156-3401/17

2737/2017



পশ্চিমবঞ্জ पश्चिम बंगाल WEST BENGAL

D 729188

9-0-1684418 Greeta Aganual. 12/12/17

PAGE -1

DEED OF GIFT

CERTIFIED THAT THE DOCUMENT IS ADMITTED THE EMPORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

ADDL DIST. SUB-REGISTRAR

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VALUE.	5000/2		

(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

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TAN- 2024

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

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Add. Dist. Sub-Registrar Stigurid, Dr. Darjeeling

11 2 DEC 2017

Raju Banerjee sto Rabi Banerjee Rabindra nagar Jalpaiguri

Property Gifted by this Deed: Land measuring 0.086 Acre 8.6 Decimal. R. S. Khatian No. : 182. R. S. Plot No. : 2159. 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

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).

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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) 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 disturbance or interference from anybody whomsoever having free, clear,

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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.-2159 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.

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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

Page No:-5

0.086 Acre out of her total land measuring 0.4471 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.

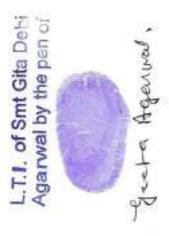
AND

<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.

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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.

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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.

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.

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AND

<u>WHEREAS</u> 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.88,60,000/-(Rupees eighty eight lakh and sixty thousand only).

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Page No:-8

"SCHEDULE OF THE PROPERTY GIFTED BY THIS DEED"

All that piece or parcel of land measuring 0.086 (Zero point zero eight six) Acre or 8.6 (Eight point six) Decimal out of total land measuring 0.4471 Acre being owned and possessed by the donor hereto is absolutely transferred unto and in favour of the Donce hereof by way of gift.

The aforesaid gifted land measuring 0.086 Acre is being recorded in R. S. Plot No.-2159 (Two thousand one hundred and fifty nine) corresponding to its R. S. Khatian No.-182 (One hundred and eighty two), 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 0.086 Acre being gifted by this deed is Rs.18/- (Rupees eighteen 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 0.086 Acre as gifted by these presents to the Donee by the Donor hereof is butted and bound as follows:-

By the North

:- Land in part R. S Plot no.-2159.

By the South

:- Land in part R. S Plot no.-2159.

By the East

:- Land in R. S. Plot nos.-2158 and 2160.

By the West

:- Land in part R. S Plot no.-2159.

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.

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EXECUTANT / CLAIMANT SHEET

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					•
	Right Hand			A.I.		

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

Signature Agentual.

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
A. L. Venn	Right Hand					

Handra Kum Hanny

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 04020001684418/2017

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

SI No.	Name of the Executant	Category	Photo	GFinger 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 Git Agarwal by the	-g-eta Asanual 12.12.2017	
SI No.	Name and Address of identifier		Identifie	Signature with date		
1	Shri Raju Banerjee Son of Shri Rabi Banerje Rabindra Nagar, P.O;- R Sarani, P.S:- Bhaktinaga Mc, District:-Jalpaiguri, W Bengal, India, PIN - 7340	abindra r, Siliguri /est	Smt Gita Debi Agarwal		Con Control	

(Amitabha Acharya)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Darjeeling, West Bengal

भार्त तेला संख्या IPERMANENT ACCOUNT NUMBER ACBPA8392C





THE MAME

NARENDRA KUMAR AGARWAL

PAR OF STATHERS NAME RADHA KRISHAN AGARWAL

WING RIGHT JOATE OF BIRTH

04-11-1956

ENGLAR ASSENATURE

आगावत आयुक्त, १,४.४।

COMMISSIONER OF INCOME-TAX, W.B. $+\otimes$

इस कार्य के खो / मिल जाने पर कृष्णा आरी करने बाले श्रामिकारी को सूचित / वापम कर दें स्ट्रायक जायकर आयुक्त,

4.7.

चौरंगी खबाबर,

कलकस्र - 700 069.

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

Assistant Commissioner of Income-tax,

Chowringhee Square.

Calcutta- 700 069,

Major Information of the Deed

Deed No:	I-0402-02737/2017	Date of Registration	20/12/2017				
Query No / Year	0402-0001684418/2017	Office where deed is registered					
Query Date	07/12/2017 1:49:47 PM	A.D.S.R. SILIGURI, Dis	The state of the s				
Applicant Name, Address & Other Details	Sanjay Kumar Marodia Siliguri, Thana : Siliguri, District : 9434044736, Status : Advocate	District : Darieeling, WEST BENGAL, PIN - 734001, Mebite No.					
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	Barriellan Landon Barriel	Market Value					
Rs. 88,60,000/-		Rs. 88,60,606/-					
Stampduty Paid(SD)	Charles Bully and Visconia	Registration Fee Paid					
Rs. 44,323/- (Article:33(I))		Rs. 88,620/- (Article:A(1), E, E)					
Remarks	Received Rs. 50/- (FIFTY only area)) from the applicant for issuing the assement slip.(Url					

Land Details:

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

Sch No	Number	Khatian Number	Land Proposed	Use	Area of Land		Market Value (In Rs.)	Other Details	
L1	RS-2159	RS-182	Bastu	Bastu	8.6 Dec	CONTRACTOR OF THE PROPERTY OF THE PARTY OF T	88,60,606/-	Width of Approach Road: 6 Ft.,	
	Grand	Total:			8.6Dec	88,60,000 /-	88,60,606 /-		

Donor Details:

SI No	Name, Address, Photo, Finger print and Signature
	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:

THAT IS NOT THE PARTY OF THE PA	Name & address
Shri Raju Banerjee Son of Shri Rabi Banerjee Rabindra Nagar, P.O:- Rabindra Sarar 734006, Sex: Male, By Caste: Hindu, 0	ni, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - Occupation: Service, Citizen of: India, , Identifier Of Smt Gita Debi Agarwal

Endorsement For Deed Number: 1 - 040202737 / 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 88,60,606/-. Family Members amount Rs 88,60,606/-

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

Achanya

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

On 20-12-2017

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 : 33 (i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 88,620/- (A(1) = Rs 88,606/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 88,620/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2017 12:00AM with Govt. Ref. No: 192017180130483412 on 07-12-2017, Amount Rs: 88,620/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90006174 on 12-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 44,323/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 39,323/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 2195, Amount: Rs.5,000/-, Date of Purchase: 14/12/2017, Vendor name: S K

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2017 12:00AM with Govt. Ref. No: 192017180130483412 on 07-12-2017, Amount Rs: 39,323/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90006174 on 12-12-2017, Head of Account 0030-02-103-003-02

Amitabha Acharya

Achanya

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 69699 to 69719
being No 040202737 for the year 2017.



Achanya

Digitally signed by AMITABHA ACHARYA

Date: 2017.12.21 18:31:44 +05:30 Reason: Digital Signing of Deed.

(Amitabha Acharya) 21-12-2017 18:31:36 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SILIGURI West Bengal.

(This document is digitally signed.)



अपरात अवस्थर Government of India



Gra Devi Agarwal Date of Birth-DOB 2017 1121 Female: FEMALE



4875 2384 0237

मेरा आधार मेरी पहचान



Unique Identification Authority of India

Address

W/O. U. Radha Krishna Agarwal, 2. S.F.ROAD, OPPOSITE SANCHETI TEA HOUSE, JALPAIMORE, WARD NO-09, Sitgun (M. Corp.) Darpenting

West Bengal - 754005

4875 2384 0237

GOOGLESS

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

greta Agarwal.

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.

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electronical shown there	ly by	to the me vio	best of n de acknow stated an	ny knowledge and be wledgement number d are in accordance v assessment year 201	ther of GAURI LAL Cl dief, the information given mentioned above is correction of the felt. I further declare the competent to make this re-	en in the retu ect and comp income tax at I am maki	orn and the sche elete and that the Act, 1961, in r ing this return in	dules the e amoun respect of	t of total incor fincome char	ve bea	en transmitted I other partica	l ilars
Sign here		13.	1		Date	30-03-201	There .	Place	SILIGURI			
If the ret	turn has been prepared by a Tax Return Preparer (TRP) give further details as below:											
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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 confirmation of receipt of this Form ITR-V at ITD-CPC will be sent to the e-mail address micellent/figural.com