

SL-3399/17

D - 2735/2017



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 729593

D 729593

Q-0-1683983  
2017

A  
12/12/17  
7 PM

see

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



Gita Agarwal

1044 2017  
 per records  
 Rs 2500  
 Rs 400  
 Rs  
 Rs

600  
 12/12/17  
 2017

PAGE - 1

DEED OF GIFT

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL. DIST. SUB-REGISTRAR  
BILGURI

20/12/17

NO. 1491 DATE 12/12/17  
SOLD TO Saket Agarwal  
OF Siliguri  
VALUE 5000



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

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

Gita Agarwal

JAN-2024

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

Gita Agarwal.



A

Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

12 DEC 2017

Rajju Banerjee  
Sri Sri Sri Banerjee  
Rabindra Nagar  
Jalpaiguri



Geeeta Agarwal.

<b>Property Gifted by this Deed :</b> <b>Land measuring 0.10 Acre</b> <b>or</b> <b>10 Decimal.</b>	
R. S. Khatian No.	: 1140/1.
R. S. Plot No.	: 2160.
Mouza	: SILIGURI.
P. S.	: SILIGURI.
J. L. No.	: 110 (88).
District	: Darjeeling.
Ward No.	: V (Five).
<u>Area falling within</u> <u>Siliguri Municipal Corporation.</u>	

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

**BETWEEN**

*Debi*

**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 expression shall, unless otherwise expressed or excluded by or is 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).

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



Gita Agarwal,

AND

**SRI SAKET AGARWAL, SON OF SRI NARENDRA 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:-AJFPA4973N).

This document is a Deed of Gift 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 Grandson of the Donor hereof, i.e., gift within family members (**Grandmother to Grandson**). 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. The Donee is the Son of Sri Narendra Agarwal who is the Son of Smt. Gita Debi Agarwal.

AND

WHEREAS the Donor or the first party hereof (Smt. Gita Debi Agarwal) had become the sole, absolute and exclusive owner of all that piece or parcel of land measuring 2 Bighas or 0.66 Acre situated within Mouza-Siliguri, J. L. No.-110 (88), P.S.-Siliguri, District-Darjeeling and she had become such owner by way of perpetual lease vide a registered Deed of perpetual lease bearing document no.-2840 of dated 17/07/1957 duly entered in Book no.-I, Volume no.-28, from pages 230 to 233 being registered at the office of the then Sub-Registrar, Siliguri, District-Darjeeling and the said deed was executed by one Shyam Sundar Agarwala, Son of Kajrilal Agarwala of Siliguri and since the said purchase, the Donor hereof has also been in her actual, khas and physical possession and peaceful occupation of the said land without any

Deed



disturbance or interference from anybody whomsoever having free, clear, permanent, heritable and transferable right, title and interest therein being free from all encumbrances and charges whatsoever.

AND

WHEREAS being such owner of land measuring 0.66 Acre purchased by the Donor hereof vide deed no.-2840 of 1957 as referred above, the Donor, Smt. Gita Debi Agarwal then sold and transferred all that an area measuring 0.2129 Acre out of her total land measuring 0.66 Acre from one corner towards southern side of her total land with separate metes and bound unto and in favour of different persons vide various separate registered deeds somewhere during the year 2008 and also handed over physical possession of the said land measuring 0.2129 Acre in favour of the then purchaser/s and continued to remain sole, absolute and exclusive owner of her balance land measuring 0.4471 Acre having actual, khas and physical possession and peaceful occupation of the said land without any disturbance or interference from anybody whomsoever and also having free, clear, permanent, heritable and transferable right, title and interest therein 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 0.4471 Acre which is found to be recorded in R. S. Plot nos.-2158, 2159 and 2160 as per physical survey undertaken by qualified surveyor being situated within Mouza-Siliguri, J. L. No.-110 (88), P.S.-Siliguri, District-Darjeeling and the below-scheduled land is recorded in R. S. Plot No.-2160 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

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



Geeba Agarwal

0.10 Acre out of her total land measuring 0.4471 Acre unto and in favour of the Donee hereof who is the Grandson 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.

AND

WHEREAS 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.

See

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



-Geeeta Agarwal.

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.

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.

Debi

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



-Geeta Agarwal.

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.

WHEREAS 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.1,03,00,000/- (Rupees one crore and three lakh only).

Self



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

WITNESSES:

1. Raju Banerjee  
S/O Rabi Banerjee  
Rabindra nagar  
Jalpaiguri

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



Gita Agarwal,

2. Geeta Agarwal.  
W/o Narendra Agarwal,  
S. F Road  
SILIGURI

THE DONOR.

The aforesaid gift is accepted by me:












Saleet Agarwal

The Donee.

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

(SANJAY KUMAR MARODIA)  
ADVOCATE : : SILIGURI  
REGN NO.-849/840/92.












## EXECUTANT / CLAIMANT SHEET

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

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



Signature  
Geta Agarwal.

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

Sateet Agarwal.

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 04020001683983/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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 Debi Agarwal by the pen of	Gecha Agarwal 12.12.2017
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	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	Smt Gita Debi Agarwal		Raju Banerjee	

(Amitabha Acharya)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SILIGURI  
Darjeeling, West Bengal

 भारत सरकार  
Government of India

 Gita Devi Agarwal  
Date of Birth/DOB: 20/07/1924  
Gender: FEMALE



4875 2384 0237


मेरी आधार, मेरी पहचान

 Unique Identification Authority of India

Address:  
W/O. L. Radha Krishna Agarwal, 2,  
S.F. ROAD, OPPOSITE SANDHETI  
TEA HOUSE, JALPAMORE, WARD  
NO-18, Siliguri (M. Corp),  
Darjeeling  
West Bengal - 734005

4875 2384 0237

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

  
Gita Agarwal.

FORM 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.**PERSONAL INFORMATION AND THE  
DATE OF ELECTRONIC  
TRANSMISSION

Name <b>GITA DEVI AGARWAL</b>			PAN <b>ACBPA8391B</b>	
Flat/Door/Block No	Name Of Premises/Building/Village		Form No. which has been electronically transmitted <b>ITR-4</b>	Status <b>Individual</b>
Road/Street/Post Office	Area/Locality <b>S.F. ROAD</b>			
Town/City/District <b>SILIGURI</b>	State <b>WEST BENGAL</b>	Pin <b>734001</b>	Aadhaar Number	
Designation of AO (Ward / Circle) <b>ITO WD 1(3) SLG</b>			Original or Revised <b>ORIGINAL</b>	
E-filing Acknowledgement Number <b>728377470300317</b>			Date(DD-MM-YYYY) <b>30-03-2017</b>	

COMPUTATION OF INCOME  
AND TAX THEREON

1	Gross Total Income	1	450342
2	Deductions under Chapter-VI-A	2	1320
3	Total Income	3	449020
a	Current Year loss, if any	3a	0
4	Net Tax Payable	4	0
5	Interest Payable	5	0
6	Total Tax and Interest Payable	6	0
7	Taxes Paid		
a	Advance Tax	7a	0
b	TDS	7b	0
c	TCS	7c	0
d	Self Assessment Tax	7d	0
e	Total Taxes Paid (7a+7b+7c+7d)	7e	0
8	Tax Payable (6-7e)	8	0
9	Refund (7e-6)	9	0
10	Exempt Income	10	
	Agriculture		
	Others		

## VERIFICATION

I, **GITA DEVI AGARWAL** son/ daughter of **GAURI LAL CHIRANIA**, holding Permanent Account Number **ACBPA8391B** solemnly declare to the best of my knowledge and belief, the information given in the return and the schedules thereto which have been transmitted electronically by me vide acknowledgement number mentioned above is correct and complete and that the amount of total income and other particulars shown therein are truly stated and are in accordance with the provisions of the Income-tax Act, 1961, in respect of income chargeable to income-tax for the previous year relevant to the assessment year 2016-17. I further declare that I am making this return in my capacity as \_\_\_\_\_ and I am also competent to make this return and verify it.

Sign here

Date **30-03-2017**Place **SILIGURI**

If the return has been prepared by a Tax Return Preparer (TRP) give further details as below:

Identification No. of TRP	Name of TRP	Counter Signature of TRP

For Office Use Only

Receipt No

Filed from IP address **103.10.118.142**

Date

Seal and signature of  
receiving official

ACBPA8391D047283774703003172F0A00823025E90736ECF0D7D73E18785FB08A1C

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 confirmation of receipt of this Form ITR-V as ITD-CPC will be sent to the e-mail address [mkccient@gmail.com](mailto:mkccient@gmail.com)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAKET AGARWAL  
NARENDRA AGARWAL  
27/03/1985

Permanent Account Number  
AJFPA4973N

*Saket Agarwal*  
Signature



*Saket Agarwal*

## Major Information of the Deed

Deed No :	I-0402-02735/2017	Date of Registration	20/12/2017
Query No / Year	0402-0001683983/2017	Office where deed is registered	
Query Date	07/12/2017 1:12:17 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Sanjay Kumar Marodia Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9434044736, Status : Advocate		
Transaction	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]		
Set Forth value	Market Value		
Rs. 1,03,00,000/-	Rs. 1,03,03,030/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 51,535/- (Article:33(i))	Rs. 1,03,044/- (Article:A(1), E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban 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	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2160	RS-1140/1	Bastu	Bastu	10 Dec	1,03,00,000/-	1,03,03,030/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>					<b>10Dec</b>	<b>103,00,000 /-</b>	<b>103,03,030 /-</b>	

### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Gita Debi Agarwal (Presentant )</b> 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 Execution: 12/12/2017 , Admitted by: Self, Date of Admission: 12/12/2017 ,Place : Pvt. Residence

### Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Saket Agarwal</b> Son of Shri Narendra 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.: AJFPA4973N, Status :Individual, Status : Not Executed

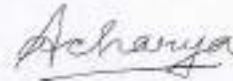


**Identifier Details :****Name & address**

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 : I - 040202735 / 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 1,03,03,030/- . Family Members amount Rs 1,03,03,030/-



**Amitabha Acharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

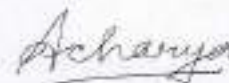
**On 12-12-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

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**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2017, Page from 69772 to 69792

being No 040202735 for the year 2017.



*Acharya*

Digitally signed by AMITABHA  
ACHARYA  
Date: 2017.12.21 18:34:10 +05:30  
Reason: Digital Signing of Deed.

(Amitabha Acharya) 21-12-2017 18:34:04  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)