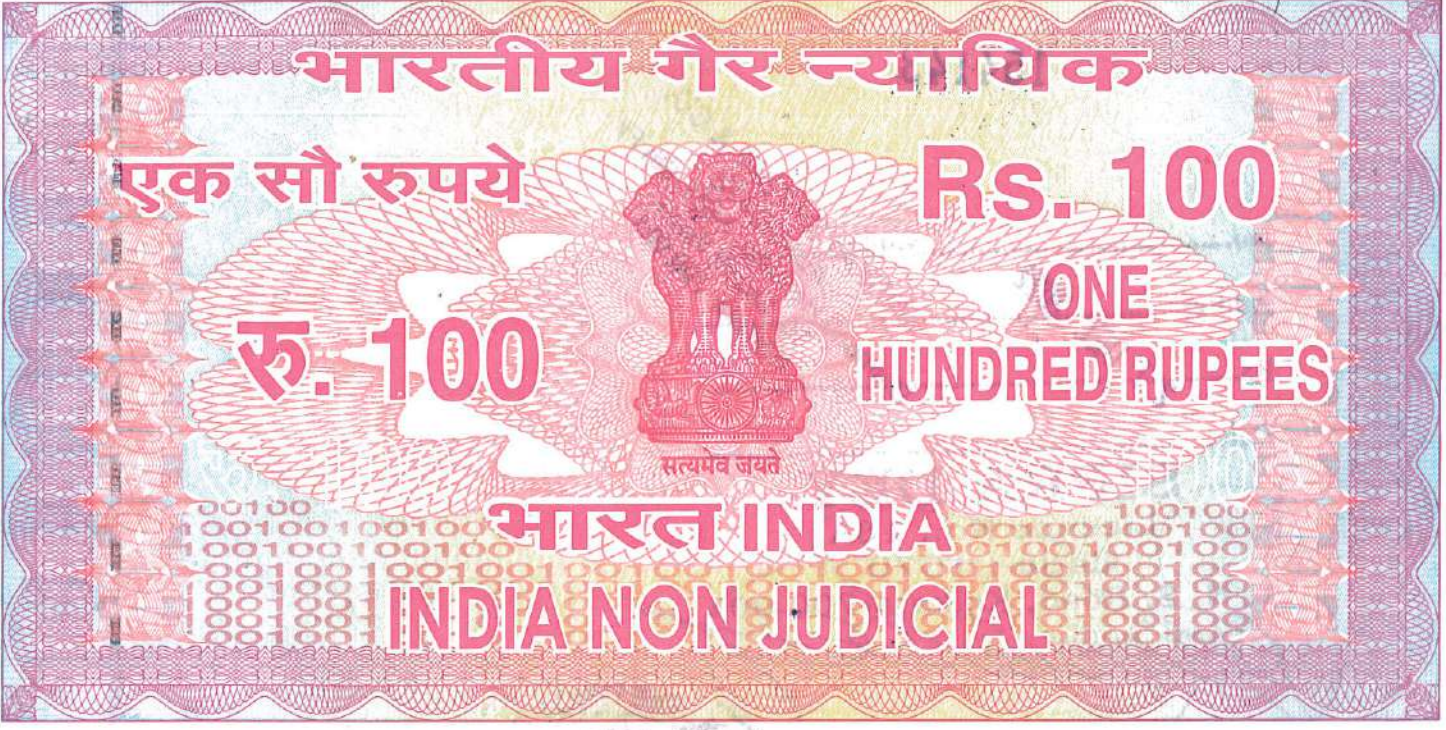


7/4/2023

D-723/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 011520

Q.No. 2000092140/2023
 11:10 P.M
 20/01

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

(Signature)

Addl. District Sub-Registrar
 Behala, South 24 Parganas

20 JAN 2023

THIS DEED OF GIFT made this 12th day of January Two Thousand and Twenty-Three BETWEEN (1) **SAMPAT MAL CHHAJER** (having PAN ACOPC4244Q and Aadhar No. 8378 0034 5822) son of late Jaichand Lal Chhajer,

Chandrabaid
Pranava Chhajr
(Signature)

154143

NO.....
Address.....
Rs.....
Date.....

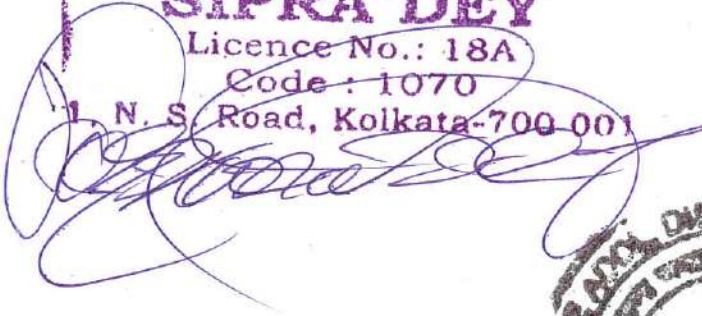
Sold to SHROFF & CO.
ADVOCATE
Diamond Heritage, N611, 6th Flk
16, Strand Road,
Kolkata-700 001

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



20 JAN 2023

A.D.S.N. Behari
20 JAN 2023
Dist.- South 24 Pgs.

by faith Hindu, by Nationality Indian, by Occupation – Business, residing at Premises No. 15/9, Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019, **(2) (SMT.) CHANDA BAID** (having PAN AEEPB1960N and Aadhar No. 9624 8113 8092) wife of Dr. Vijay Singh Baid and daughter of Sri Sampat Mal Chhajer, by faith Hindu, by Nationality Indian, by Occupation – Chartered Accountant, residing at B-5 L-2 F-9E, Lake District 74/1, N. M. Road, Police Station and Post Office - Phoolbagan, Kolkata 700054 and **(3) VINAY JAIN** (having PAN ACVPJ2406Q and Aadhar No. 3909 6092 0990) son of Sri Sampat Mal Chhajer, by faith Hindu, by Nationality Indian, by Occupation – Business, residing at Premises No. 15/9, Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019 (hereinafter collectively referred to as “the **Donors**”, which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs heiress executors administrators and legal representatives) of the **ONE PART AND (DR.) RAJ KUMAR CHHAJER** (having PAN ACDPC3998G and Aadhar No. 9416 5854 4537) son of Sri Sampat Mal Chhajer, by faith Hindu, by Nationality Indian, by Occupation – Medical Practitioner, residing at Premises No. 15/9, Deodar Street, Police Station and Post Office - Ballygunge, Kolkata 700019 (hereinafter referred to as “the **Donee**”, which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs executors administrators legal representatives and/or assigns) of the **OTHER PART:**

WHEREAS:

- A. At all material times one (Smt.) Amraw Devi Chhajer wife of Sampat Mal Chhajer was the absolute owner and in 'khas' vacant peaceful possession of, amongst other properties, **All Those Firstly** piece and parcel of land containing an area of 06 Cottahs 12 Chittacks 22 Square feet more or less comprised of divided demarcated portion of R.S. Dag No. 2122 recorded in R.S. Khatian No. 2194, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 235, Police Station.- Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and enjoy the Common Roads leading from Bakrahat Road to the said land (hereinafter referred to as “the **Dag 2122 Property**”) **And Secondly** piece and parcel of land containing an area of 07 Cottahs more or less comprised of divided demarcated portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, -Touzi No. 239, Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and

Chanda Baid

Dr. Raj Kumar Chhajer

Smt. Amraw Devi Chhajer

[Signature]

enjoy the Common Roads leading from Bakrahat Road to the said land (hereinafter referred to as "the **Dag 2115 Property**"). The said Dag 2122 Property and the Dag 2115 Property are hereinafter collectively referred to as "the **Subject Properties**".

- B. The said (Smt.) Amraw Devi Chhajer, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate on 25th May, 2022 leaving her surviving her husband - Sampat Mal Chhajer (the Donor No. 1 herein), her two sons - Dr. Raj Kumar Chhajer (the Donee herein), Vinay Jain (the Donor No. 3 herein) and one daughter - (Smt.) Chanda Baid (the Donor No. 2 herein) as her only heirs heiress and legal representatives, who all upon her death inherited and became entitled to the Subject Properties, absolutely in equal shares.
- C. The Donors are desirous of gifting their undivided three-fourth (3/4th) share of and in the Subject Properties (morefully described in the SCHEDULE hereunder written and hereinafter referred to as "the **said Share in the Subject Properties**") unto and in favour of Dr. Raj Kumar Chhajer, being the Donee hereto, who is the son of the Donor No.1 and the full blood brother of the Donor Nos.2 and 3 hereto.
- D. The ad-valorem stamp duty has been paid on these presents on the basis of the market value of the said share in the Subject Properties assessed by the Government of West Bengal, Directorate of Registration Stamp & Revenue at Rs.50,65,212/-.

I. NOW THIS DEED WITNESSETH that in consideration of the natural love and affection which the Donors bears towards the Donee hereto, being the son of the Donor No.1 hereto and the full-blood brother of the Donor Nos.2 and 3 hereto, the Donors hereby freely and voluntarily and out of their own free will and volition grant convey transfer assign and assure by way of gift **unconditionally forever** unto and to the Donee the said share in the Subject Properties being **All Those Firstly** piece and parcel of land containing an area of 05 Cottahs 01 Chittacks 17 Square feet more or less (i.e. three fourth share of land measuring 06 Cottahs 12 Chittacks 22 Square feet more or less) comprising of portion of R.S. Dag No. 2122 recorded in R.S. Khatian No. 2194, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 235, Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and enjoy the Common Roads **And Secondly** piece and parcel of land containing an area of 05 Cottahs 04 Chittacks more or less (i.e. three fourth share of land measuring 07 Cottahs more or less) comprising of portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239, Police Station - Thakurpukur

Chanda Baid

Dr. Raj Kumar Chhajer

(formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas together with perpetual and heritable right to use and enjoy the Common Roads (all morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **said share in the Subject Properties**") **AND TOGETHER WITH** all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and the rents issues and profits of the said share in the Subject Properties **AND** all the legal incidences thereof **AND ALL** the estate right title interest use trust property possession claim and demand whatsoever both at law or in equity of the Donors into out of or upon the property hereby granted and conveyed or expressed or intended so to be in favour of the Donee hereto and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Donee hereto absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession.

II. THE DONORS DO HEREBY COVENANT WITH THE DONEE as follows:

- (a) **THAT** notwithstanding any act deed matter or thing by the Donors done omitted executed or knowingly permitted or suffered to the contrary, the Donors are now lawfully rightfully and absolutely seised and possessed of and/or otherwise well and sufficiently entitled to the property hereby granted and conveyed respectively to the Donee hereto or expressed or intended so to be and every part thereof without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same.
- (b) **AND THAT** the Donors hath not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the property hereby granted and conveyed respectively to the Donee hereto or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (c) **AND THAT** notwithstanding any act deed matter or thing whatsoever done as aforesaid the Donors hath now in themselves good right full power and absolute authority and indefeasible title to grant convey transfer assign and assure all and singular the property hereby granted and conveyed respectively to the Donee hereto or expressed or intended so to be unto and to the Donee in the manner aforesaid according to the true intent and meaning of these presents;

Chandrabaid

Pratim Chakraborty

- (d) **AND THAT** the property hereby granted and conveyed respectively to the Donee hereto or expressed or intended so to be now are free from all claims demands encumbrances charges leases uses liens lispensens attachments restrictions debutters trusts and liabilities whatsoever or howsoever made or suffered by the Donors.
- (e) **AND THAT** the Donee shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the property hereby granted and conveyed to the Donee hereto or expressed or intended so to be and receive the rents issues and profits respectively thereof without any lawful eviction interruption claim or demand whatsoever from or by the Donors.
- (f) **AND THAT** the Donors shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the property hereby granted and conveyed respectively to the Donee hereto or expressed or intended so to be unto and to the use of the Donee in the manner aforesaid as shall or may reasonably be required by the Donee.

III. The Donee is executing these presents in confirmation of his acceptance of gift of the property hereby granted and conveyed to the Donee hereto or expressed or intended so to be by the Donors.

THE SCHEDULE ABOVE REFERRED TO:
(said share in the Subject Properties)

A. **All That** piece and parcel of "Bastu" land containing an area of 05 Cottahs 01 Chittacks 17 Square feet more or less (i.e. three fourth share of land measuring 06 Cottahs 12 Chittacks 22 Square feet more or less) comprised of portion of R.S. Dag No. 2122 recorded in R.S. Khatian No. 2194, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 235, Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas, Pin Code - 700104 together with perpetual and heritable right to use and enjoy the Common Roads.

B. **All That** piece and parcel of 'Sali' land containing an area of 05 Cottahs 04 Chittacks more or less (i.e. three fourth share of land measuring 07 Cottahs more or less) comprised of portion of R.S. Dag No. 2115 recorded in R.S. Khatian No. 2607, in Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 239, Police Station - Thakurpukur (formerly Behala) within the local limits of Ashuti-II Gram Panchayat, District South 24-Parganas, Pin Code - 700104 together with perpetual and heritable right to use and enjoy the Common Roads.


Chanda Baird

Intenmar Chandra

[Signature]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the abovenamed **DONORS, (1) SAMPAT MAL CHHAJER, (2) (SMT.) CHANDA BAID** and **(3) VINAY JAIN** at Kolkata.

 (SAMPAT MAL CHHAJER)
Chanda Baid

 (VINAY JAIN)

EXECUTED by the abovenamed **DONEE, DR. RAJ KUMAR CHHAJER** in token of acceptance of the gift hereby made at Kolkata.



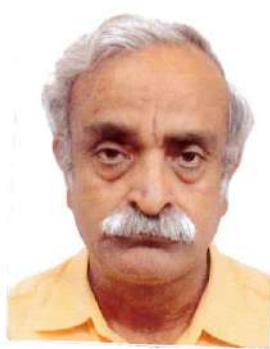










Witnesses to the above executant(s):








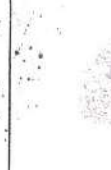



1. Anu Gupta
13. Dover Terrace
KOL - 19
2. Soumitra Sankar
C/o Pankaj Shroff & Co
Diamond Heritage
KOL - 1












Drafted by me and approved by all the parties:















.....
Ankit Shroff, Advocate
C/o Pankaj Shroff & Co.,
Diamond Heritage, N611, 6th floor,
16 Strand Road, Kolkata - 700001
Enrolment No. F/66/2008
Calcutta High Court

<i>Finger prints of the above executant</i>					
 <p><i>Raj Kumar Chugh</i></p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the above executant</i>					
 <p><i>Raj Kumar Chugh</i></p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the above executant</i>					
 <p><i>Chandu Baid</i></p>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the above executant</i>					
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the above executant and signing the same across. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the above executant</i>					
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> Space for pasting Photograph of the above executant and signing the same across. </div>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230253576428

GRN Details

GRN: 192022230253576428 Payment Mode: SBI Epay
GRN Date: 14/01/2023 12:29:25 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7779140845820 BRN Date: 14/01/2023 12:30:43
Gateway Ref ID: CHL4864883 Method: State Bank of India NB
GRIPS Payment ID: 140120232025357641 Payment Init. Date: 14/01/2023 12:29:25
Payment Status: Successful Payment Ref. No: 2000092140/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Pankaj Shroff And Company
Address: N61T, 6th floor, Diamond Heritage, 16 Strand Road
Mobile: 9830027662
Email: ankitshroff83@gmail.com
Period From (dd/mm/yyyy): 14/01/2023
Period To (dd/mm/yyyy): 14/01/2023
Payment Ref ID: 2000092140/3/2023
Dept Ref ID/DRN: 2000092140/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000092140/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	25246
2	2000092140/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	50666
			Total	75912

IN WORDS: SEVENTY FIVE THOUSAND NINE HUNDRED TWLEVE ONLY.

PAID



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000092140/2023	Office where deed will be registered
Query Date	11/01/2023 11:52:59 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PANKAJ SHROFF AND CO 16 STRAND ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status : Solicitor firm	
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. 50,65,212/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 25,346/- (Article:33(i))	Rs. 50,666/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Gram Panchayat: ASUTI-II, Mouza: Paschim Barisha, JI No: 19, Pin Code : 700104

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-2122	RS-2194	Bastu	Bastu	5 Katha 1 Chatak 17 Sq Ft		24,92,449/-	Width of Approach Road: 30 Ft.,
L2	RS-2115	RS-2607	Bastu	Shali	5 Katha 4 Chatak		25,72,763/-	Width of Approach Road: 30 Ft.,
		TOTAL :			17.0546Dec	0 /-	50,65,212 /-	
	Grand Total :				17.0546Dec	0 /-	50,65,212 /-	

Donor Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SAMPAT MAL CHHAJER Son of Late JAICHAND LAL CHHAJER15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 83xxxxxxxx5822, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs CHANDA BAID Wife of Dr VIJAY SINGH BAID, B-5, L-2, F-9E, LAKE, City:- Not Specified, P.O:- PHOOLBAGAN, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxx0N, Aadhaar No: 96xxxxxxxx8092, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr VINAY JAIN Son of Mr SAMPAT MAL CHHAJER,, 15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6Q, Aadhaar No: 39xxxxxxxx0990, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Donee Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr RAJ KUMAR CHHAJER Son of Mr SAMPAT MAL CHHAJER,, 15/9, Deodar Street, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8G, Aadhaar No: 94xxxxxxxx4537, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr SOUMITRA SARKAR Son of Mr M C SARKAR 16 STRAND ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr SAMPAT MAL CHHAJER, Mrs CHANDA BAID, Mr VINAY JAIN, Mr RAJ KUMAR CHHAJER

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 SAMPAT MAL CHHAJER	Mr RAJ KUMAR CHHAJER	Y	2.79736 Dec	8,30,816/-
L1	Mrs CHANDA BAID	Mr RAJ KUMAR CHHAJER	Y	2.79736 Dec	8,30,816/-
L1	Mr VINAY JAIN	Mr RAJ KUMAR CHHAJER	Y	2.79736 Dec	8,30,816/-
L2	Mr SAMPAT MAL CHHAJER	Mr RAJ KUMAR CHHAJER	Y	2.8875 Dec	8,57,588/-
L2	Mrs CHANDA BAID	Mr RAJ KUMAR CHHAJER	Y	2.8875 Dec	8,57,588/-
L2	Mr VINAY JAIN	Mr RAJ KUMAR CHHAJER	Y	2.8875 Dec	8,57,588/-

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-02-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 10-02-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. -II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

Major Information of the Deed










Deed No :	I-1607-00723/2023	Date of Registration	20/01/2023
Query No / Year	1607-2000092140/2023	Office where deed is registered	
Query Date	11/01/2023 11:52:59 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PANKAJ SHROFF AND CO 16 STRAND ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051486917, Status :Solicitor firm		
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. 50,65,212/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,346/- (Article:33(i))	Rs. 50,666/- (Article:A(1), E)		
Remarks			

Land Details :




District: South 24-Parganas, P.S:- Thakurpukur, Gram Panchayat: ASUTI-II, Mouza: Paschim Barisha, JI No: 19, Pin Code : 700104

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-2122	RS-2194	Bastu	Bastu	5 Katha 1 Chatak 17 Sq Ft		24,92,449/-	Width of Approach Road: 30 Ft.,
L2	RS-2115	RS-2607	Bastu	Shali	5 Katha 4 Chatak		25,72,763/-	Width of Approach Road: 30 Ft.,
		TOTAL :			17.0546Dec	0 /-	50,65,212 /-	
	Grand Total :				17.0546Dec	0 /-	50,65,212 /-	

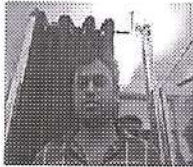


Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMPAT MAL CHHAJER Son of Late JAICHAND LAL CHHAJER Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
	20/01/2023	LTI 20/01/2023	20/01/2023	
15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4Q, Aadhaar No: 83xxxxxxxx5822, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office				
2	Name Mrs CHANDA BAID Wife of Dr VIJAY SINGH BAID Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
	20/01/2023	LTI 20/01/2023	20/01/2023	
, B-5, L-2, F-9E, LAKE, City:- Not Specified, P.O:- PHOOLBAGAN, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxxx0N, Aadhaar No: 96xxxxxxxx8092, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office				
3	Name Mr VINAY JAIN Son of Mr SAMPAT MAL CHHAJER Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
	20/01/2023	LTI 20/01/2023	20/01/2023	
,, 15/9, Deodar Street, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6Q, Aadhaar No: 39xxxxxxxx0990, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAJ KUMAR CHHAJER (Presentant) Son of Mr SAMPAT MAL CHHAJER Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office			
		20/01/2023	LTI 20/01/2023	20/01/2023
Son of Mr SAMPAT MAL CHHAJER ,, 15/9, Deodar Street, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ACxxxxxx8G, Aadhaar No: 94xxxxxxxx4537, Status :Individual, Executed by: Self, Date of Execution: 20/01/2023 , Admitted by: Self, Date of Admission: 20/01/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMITRA SARKAR Son of Mr M C SARKAR 16 STRAND ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	20/01/2023	20/01/2023	20/01/2023
Identifier Of Mr SAMPAT MAL CHHAJER, Mrs CHANDA BAID, Mr VINAY JAIN, Mr RAJ KUMAR CHHAJER			

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 SAMPAT MAL CHHAJER	Mr RAJ KUMAR CHHAJER	Y	2.79736 Dec	8,30,816/-
L1	Mrs CHANDA BAID	Mr RAJ KUMAR CHHAJER	Y	2.79736 Dec	8,30,816/-
L1	Mr VINAY JAIN	Mr RAJ KUMAR CHHAJER	Y	2.79736 Dec	8,30,816/-
L2	Mr SAMPAT MAL CHHAJER	Mr RAJ KUMAR CHHAJER	Y	2.8875 Dec	8,57,588/-
L2	Mrs CHANDA BAID	Mr RAJ KUMAR CHHAJER	Y	2.8875 Dec	8,57,588/-
L2	Mr VINAY JAIN	Mr RAJ KUMAR CHHAJER	Y	2.8875 Dec	8,57,588/-



On 20-01-2023

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 13:10 hrs on 20-01-2023, at the Office of the A.D.S.R. BEHALA by Mr RAJ KUMAR CHHAJER ,Claimant.

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 50,65,212/-. Family Members amount Rs 50,65,212/-

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

Execution is admitted on 20/01/2023 by 1. Mr SAMPAT MAL CHHAJER, Son of Late JAICHAND LAL CHHAJER, 15/9, Road: Deodar Street, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs CHANDA BAID, Wife of Dr VIJAY SINGH BAID, , B-5, L-2, F-9E, LAKE, P.O: PHOOLBAGAN, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Professionals, 3. Mr VINAY JAIN, Son of Mr SAMPAT MAL CHHAJER, ,, 15/9, Road: Deodar Street, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 4. Mr RAJ KUMAR CHHAJER, Son of Mr SAMPAT MAL CHHAJER, ,, 15/9, Road: Deodar Street, , P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr SOUMITRA SARKAR, , , Son of Mr M C SARKAR, 16 STRAND ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,666.00/- (A(1) = Rs 50,652.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,666/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2023 12:30PM with Govt. Ref. No: 192022230253576428 on 14-01-2023, Amount Rs: 50,666/-, Bank: SBI EPay (SBlePay), Ref. No. 7779140845820 on 14-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,346/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 25,246/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 011520, Amount: Rs.100.00/-, Date of Purchase: 27/12/2022, Vendor name: Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2023 12:30PM with Govt. Ref. No: 192022230253576428 on 14-01-2023, Amount Rs: 25,246/-, Bank: SBI EPay (SBlePay), Ref. No. 7779140845820 on 14-01-2023, Head of Account 0030-02-103-003-02

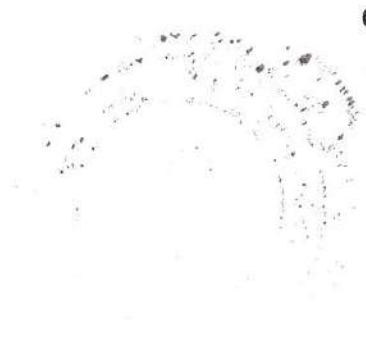


Sourav Chakrobarty

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2023, Page from 34199 to 34217

being No 160700723 for the year 2023.



S. Chakraborty

Digitally signed by SOURAV
CHAKRABORTY
Date: 2023.02.01 16:20:38 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakrobarty) 2023/02/01 04:20:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.



(This document is digitally signed.)

DATED THIS 12th DAY OF January, 2023

BETWEEN

SAMPAT MAL CHHAJER & ORS.

... DONORS

AND

DR. RAJ KUMAR CHHAJER

... DONEE

DEED OF GIFT

PANKAJ SHROFF & COMPANY

Advocates

Diamond Heritage,

N611, 6th floor, 16 Strand Road,

Kolkata-700001