof unto and in favour of the Donee hereof. The delivery of physical possession of the gifted property is already made unto and in favour of the Donee hereof. The Donee has also given his acceptance to the gift by putting his signatures and impressions of all fingers upon sheet attached to this deed of gift.



That the Donee shall henceforth have all rights to possess and own the property described within the "Schedule" given below under his sole discretion and none and/or nothing shall prevent the Donee from construction, sale, transfer, assignment or disposing of the property described in "Schedule" given below independently if, at any point of time, The Donee so desires.

That the Donee shall have the right to get his name mutated with respect to the below-scheduled property at the office of the Siliguri Municipal Corporation to have separately assessed and pay local taxes independently.

That the Donee shall also have every right to get his name mutated with respect to the property described within "Schedule" given below at the office of the B. L. & L. R. O., Siliguri, District-Darjeeling.

<u>WHEREAS</u> the gift of the below-scheduled property is made by the Donor hereof unto and in favour of the Donee hereof without any pressure, wrongful impression, coercion and undue influence and out of the natural love and affection in the core heart of the Donor towards the Donee hereof.

AND

WHEREAS the estimated set-forth value of the property described within the "Schedule" given below being gifted by this deed of gift by The Donor to The Donee hereof has been considered at Rs.2,31,81,000/-(Rupees two crore thirty one lakh and eighty one thousand only).

"SCHEDULE OF THE PROPERTY GIFTED BY THIS DEED"

seel?

All that piece or parcel of land measuring 0.18 (Zero point one eight)

Acre or 18 (Eighteen) Decimal out of total land measuring 0.36 Acre
being owned and possessed by the donor hereto is absolutely transferred
unto and in favour of the Donee hereof by way of gift.



The aforesaid gifted land measuring 0.18 Acre is being recorded in R. S. Plot No.-2158 (Two thousand one hundred and fifty eight) corresponding to its R. S. Khatian No.-1142/3 (One thousand one hundred and forty two by three), situated within MOUZA-SILIGURI, Paragana-Baikunthapur, J. L. No.-110 (88), P.S.-Siliguri, within Siliguri Municipal Corporation Ward No.-V (Five), Additional District Sub-Registrar-Siliguri, District-Darjeeling, in the State of West Bengal. The proposed use of the gifted land is Bastu and the same is at present vacant.

The annual rent for the land measuring 0.18 Acre being gifted by this deed is Rs.36/- (Rupees thirty six only) being payable to the Government of West Bengal being represented by The B. L. & L. R. O., Siliguri, District-Darjeeling.

The aforesaid property measuring 0.18 Acre as gifted by these presents to the Donee by the Donor hereof is butted and bound as follows:-

By the North :- Land in R. S. Plot No.-2157.

By the South :- Land of Donor hereof in R. S. Plot No.-

2158 gifted to Saket Agarwal.

By the East :- Land of Donor hereof in R. S. Plot No.-

2158 gifted to Saket Agarwal.

By the West :- Land of Donor hereof in R. S. Plot no.-2159

gifted to Donee hereof.

The photographs and the fingerprints of the donor hereof and that of the donee hereof are duly affixed upon separate sheets enclosed herewith which shall always form part of these presents.

De00:

<u>IN WITNESS WHEREOF</u> the Donor, in her good health and conscious mind, has set and subscribed her hands on this <u>DEED OF GIFT</u> on the day, month and year as first above-written.

WITNESSES:

1. Raju Banezjer Slo Rabi Banezjer Rabindza rugaz Jalpaiguzi

L.T.I. of Smt Gita Debi Agarwal by the pen of Agarwal,

2.-geeta Agarwa.
Wo Novembrandjandu
S.F. Rocad
SILIGURI

THE DONOR.

The aforesaid Gift is accepted by me:

Signature of the Donee hereof.

Manda Kema bogal

Drafted, read over and explained by me and printed in my office.

(SANJAY KUMAR MARODIA)

Regn No.-849/840/92. ADVOCATE::SILIGURI.

EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore-Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand	9				
	Right Hand					0

L.T.I. of Srnt Gita Debi Agarwal by the pen of

Signature
Scelan Agantal

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
and Venn	Right Hand					

Marcha Know Johnsof

Signature



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. SILIGURI, District Name: Darjeeling Signature / LTI Sheet of Query No/Year 04020001684439/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Print Signature with
1	Smt Gita Debi Agarwal S.F. Road, Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005	Donor	L.T.I. of Smt Gita Againmatt by the p	L2. 12.2017
SI No.	Name and Address of	identifier	Identifier of	Signature with date
1	Shri Raju Banerjee Son of Shri Rabi Banerje Rabindra Nagar, P.O:- Ro Sarani, P.S:- Bhaktinaga Mc, District:-Jalpaiguri, W Bengal, India, PIN - 7340	abindra r, Siliguri /est	Smt Gita Debi Agarwal	Quidar do maridis

(Amitabha Acharya)

ADDITIONAL DISTRICT

SUB-REGISTRAR

OFFICE OF THE A.D.S.R.

SILIGURI

Darjeeling, West Bengal



असरत सरकार Government of India



tine Davi Agarwal. Date of Birth/DOR: 2010 - 1121 Famale/ FEMALE



4875 2384 0237

मेरा आधार, मेरी पहचान



Unique Identification Authority of India

Audress | WO. J. Radha Krishna Agarwal, 2, S.FROAD, OPPOSITE SANOHETT TEA HOUSE, JALPAMORIS, WARD NO-09. Skgun (M. Gorp) Deneeting West Bengal - 734006

4875 2384 0237

STATE OF THE PERSON.

L.T.I. of Smt Gita Debi Agarwal by the pen of

geeta Agenwal

E ITR-V

INDIAN INCOME TAX RETURN VERIFICATION FORM

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-2A, ITR-3, ITR-4S (SUGAM), ITR-4, ITR-5, ITR-7 transmitted electronically without digital signature).

(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year 2016.-17.

No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other party of the Concession, Name of Street, or other pa	Nat	né		BURNIE SATU			00000	NE T				PAN			
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Sign here			Si				Date	30-0	3-2017	1	Place	SILIG	URI	Mess	
If the ret	turn	has bee	n pre	pared by a	Tax Return	Preparer ((TRP) give	further	details as b	elow:					
Identifica	ation	No. of	TRP				Name of	TRP	Ob.				Counter S	ignature o	TRP
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Please send the duly signed Form ITR-V to "Income Tax Department - CPC, Post Bag No - 1, Electronic City Post Office, Bengaluru - 560100.

Karnataka", by ORDINARY POST OR SPEED POST ONLY, within 120 days from date of transmitting the data electronically. Form ITR-V shall not be received in any other office of the Income tax Department or in any other manner. The continuation of receipt of this Form ITR-V at ITD-CPC will be sent to the e-mail address interligible com

भाई तेख शंखा /PERMANENT ACCOUNT NUMBER ACBPA8392C



THE MAME

NARENDRA KUMAR AGARWAL

PART OF THE PATHER'S NAME RADHA KRISHAN AGARWAL

THE RIP PORTE OF BIRTH

04-11-1956

EMIRIY ISIGNATURE

कारकर आयुक्त, १.सं.स

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृष्णा जारी करने वाले प्राधिकारी को सूचित / वायस कर वें सहायक आयक्तर शायुक्त,

41.7

चोरंगी एक्सपर,

कलकला - 700 069.

In case this card is lost/found,kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,

Chowringfice Square...

Calcutta- 700 069.

Major Information of the Deed

Deed No :	I-0402-02734/2017	Date of Registration	20/12/2017				
Query No / Year	0402-0001684439/2017	Office where deed is registered					
Query Date	07/12/2017 1:51:34 PM	A.D.S.R. SILIGURI, Dis	trict: Darieeling				
Applicant Name, Address & Other Details	Sanjay Kumar Marodia Siliguri, Thana : Siliguri, District : 9434044736, Status :Advocate						
Transaction		Additional Transaction					
[0201] Gift, Gift in Favour	of family members	[4305] Other than Immo Declaration [No of Declaration immovable Propert Agreement : 1]	aration: 1], [4308] Other				
Set Forth value		Market Value	STATE OF THE PARTY				
Rs. 2,31,81,000/-		Rs. 2,31,81,822/-					
Stampduty Paid(SD)		Registration Fee Paid					
Rs. 1,15,929/- (Article:33(i))		Rs. 2,31,832/- (Article:A(1), E, E)					
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbar area)						

Land Details:

District: Darjeeling, P.S.- Siliguri, Municipality: SILIGURI MC, Road: GANGANAGAR, Road Zone: (Ward No.5 -- Ward No.5), Mouza: Siliguri

Sch No	Plot Number	Khatian Number	The second secon	The second second	Area of Land	THE PARTY OF THE P	Market Value (In Rs.)	Other Details
L1	RS-2158	RS-1142/3	Bastu	Bastu	18 Dec	2,31,81,000/-	2,31,81,822/-	Width of Approach Road: 6 Ft.,
	Grand	Total:			18Dec	231,81,000 /-	231,81,822 /-	

Donor Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Smt Gita Debi Agarwal (Presentant) Wife of Late Radha Krishan Agarwal S.F. Road, Siliguri, P.O Siliguri Bazar, P.S Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACBPA8391B, Status: Individual, Executed by: Self, Date of Execution: 12/12/2017 , Admitted by: Self, Date of Admission: 12/12/2017, Place: Pvt. Residence Executed by: Self, Date of Admission: 12/12/2017, Place: Pvt. Residence

Donee Details:

SI No	Name, Address, Photo, Finger print and Signature
	Shri Narendra Kumar Agarwal Son of Late Radha Krishan Agarwal S.F. Road, Siliguri, P.O Siliguri Bazar, P.S Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACBPA8392C, Status: Individual, Status: Not Executed

Identifier Details :

Name & address

Shri Raju Banerjee

Son of Shri Rabi Banerjee

Rabindra Nagar, P.O.- Rabindra Sarani, P.S.- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN -734006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt Gita Debi Agarwal

Endorsement For Deed Number: 1 - 040202734 / 2017

On 07-12-2017

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 2,31,81,822/-. Family Members amount Rs 2,31,81,822/-

> Achanya Amitabha Acharya

ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SILIGURI

Darjeeling, West Bengal

On 12-12-2017

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

Presented for registration at 19:00 hrs on 12-12-2017, at the Private residence by Smt. Gita Debi Agarwal , Executant,

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

Execution is admitted on 12/12/2017 by Smt Gita Debi Agarwal, Wife of Late Radha Krishan Agarwal, S.F. Road, Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN -734005, by caste Hindu, by Profession House wife

Indetified by Shri Raju Banerjee. . . Son of Shri Rabi Banerjee, Rabindra Nagar, P.O: Rabindra Sarani, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Service

Amitabha Acharya

Achanya

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

Darjeeling, West Bengal

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 0402-2017, Page from 69793 to 69812 being No 040202734 for the year 2017.



Digitally signed by AMITABHA ACHARYA Date: 2017.12.21 18:35:00 +05:30 Reason: Digital Signing of Deed.

Achanya

(Amitabha Acharya) 21-12-2017 18:34:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
West Bengal.

(This document is digitally signed.)