

Sl. 288/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 078691

VC-0-115314/2020  
Time - 9:30 PM  
Date - 28/11/2020

Bidya Karmal

: 1 :

DEED OF GIFT

CERTIFIED THAT THE DEED HEREBY QUANTIFIED TO REGISTRATION THROUGH THE REGISTER AND THE ENDORSEMENT SHEET ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

*[Signature]*  
ADDL. DEPT. SECY. REGISTRAR  
SILIGURDI  
06/01/2020

NO 116 2020  
IN BOOK REGISTERED  
Rs 2500  
Rs 4000  
6500  
28/11/2020  
14/12/2020

SL. NO. 13911 Date 21, 01, 2020  
PURCHASER Smta Bidya Agrawal  
Full Address Siliguri  
Total Value 5000/-  
Stamp Purchased from JPG Treasury-1

**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No. 1 of 99-2000  
Addl. DSR Office, Rajganj, Jalpaiguri

Bidya Agrawal

TAPRI- 214

Bidya Agrawal

TAPRI- 215

Anup Shah



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

28 JAN 2020

Smta Kumari Shah  
W/o Anup Shah  
Khalpara.  
P.O. - Siliguri  
P.S. Siliguri  
Dt. Darjeeling.

Pichya Asama

:2:

MOUZA : SILIGURI

POLICE STATION : SILIGURI

DISTRICT : DARJEELING

AREA : LAND MEASURING 3 KATHAS 12 CHHATAKS

R.S KHATIAN NO. : 1254

J.L NO. : 110 (88)

R.S PLOT NO. : 3180

THIS INDENTURE IS MADE ON THIS THE 28<sup>th</sup> DAY OF January 2020.

**BETWEEN**

Bidya Agarwal

: 3 :

**SMT BIDYA AGARWAL**, daughter of Late Radhakishan Shah alias Radhakishan Agarwal and wife of Sri Bala Prasad Agarwal, Hindu by Religion, Citizen of Indian Origin, Business by Occupation, presently residing at Khalpara, P.O & P.S Siliguri, District Darjeeling - hereinafter called the "**DONOR**" (which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART. (Passport Number - A 067054)**

**A N D**

**SRI ANUP SHAH**, son of Late Radhakishan Shah alias Radhakishan Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Burdwan Road, P.O Siliguri Bazar, P.S Siliguri, District Darjeeling - hereinafter called the "**DONEE**" (which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART. (PAN: AIYPS6240A)**

WHEREAS the abovenamed Donor had received by way of Gift land measuring 3 Kathas 12 Chhataks from her father Late Radhakishan Shah @ Radhakishan Agarwal, son of Late Rameshwarlal Shah, by virtue of Registered Gift Deed, dated 02.11.1998, being document No. I- 2479, for the year of 1999 and the same was registered in the office of the Additional District Sub-Registrar Siliguri, in the District of Darjeeling having permanent, heritable and transferable, right, title and interest therein and the said land is fully described in the Schedule below.

: 4 :

Bhigna Agaswal

AND WHEREAS the DONEE is the full blooded brother of Donor and the said Donor has great love and affection for the said DONEE and is desirous out of such natural love and affection of disposing of her land measuring 3 Kathas 12 Chhataks in favour of the Donee by way of Gift and the said land hereby gifted is fully described in the Schedule below.

**NOW THIS INDENTURE WITNESSES AS FOLLOWS :-**

That in pursuance of the said intention and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of her own free will without any fraud, coercion or undue influence from anybody whomsoever, and in full possession of her senses do hereby give, convey, grant, transfer and confirm unto the said Donee the aforesaid property more fully described in the Schedule below in favour of the Donee by way of Gift TO HAVE AND TO HOLD the said property hereby gifted unto and to the use of the said Donee forever and absolutely.

AND THAT THE SAID DONEE shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the said property fully described in the Schedule below, without any disturbance or hindrance whatsoever from or by the said Donor or by any person or persons claiming from, under or in trust of her.

AND THAT the said Donee shall have the right to transfer by way of sale, gift, lease mortgage or otherwise the Schedule property to any person.

AND THAT the Donee shall have the right to mutate his name in respect of the property fully described in the Schedule below with the concerned Govt. Department.

: 5 :

Bidyaya Agarwal

### SCHEDULE

All that piece or parcel of vacant homestead land measuring 3 Kathas 12 Chhataks situated at Khalpara, Road Zone : Ward No.9, appertaining to and forming part of R.S Plot No. 3180, recorded in R.S Khatian No.1254, in Mouza Siliguri, J.L. No. 110 (88), Pargana Baikunthapur, within the limits of Siliguri Municipal Corporation Area, P.S. Siliguri, District Darjeeling.

**The said land is bounded and butted as follows :-**

North :- Land of Binod Agarwal

South :- Land of Donee and others

East :- 15 Feet wide Tara Chand Gupta Lane

West :- Land of Donee and others

AB

: 6 :

IN WITNESS WHEREOF the Donor has put her signatures on this Deed of Gift and the Donee have also accepted the said Gift from the Donor and put his signatures on the day. month and year first above written.

WITNESSES

1. Sunita Komari Shah  
W/o Anup Shah  
Khalpara.  
P.O. Siliguri  
P.S. Siliguri  
Dt. Darjeeling.

Biaya Agarwal

DONOR

2. Aspal Roy  
Shri Animesh Roy  
Siliguri

Anup Shah

DONEE

Accepted by me

Drafted by me and Printed in my office and explained the Contents to both the parties.

Manoj Agarwal

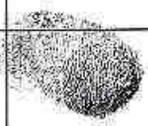
MANOJ AGARWAL

Advocate, Siliguri.

(Enr No. F-505/434 of 1997)

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

Bhaya Anand  
Signature

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	LEFT HAND					
	RIGHT HAND					

[Signature]  
Signature



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0402000116/2020	Date of Application	28/01/2020
Query No / Year	04020000115314/2020		
Transaction	[0201] Gift, Gift in Favour of family members		
Applicant Name of QueryNo	Mr MARY ROZARIO		
Stampduty Payable	Rs.48,114/-		
Registration Fees Payable	Rs.96,201/-		
Applicant Name of the Visit Commission	Mr Manoj Agarwal		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	28/01/2020 7:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



Government of West Bengal

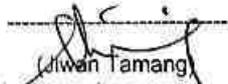
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04020000115314/2020

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	Mrs BIDYA AGARWAL KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Donor			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr ANUP SHAH BURDWAN ROAD , KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Donee			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs SUNITA KUMARI SHAH Wife of Mr ANUP SHAH BURDWAN ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005	Mrs BIDYA AGARWAL, Mr ANUP SHAH			

  
(Jiban Tamang)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

ANUP SHAH

RADHA KISHAN SHAH

15/10/1968

Permanent Account Number  
AIYPS6240A

Signature



11022016

*Anup Shah*

*Anup Shah*



आवृत्तीय विनिर्देशांक प्रधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

চালিকাভুক্তির আইডি / Enrolment No. : 1215/01148/03313

04/03/2014

To  
Anup Shah  
অনু শাহ  
BURDWAN ROAD  
KHALBARA  
Siliguri (M. Corp.)  
Siliguri Bazar, Dajeeiling  
West Bengal - 734005



K16798816927ET  
799881692



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9796 4139 7005**

আধার - সাধারণ মানুষের অধিকার

*Anup Shah*  
*Anup Shah*



ভারত সরকার  
Government of India



অনু শাহ  
Anup Shah  
পিতা : রঘু বিহারী শাহ  
Father : Radha Kishan Shah

জন্মতারিখ / DOB: 15/10/1968  
পুরুষ / Male

9796 4139 7005



আধার - সাধারণ মানুষের অধিকার

Mary

Monday at 7:52 pm



Witness

	<p>सर्वोच्च न्यायालय          Government of India</p>		<p>भारतीय पहचान प्राधिकरण          Census Identification Authority of India</p>
	<p>सुनीता कुमारी शर्मा          Sumita Kumari Shah          पति: अजय शर्मा          Husband: Ajay Shah</p>		<p>Address: BUDHWAN ROAD,          KHALPAPA, Siliguri (M)          Corp., Darjeeling, Siliguri          Bazar, West Bengal, 734005</p>
	3219 0612 9221		3219 0612 9221
<p>आधार - साक्षरता मानुष आधिकार</p>			

Sumita Kumari Shah



**Income-tax Rules, 1962**

**FORM NO. 60**

[See second proviso to rule 111B]

Form for declaration to be filed by an individual or person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

1	First Name:	Mrs BIDYA			
	Middle Name				
	Surname	AGARWAL			
2	Date of Birth/Incorporation of Declarant	01-09-1953			
3	Father's Name (in case individual)				
	First Name	Mr RADHAKISHAN			
	Middle Name				
	Surname	SHAH			
4	Flat/Room No.	5	Floor No.		
6	Name of premises	7	Block Name/No.		
8	Road/Street/Lane	9	Area/Locality		
			City		
10	Town/City	11	District	12	State
	Siliguri Mc		WEST BENGAL		District-Darjeeling.
13	Pin code	14	Telephone Number (With STD)	15	Mobile Number
	734005				9832308429
16	Amount of Transaction (Rs.)	0/-		20-01-2020	
17	Date of transaction	2			
18	In case of transaction in joint names, number of persons involved in the transaction				
19	Mode of transaction :				
20	Aadhaar Number issued by UIDAI (if available)				
21	If applied for PAN and it is not yet generated enter date of application and acknowledgement number				
22	If PAN not applied, I/estimated total income (including income of spouse, minor child etc. as per section 64 of income-tax Act, 1961) for the financial year in which the above transaction is held.				
	a	Agricultural Income (Rs.)	0/-		
	b	Other than agricultural income (Rs.)	0/-		
23	Details of document being produced in support of identity in column 1 (Refer instruction overleaf)	Passport	A 067054	CONSULATE GENERAL OF INDIA CHICAGO, U.S.A.	
24	Details of document being produced in support of address in Columns 4 to 13 (Refer instruction overleaf)	Passport	A 067054	CONSULATE GENERAL OF INDIA CHICAGO, U.S.A.	

**Verification**

I, \_\_\_\_\_ do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial Year in which the above transaction is held will be less than maximum amount not chargeable to tax.

Verified today, the \_\_\_\_\_ day of \_\_\_\_\_ 20.....

Place: Siliguri  
Bidyaa Agarwal

Bidyaa Agarwal  
(Signature of declarant)

**Note :**

**1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,**

**i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine.**

**ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.**

**2. The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in Item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.**

## Major Information of the Deed

Deed No :	I-0402-00269/2020	Date of Registration	06/02/2020
Query No / Year	0402-0000115314/2020	Office where deed is registered	
Query Date	20/01/2020 7:59:46 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	MARY ROZARIO SEVOKE ROAD, SILIGURI, Thana : Bhaktinagar, District : Jalpaiguri, WEST BENGAL, Mobile No. : 7001783509, Status :Buyer/Claimant		
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. 96,18,747/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,114/- (Article:33(i))	Rs. 96,201/- (Article:A(1), E, E) 3		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) BANC L,		

### Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: KHALPARA, Road Zone : (Ward No.9- Ward No.9) , Mouza: Siliguri, JI No: 88, Pin Code : 734005

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-3180	RS-1254	Bastu	Bastu	3 Katha 12 Chatak		96,18,747/-	Width of Approach Road: 15 Ft, Adjacent to Metal Road,
<b>Grand Total :</b>					6.1875Dec	0/-	96,18,747/-	

### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs BIDYA AGARWAL (Presentant)</b> Daugther of Mr RADHAKISHAN SHAH KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:- Darjeeling, West Bengal, India, PIN - 734005 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, Applied for Form 60,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020 , Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr ANUP SHAH</b>                      Son of Late RADHAKISHAN SHAH BURDWAN ROAD , KHALPARA, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIYPS6240A, Aadhaar No: 97xxxxxxx7005, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020                      Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mrs SUNITA KUMARI SHAH</b>                      Wife of Mr ANUP SHAH                      BURDWAN ROAD, P.O:- SILIGURI, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005</p>			

Identifier Of Mrs BIDYA AGARWAL, Mr ANUP SHAH

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 48,114/- and Stamp Duty paid by by online = Rs. 43,114/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2020 10:40AM with Govt. Ref. No: 192019200166523851 on 28-01-2020, Amount Rs: 43,114/-, Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 67367958 on 28-01-2020, Head of Account 0030-02-103-003-02

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

**On 06-02-2020**

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 48,114/- and Stamp Duty paid by Stamp Rs 5,000/-

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

2. Stamp: Type: Impressed, Serial no 43914, Amount: Rs.5,000/-, Date of Purchase: 21/01/2020, Vendor name: J R DAS

**Jiwan Tamang**  
**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 0402-2020, Page from 10261 to 10283

being No 040200269 for the year 2020.



Digitally signed by JIWAN TAMANG  
Date: 2020.02.10 18:32:54 +05:30  
Reason: Digital Signing of Deed.

(Jiwan Tamang) 2020/02/10 06:32:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.

(This document is digitally signed.)