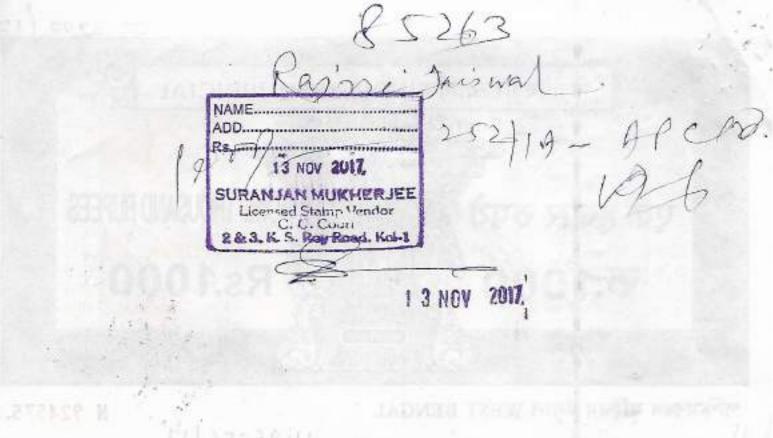


Additional District Sub Registrar Sealdah 1 6 NOV 2017

DEED OF GIFT

THIS INDENTURE made on 16 IT day of November 2017

BETWEEN



del Sub-Rogies



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A. D. S. R. SEALDAH

1 6 NOV 2017

MRS. RAJNI JAISWAL, PAN. ABUPJ0495K, wife of Mr. Jagdish Narayan Jaiswal, by faith Hindu, by Occupation Housewife, residing at 252/1A, Acharya Prafulla Chandra Road, P.O. Beadon Street, P.S. Manicktala, Kolkata-700006, hereinafter referred and called as DONOR (which expression shall unless exclude by or repugnant to the context be deemed to mean and include her legal heirs, successors, administrators, assigns, legal representatives) of the ONE PART.

AND

MR. JAGDISH NARAYAN JAISWAL, PAN. ABMPJ4602N, son of Late Chandra Bali Ram Jaiswal, by faith Hindu, by Occupation Business, residing at 252/1A, Acharya Prafulla Chandra Road, P.O. Beadon Street, P.S. Manicktala, Kolkata-700006, hereinafter referred and called as DONEE (which expression shall unless exclude by or repugnant to the context be deemed to mean and include his respective heirs, successors, administrators, assigns, legal representatives) of the OTHER PART.

WHEREAS Suraj Bali Ram Jaiswal, Chandra Baii Ram Jeiswal, Chandra Jii Ram Jaiswal, Ram Kumar Jaiswal, Shiv Kumar Jaiswal and Raj Kumar Jaiswal was the absolute owner of Premises No. 252, A.P.C. Road, P.S. Manicktala, Kolkata-700006 comprising land measuring 3 cottahs 1 chittack 18 sq. ft. together with structure thereon occupied by tenants thereon by virtue of a registered sale deed dated 14 12.1963 registered in Book No. 1, Volume No.

▶ 18], Poges 254 to 264, Being No. 1442 for the year 1983 from one Stat. Bhagwati Mullick and Sri. Sasadhar Mullick of No.7, Sikelarpara Street, in The town of Calcutta.

AND WHEREAS the said Suraj Bali Ram Jaiswal and others while so seized and possessed of the aforesaid land and premises jointly as co-owners and occupiers of the said property, the said Suraj Bali Ram Jaiswal died intestate on 18.10.1971 leaving his son Sri Jagat Narain Jaiswal as his sole heir and serviver to inherit his share of property in the aforesaid families No. 252.

A.P.C. Road, F.G. Manicktala, Kelkata-Yobbes.



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A. D. S. R. SEALDAH

1 6 NOV 2017

AND WHEREAS by virtue of two separate registered deeds of conveyance dated 27.09.1980 the Sitabi Debi Jaiswal alias Sitabi Debi purchased the undivided 1/3rd share of the schedule property from Raj Kuraar Jaiswal and Ram Kumar Jaiswal at a valuable consideration therein and registered in the Registrar of Assurances, Calcutta in Book No. I, Volume No. 186, Pages 117 to 124, Being No. 5645 and also Book No. I, Volume No. 217, Pages 11 to 18, Being No. 5643 for the year 1980.

AND WHEREAS by virtue of a registered deed of conveyance dated 16.05.1983 the Sitabi Debi Jaiswal alias Sitabi Debi purchased undivided 1/6th share of the schedule property from Chandra Jit Jaiswal and registered in the Registrar of Assurances, Calcutta in Book No. I, Volume No. 171, Pages 135 to 146, Being No. 4841 for the year 1983. So the vendor was absolute owner of undivided ½ share of the schedule property.

AND WHEREAS by virtue of a registered deed of conveyance dated 02.06.1983 the Sitabi Debi Jaiswal alias Sitabi Debi purchased undivided 1/6th share of the schedule property from Uma Devi and Shitala Prasad Jaiswal, a minor son of Late Sheo Kumar Jaiswal, represented by his mother and natural guardian the said Uma Devi and registered in the Registrar of Assurances, Calcutta in Book No. I, Volume No. 196, Pages 212 to 224, Being No. 5311 for the year 1983. So the Sitabi Debi Jaiswal alias Sitabi Debi was the absolute owner of undivided 2/3rd share of the schedule property.

AND WHEREAS by virtue of a registered deed of family settlement cum agreement dated 15.03.1983 the Sitabi Debi Jaiswal alias Sitabi Debi was the absolute owner of the undivided 1/6th share of the schedule property and said Sitabi Debi Jaiswal alias Sitabi Debi was the absolute owner of the undivided 5/6th share of the schedule property and during in-course of enjoying the said property said Sitabi Debi Jaiswal alias Sitabi Debi sold, transferred and conveyed for valuable consideration the undivided 5/6th share of Premises No. 252, A.P.C. Road, Kolkata-700006 in favour of Mrs. Rajni Jaiswal (donor herein), Mrs. Asha Devi Jaiswal and Mrs. Mala Jaiswal on 19.09,2001 at the



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A. D. S. R. SEALDAH

1 6 NOV 2017

office at ADSR, Sealdah and recorded into Book No. I, Volume No. 42, Pages 269 to 280, Being No. 735 for the year 2003.

AND WHEREAS Suraj Bali Ram Jaiswal, Chandra Bali Ram Jaiswal, Chandra Jit Ram Jaiswal, Ram Kumar Jaiswal, Shiv Kumar Jaiswal and Raj Kumar Jaiswal was the absolute owner of Premises No. 252, A.P.C. Read, P.S. Manicktala, Kolkata-700006 comprising land measuring 3 cottahs 1 chittack 18 sq. ft. together with structure thereon occupied by tenants thereon by virtue of a registered sale deed dated 14.12.1963 registered in Book No. I, Volume No. 181, Pages 254 to 264, Being No. 1442 for the year 1963 from one Smt. Bhagwati Mullick and Sri. Sasadhar Mullick of No.7, Sikdarpara Street, in the town of Calcutta.

and possessed of the aforesaid land and premises jointly as co-owners and occupiers of the said property, the said Suraj Bali Ram Jaiswal died intestate on 18.10.1971 leaving his son Sri Jagat Narain Jaiswal as his sole heir and survivor to inherit his undivided 1/6th share of property in the aforesaid Premises No. 252, A.P.C. Road, P.S. Manicktala, Kolkata-700006 and during in-course of enjoying the said property said Jagat Narain Jaiswal sold, transferred and conveyed his undivided 1/6th share of Premises No. 252, A.P.C. Road, Kolkata-700006 in favour of Satya Narayan Jaiswal on 23.09.1985 at the office at ADSR, Scaldah and recorded into Book No. I, Volume No. 29, Pages 229 to 240, Being No. 1173 for the year 1988.

AND WHEREAS said Mrs. Rajni Jaiswal, Mrs. Asha Devi Jaiswal and Mrs. Mala Jaiswal and Satya Narayan Jaiswal became the sole and absolute co-owner of Premises No. 252, A.P.C. Road, P.S. Manicktala, Kolkata-700006 and said Rajni Jaiswal owned and occupied 617.5 sq. ft., said Asha Devi Jaiswal owned and occupied 617.5 sq. ft., said Mala Jaiswal owned and occupied 617.5 sq. ft. and said Satya Narayan Jaiswal owned and occupied 370.5 sq. ft.

AND WHEREAS Rajni Jaiswal intend to gift her undivided 6% share out of 617.5 sq. ft. mere or less in favour of her husband Jagdish Narayan Jaiswai i.e. 1/60th undivided share or portion of the said premises No. 252, A.P.C.



A. D. S. R. SEALDAH

1 6 NOV 2017

Dist.- South 24 Parganas

Road, P.S. Manicktala, Kolkata-700006 i.e. undivided 37.05 sq. ft. more or less.

AND WHEREAS the said premises is partly one and partly two storied brick built old dilapidated structure thereon and has been constructed prior to 1963 and the ground floor area is 1556 sq. ft. cemented flooring more or less and first floor area is 1280 sq. ft. cemented flooring more or less i.e. undivided 1/60th share of the ground floor 26 sq. ft. more or less and undivided 1/60th share of the first floor i.e. 21 sq. ft. more or less.

AND WHEREAS the Donee herein is the husband of the Donor herein and as such the Donor above named has great natural love and affection towards the Donee above named and out of her natural love and affection the Donor herein are desirous of making a gift in respect of her undivided 1/60th share of the schedule property in favour of the Donee above named in consideration of natural love and affection.

AND WHEREAS the Donee herein has signified his acceptances of the Gift made by these presents in consideration of natural love and affection.

NOW THIS INDENTURE WITNESSETH that in pursuance of the above desire and in consideration of natural love and affection, the Donor above named doth hereby acquits, releases and discharges the Donoe and his heirs, successors, administrators, legal representatives and assigns and every one of them and also the "said property" and the Donor doth by these presents indefeasibly grants, gift, conveyed, assigns and transfers unto the said Donee All That the "said schedule property" which is morefully described and mentioned in the schedule given below OR HOWSOEVER OTHERWISE the said property as fully mentioned in the schedule hereto now are or is or heretofore were or was situated butted bounded called known numbered described and distinguished TOGETHER WITH all structures, erections, fixtures, areas, walls, compound, court-yards, electric meters and benefit and advantages and lights, gates, ways, paths, passages, drains, water, water-courses rights, easements, appendages, sewerages, passage for laying electric



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A. D. S. R. SEALDAH

1 6NOV 2017

line, telephone line AND all and every manner of former and other rights, liberties, easements, privileges appendages and appurtenances whatsoever to the said property messuage, tenement, land hereditaments and premises as fully mentioned in the schedule hereto or every part thereof usually held, used, occupied or enjoyed or reputed to belong or to be appurtenant thereto and the reversion and reversions remainder and remainders, rents, issues and profits thereof and of every part thereof AND ALL THE estate right, title inheritance use trust property claim and demand whatsoever both at law and in equity of the said Donor into and upon the said property messuage, tenement, land, hereditaments and premises or any and every part thereof AND all deeds, pattahs, plans, muniments, writings and evidences of title which solely relate to the said property, messuage, tenement, land, hereditaments and premises as fully mentioned in the schedule hereto or any part or parcel thereof and which now are or heretofere shall or may be in the custody, power or possession of the said Donor can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property messuage, tenement, land, hereditments and premises hereby granted, gifted, conveyed and transferred or expressed and intended so to be with all rights privileges and appurtenances thereto unto and to the use of the said Donce and his heirs, successors, administrators, legal representatives and assigns absolutely and for ever free from all encumbrances and claims. AND the said Donor doth hereby covenants with the said Donee and his heirs, successors, administrators, legal representatives and assigns THAT notwithstanding any act, deed or thing whatsoever by the said Doner or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the said Donor, made, done, committed or knowingly or willingly suffered to the contrary, their right, title or interest to the said property not becoming void or voidable and the said Donor now have good right full power absolute authority and indefeasible title to grant, gift, convey and transfer the said property or messuage, tenement, land hereditaments and premises as fully mentioned in the schedule hereto and hereby granted, gifted, conveyed, and transferred or



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A. D. S. R. SEALDAH

1 6 NOV 2017

expressed or intended so to be unto and to the use of the said Donce and his heirs, successors, administrators, legal representatives and assigns in the manner as aforesaid. And that the said Donee and his heirs, successors, administrators, legal representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property as fully mentioned in the schedule hereto and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the said Donor or her successors, legal representative and/or assigns or any person or persons lawfully or equitably claiming from under or in trust for the said Donor and that free and clear and freely and clearly and absolutely acquitted, exonerated released and forever discharged or otherwise by and at the costs and expenses of the said Donor and sufficiently saved, defended, kept harmless and well and sufficiently indemnified of, from and against all former and other estates titles and all manner of claims, charges, liens, debts attachments and encumbrances whatsoever had executed, occasioned made, or suffered by the said Donor or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Donor and all persons having or lawfully or equitably claiming any estate, right, title or interest in law or in equity in the said property as fully mentioned in the schedule written hereunder and hereby assigned, transferred, conveyed or any part thereof by, from or in trust for the said Donor shall and will from time to time and at all times hereafter at the request and costs of the said Donee and his heirs, successors, administrators, and assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the "said property" as fully mentioned in the schedule hereto and every part thereof unto and to the use of the said Donee and his heirs, successors, administrators, and assigns in the manner as aforesaid as shall or may be reasonably required.



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A. D. S. R. SEALDAH

1 6 NOV 2017

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 3 cottahs 1 chittack 18 sq. ft. be the same a little more or less together with partly one storied and partly two storied brick built old dilapidated residential building aged about 54 years and the ground floor measuring 1556 sq. ft. more or less, cemented flooring, and first floor measuring 1280 sq. ft. more or less, cemented flooring standing thereon at Premises No. 252, Acharya Prafulla Chandra Road, P.S. Manicktala, Kolkata-700006, Ward No. 15 of KMC Registry Office at A.D.S.R Sealdah which is butted and bounded as follows:

ON THE NORTH : By Municipal land and then 251, A.P.C. Road ON THE SOUTH : By portion of Premises No. 252/1A, A.P.C. Road ON THE EAST : By portion of Premises No. 252/1A, A.P.C. Road ON THE WEST

> THE SCHEDULE ABOVE REFERRED TO: (GIFTED PROPERTY)

: By Acharya Profulla Chandra Road, Calcutta

ALL THAT undivided 1/60th share or portion of partly one storied and partly two storied brick built old dilapidated residential building aged about 54 years and the ground floor measuring 1556 eq. ft. more or less, cemented flooring i.e. undivided 26 sq. ft. more or less and first floor measuring 1280 sq. ft. more or less, cemented flooring i.e. undivided 21 sq. ft. more or less lying and situated at Premises No. 252, Acharya Prafulla Chandra Road, P.S. Manicktala, Kolkata-700006, and the said premises total measuring about 3 Cottahs 1 Chittack 18 sq. ft. more or less i.e. undivided 1/60th share of land i.e., measuring 37.05 Sq. ft. more or less under Kolkata Municipal Corporation, Ward No. 15 of KMC Registry Office at A.D.S.R Sealdah.



THE RESERVE OF THE PROPERTY OF

A. D. S. R. SEALDAH .1 6 NOV 2017

IN WITNESS WHEREOF all the parties hereunto put their respective signature on this day month, year first above written.

SIGNED, SEALED AND DELIVERED in the

presence of:

1. Ajon Jaio wal.

AJAY JAISWAL 248 A-C, Acharya Profulla Chandra PROad, 1St Floor KOLKATA-700006

2. gunce 1ch and 4/1/H/12 J.K.GHOSH ROAD KOL-TODO27

Signature of the DONOR

Jagdich Narayan Jaiswal

Signature of the DONER

Drafted by

Kalitul Solom. High Count Calculus WH/250/1995



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A. D. S. R. SEALDAH

1 6 NOV 2017

SPECIMEN FORM FOR TEN FINGERPRINTS





Major Information of the Deed

Deed No :	1-1606-03200/2017	Date of Registration	16/11/2017			
Query No / Year 1606-0001495056/2017		Office where deed is registered				
Query Date	01/11/2017 8:40:25 PM	A.D.S.R. SEALDAH, District: South 24-Pargana				
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta, Thana: Har 700001, Mobile No.: 983108216	e Street, District : Kolkata, WE 9, Status :Advocate	ST BENGAL, PIN -			
Transaction		Additional Transaction				
[0201] Gift, Gift in Favour of family members		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]				
Set Forth value		Market Value				
		Rs. 4,08,321/-				
Stampduty Paid(SD)		Registration Fee Paid				
Rs. 2,065/- (Article:33(i))		Rs. 4,097/- (Article A(1), E)				
Remarks Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip area)						

Land Details:

District: South 24-Parganas, P.S.- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. P. C. Road, Road Zone: (Vivekananda Road (Ward-15,18) — Sri Arabinda Sarani (On Road)), , Premises No. 252

Sch No	Plot Number	Khatian Number	Land Proposed	Area of Land	STATE OF THE PROPERTY OF THE PARTY OF THE PA	Market Value (In Rs.)	Other Details
L1			Bastu	37.05 Sq Ft		3,85,938/-	Property is on Road
	Grand	Total:		.0849Dec	0 /-	3,85,938 /-	

Structure Details:

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
S1	On Land L1	47 Sq Ft.	0/-	22,383/-	Structure Type: Structure

Gr. Floor, Area of floor: 26 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 21 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete

Total:	47 sq ft	0 /-	22,383 /-	

Donor Details:

SI No	Name,Address,Photo,Finger p	rint and Signatur	re	
1	Name	Photo	Fringerprint	Signature
	Mrs Rajni Jaiswal (Presentant) Wife of Mr Jagdish Narayan Jaiswal Executed by: Self, Date of Execution: 16/11/2017 , Admitted by: Self, Date of Admission: 16/11/2017 ,Place : Office			Rejni Janaal
		16/11/2017	LTI 16/11/2017	16/11/2017

252/1A, Acharya Prafulla Chandra Road, P.O:- Beadon Street, P.S:- Manicktola, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABUPJ0495K, Status: Individual, Executed by: Self, Date of Execution: 16/11/2017

, Admitted by: Self, Date of Admission: 16/11/2017 ,Place: Office

Donee Details :

ı	Name	Photo	Finger Print	Signature
	Mr Jagdish Narayan Jaiswal Son of Late Chandra Bali Ram Jaiswal Executed by: Self, Date of Execution: 16/11/2017 , Admitted by: Self, Date of Admission: 16/11/2017 ,Place: Office			Jagdish Natayan Jaiswy
l		16/11/2017	16/11/2017	16/11/2017

Identifier Details:

Name & address					
	a, District -Kolkata, West Bengal, India, PIN - 700001, Sex: India, , Identifier Of Mrs Rajni Jaiswal, Mr Jagdish Narayar				
Kinki starl John	16/11/2017				

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs Rajni Jaiswal	Mr Jagdish Narayan Jaiswal	Y	0.0849064 Dec	3,85,938/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mrs Rajni Jaiswal	Mr Jagdish Narayan Jaiswal	Y	47 Sq Ft	22,383/-

Endorsement For Deed Number: I - 160603200 / 2017

On 03-11-2017

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 4,08,321/-. Family Members amount Rs 4,08,321/-.



Satyajit Biswas ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 16-11-2017

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.

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

Presented for registration at 10:41 hrs on 16-11-2017, at the Office of the A.D.S.R. SEALDAH by Mrs. Rajni Jaiswal , Executant.

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

Execution is admitted on 16/11/2017 by 1. Mrs Rajni Jaiswal, Wife of Mr Jagdish Narayan Jaiswal, 252/1A, Acharya Prafulla Chandra Road, P.O: Beadon Street, Thana: Manicktola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Mr Jagdish Narayan Jaiswal, Son of Late Chandra Bali Ram Jaiswal, 252/1A, Acharya Prafulla Chandra Road, P.O: Beadon Street, Thana: Manicktola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr Kabirul Islam, , , Son of Late Sumsho Joha, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,097/- (A(1) = Rs 4,083/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 4,097/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,062/- and Stamp Duty paid by Draft Rs 1,065/-, by Stamp Rs 1,000/-

Description of Stamp

 Stamp: Type: Impressed, Serial no 85263, Amount: Rs.1,000/-, Date of Purchase: 13/11/2017, Vendor name: Suranjan Mukherjee

Description of Draft

 Draft(8554) No: 000443020309, Date: 10/11/2017, Amount: Rs.1,065/-, Bank: STATE BANK OF INDIA (SBI), BELGACHIA MILK COLONY

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Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2017, Page from 96314 to 96330 being No 160603200 for the year 2017.



South

Digitally signed by SATYAJIT BISWAS Date: 2017.11.22 12:08:19 +05:30 Reason: Digital Signing of Deed.

(Satyajit Biswas) 22-11-2017 12:06:53 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SEALDAH West Bengal.

(This document is digitally signed.)