I- 3199 / 17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

N 924574

1495038/17

10.40

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar
Sealdah

16 NOV 2017

DEED OF GIFT

THIS INDENTURE made on 16th day of November 2017

BETWEEN

85262

Jagdish Narayan Jaiswal

252/A - A Per

NAME.....
ADD.....
Rs.....
13 NOV 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

13 NOV 2017

A. D. S. R. SEALDAH

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Dist.- South 24 Parganas

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 **DONOR** (which expression shall unless exclude by or repugnant to the context be deemed to mean and include his legal heirs, successors, administrators, assigns, legal representatives) of the **ONE PART**.

AND

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 **DONEE** (which expression shall unless exclude by or repugnant to the context be deemed to mean and include her respective heirs, successors, administrators, assigns, legal representatives) of the **OTHER PART**.

WHEREAS by a registered deed of conveyance dated 27th September, 1980 the Chandra Bali Ram Jaiswal purchased 1/6th share of the premises No. 252/1A, A.P.C. Road, Kolkata-700006 from his brother Sri Ram Kumar Jaiswal at a price or consideration mentioned therein and also on the same date the donor further purchased by a registered deed of conveyance another 1/6th share in the said properties from his another brother Sri Raj Kumar Jaiswal at a price or consideration mentioned therein.

AND WHEREAS the said Chandra Bali Ram Jaiswal by a deed of gift dated 02.06.1983 gifted, transferred his undivided 1/6th share or portion of premises No. 252/1A, A.P.C. Road, Kolkata-700006 in favour of his son Jagdish Narayan Jaiswal by registered deed of gift and it was duly registered at the office at Registrar of Assurances, Calcutta in Book No. I, Volume No. 178, Pages from 170 to 183, Deed No. 5321, for the year 1983.

AND WHEREAS by a deed of conveyance dated 16.05.1983 one Chandra Jit Jaiswal sold, transferred and conveyed for valuable consideration 1/6th share or portion of premises No. 252/1A, A.P.C. Road, Kolkata-700006 in favour of

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Satya Narayan Jaiswal, Lakshmi Narayan Jaiswal, Jagdish Narayan Jaiswal and it was duly registered at the office at Registrar of Assurances, Calcutta in Book No. I, Volume No. 177, Pages from 147 to 158, Deed No. 4842, for the year 1983 and after purchased Satya Narayan Jaiswal, Lakshmi Narayan Jaiswal, Jagdish Narayan Jaiswal became the co-owners.

AND WHEREAS the Chandra Bali Ram Jaiswal by a deed of gift dated 14.05.1983 gifted, transferred his undivided 1/6th share or portion of premises No. 252/1A, A.P.C. Road, Kolkata-700006 in favour of his son Lakshmi Narayan Jaiswal by registered deed of gift and it was duly registered at the office at Registrar of Assurances, Calcutta in Book No. I, Volume No. 196, Pages from 1 to 9, Deed No. 4803, for the year 1983 and said Lakshmi Narayan Jaiswal became the co-owner of the said premises.

AND WHEREAS the Chandra Bali Ram Jaiswal by a deed of gift dated 14.05.1983 gifted, transferred his undivided 1/6th share or portion of premises No. 252/1A, A.P.C. Road, Kolkata-700006 in favour of his son Satya Narayan Jaiswal by registered deed of gift and it was duly registered at the office at Registrar of Assurances, Calcutta in Book No. I, Volume No. 196, Pages from 10 to 18, Deed No. 4804, for the year 1983 and said Satya Narayan Jaiswal became the co-owner of the said premises.

AND WHEREAS by a deed of conveyance dated 03.06.1983 one Smt Uma Devi and Sitala Prasad Jaiswal sold, transferred and conveyed for valuable consideration 1/6th share or portion of premises No. 252/1A, A.P.C. Road, Kolkata-700006 in favour of Satya Narayan Jaiswal, Lakshmi Narayan Jaiswal, Jagdish Narayan Jaiswal and it was duly registered at the office at Registrar of Assurances, Calcutta in Book No. I, Volume No. 197, Pages from 108 to 119, Deed No. 5360, for the year 1983 and after purchased Satya Narayan Jaiswal, Lakshmi Narayan Jaiswal, Jagdish Narayan Jaiswal became the co-owners.

AND WHEREAS by a deed of conveyance dated 23.09.1988 one Jagat Narain Jaiswal sold, transferred and conveyed for valuable consideration 1/6th share or portion of premises No. 252/1A, A.P.C. Road, Kolkata-700006 in favour of Satya Narayan Jaiswal and it was duly registered at the office at ADSR, Sealdah in Book No. I, Volume No. 29, Pages from 241 to 250, Deed No. 1173,

Additional District Sub-Registrar Sealdah, District South 24 Parganas

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for the year 1988 and after purchased Satya Narayan Jaiswal became the co-owners.

AND WHEREAS said Satya Narayan Jaiswal, Lakshmi Narayan Jaiswal, Jagdish Narayan Jaiswal became the sole and absolute co-owner of Premises No. 252/1A, A.P.C. Road, P.S. Manicktala, Kolkata-700006 and said Satya Narayan Jaiswal owned and occupied 1314 sq. ft., said Lakshmi Narayan Jaiswal owned and occupied 817 sq. ft., said Jagdish Narayan Jaiswal owned and occupied 817 sq. ft.

AND WHEREAS Jagdish Narayan Jaiswal intend to gift his undivided 6% share out of 817 sq. ft. more or less in favour of her wife Rajni Jaiswal i.e. 1/60th undivided share or portion of the said premises No. 252/1A, A.P.C. Road, P.S. Manicktala, Kolkata-700006 i.e. undivided 49.02 sq. ft. more or less.

AND WHEREAS the said premises is two storied brick built old dilapidated structure thereon and has been constructed prior to 1963 and the ground floor area is 400 sq. ft. cemented flooring more or less and first floor area is 400 sq. ft. cemented flooring more or less and Tin shaded structure thereon 400 sq. ft. i.e. undivided 1/60th share of the ground floor 7 sq. ft. more or less and undivided 1/60th share of the first floor i.e. 7 sq. ft. more or less and undivided 7 sq. ft. Tin shaded structure thereon.

AND WHEREAS the Donee herein is the wife 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 his natural love and affection the Donor herein is desirous of making a gift in respect of his 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 her 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 Donee and her heirs, successors, administrators, legal representatives and assigns and every one of

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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 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 heretofore 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 Donee and her 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,

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administrators, legal representatives and assigns **THAT** notwithstanding any act, deed or thing whatsoever by the said Donor 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 expressed or intended so to be unto and to the use of the said Donee and her heirs, successors, administrators, legal representatives and assigns in the manner as aforesaid. And that the said Donee and her 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 her heirs, successors, administrators, and

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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 her heirs, successors, administrators, and assigns in the manner as aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 4 cottahs 1 chittack 23 sq. ft. be the same a little more or less together with two storied brick built old dilapidated residential building aged about 54 years and the ground floor measuring 400 sq. ft. more or less, cemented flooring and Tin shaded structure thereon 400 sq. ft. and first floor measuring 400 sq. ft. more or less, cemented flooring standing thereon at Premises No. 252/1A, 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 partly Premises No. 252, A.P.C. Road & partly municipal lane
ON THE SOUTH	: By partly Premises No. 252/1B & 252/1D, A.P.C. Road
ON THE EAST	: By corporation lane
ON THE WEST	: By Acharya Prafulla Chandra Road & partly 252, 252/1B & 252/1C, A.P.C. Road

THE SCHEDULE ABOVE REFERRED TO:

(GIFTED PROPERTY)

ALL THAT undivided 1/60th share or portion of two storied brick built old dilapidated residential building aged about 54 years and the ground floor measuring 400 sq. ft. more or less, cemented flooring i.e. undivided 7 sq. ft. more or less and first floor measuring 400 sq. ft. more or less, cemented flooring i.e. undivided 7 sq. ft. more or less lying and situated at Premises No. 252/1A, Acharya Prafulla Chandra Road, P.S. Manicktala, Kolkata-700006 and undivided 7 sq. ft. Tin shaded structure thereon and the said premises total measuring about 4 Cottahs 1 Chittack 23 sq. ft. more or less i.e.

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undivided 1/60th share of land i.e., measuring 49.02 Sq. ft. more or less under Kolkata Municipal Corporation, Ward No. 15 of KMC Registry Office at A.D.S.R Sealdah.

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. Ajay Jaiswal
AJAY JAISWAL
248A-C, Acharya Profulla-Chandra Road, 1st floor,
KOLKATA-700006.

2. Juvee Khan
4/1/H/12 J.K. GHOSH Road
KOL-37

Jagdish Narayan Jaiswal
Signature of the **DONOR**

Rajni Jaiswal
Signature of the **DONEE**

Drafted by

Kabirul Islam.
KABIRUL ISLAM
Advocate
High Court Calcutta.
WB/250/1995

Seal of the Additional District Sub-Registrar Sealdah, District South 24 Parganas

A. D. S. R. SEALDAH

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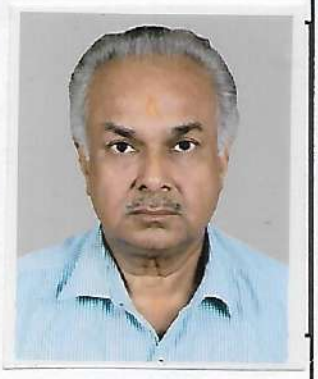
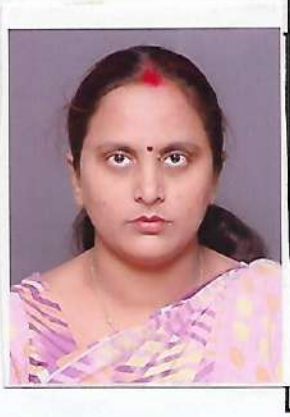
SPECIMEN FORM FOR TEN FINGERPRINTS



Jagdish Narayan Jaiswal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rajni Jaiswal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

A. D. S. R. SEALDAH

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Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Jagdish Narayan Jaiswal (Presentant) 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	 16/11/2017	 LTI 16/11/2017	Jagdish Narayan Jaiswal 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: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABMPJ4602N, Status :Individual, Executed by: Self, Date of Execution: 16/11/2017 , Admitted by: Self, Date of Admission: 16/11/2017 ,Place : Office			

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs Rajni Jaiswal 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	 16/11/2017	 LTI 16/11/2017	Rajni Jaiswal 16/11/2017
	Wife of Mr Jagdish Narayan Jaiswal 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			

Identifier Details :

Name & address	
Mr Kabirul Islam Son of Late Sumsho Joha High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Jagdish Narayan Jaiswal, Mrs Rajni Jaiswal	
Kabirul Islam	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	Mr Jagdish Narayan Jaiswal	Mrs Rajni Jaiswal	Y	0.112338 Dec	5,10,626/-

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	Mr Jagdish Narayan Jaiswal	Mrs Rajni Jaiswal	Y	14 Sq Ft	6,668/-
S2	Mr Jagdish Narayan Jaiswal	Mrs Rajni Jaiswal	Y	7 Sq Ft	1,334/-

Endorsement For Deed Number : I - 160603199 / 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 5,18,628/-. Family Members amount Rs 5,18,628/-

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 10:40 hrs on 16-11-2017, at the Office of the A.D.S.R. SEALDAH by Mr Jagdish Narayan Jaiswal ,Executant.

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

Execution is admitted on 16/11/2017 by 1. 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, 2. 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

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 5,200/- (A(1) = Rs 5,186/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,200/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2017 12:00AM with Govt. Ref. No: 192017180102804392 on 05-11-2017, Amount Rs: 5,200/-, Bank: United Bank (UTBI0OCH175), Ref. No. S47707635 on 10-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,613/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 1,613/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 85262, Amount: Rs.1,000/-, Date of Purchase: 13/11/2017, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2017 12:00AM with Govt. Ref. No: 192017180102804392 on 05-11-2017, Amount Rs: 1,613/-, Bank: United Bank (UTBI0OCH175), Ref. No. S47707635 on 10-11-2017, Head of Account 0030-02-103-003-02

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 95553 to 95570

being No 160603199 for the year 2017.

Seal of the Additional District Sub-Registrar, Sealdah, South 24 Parganas

Digitally signed by SATYAJIT BISWAS
Date: 2017.11.21 12:20:09 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 21-11-2017 12:18:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)