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13359/2013



पश्चिम बंगाल / West Bengal WEST BENGAL

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 25/9/13
 Mr. 3700 001

Asst. Registrar
 Kolkata
 19317A.0089 II



Certified that the Document admitted to Registration, the Stamp and the endorsement thereon are the part of this document.

Additional Registrar
 of Assurances-II, Kolkata

DEED OF GIFT

THIS DEED OF GIFT is made on 25.15 day of September 2013, BETWEEN ISHWARI PRASAD BAJAJ son of late Keshardeo Bajaj of 118, Bangur Avenue of Block "C", Police Station Lake Town, District - 24-Parganas(N), Kolkata - 700 055, by faith Hindu, by occupation Business, by Nationality Indian, hereinafter referred to as the DONOR (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his heirs executors successors administrators legal representatives and assigns) of the FIRST PART.

AND

(1) RAJESH BAJAJ son of Sri Ishwari Prasad Bajaj (2) MANISH BAJAJ son of Sri Ishwari Prasad Bajaj, both of 118, Bangur Avenue, Block "C", Police Station Lake Town, District - 24-Parganas(N), Kolkata - 700 055, both are by faith Hindu, by occupation Business, by Nationality Indian hereinafter jointly referred to as the **DONEES** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their heirs executors successors administrators legal representatives and assigns) of the **SECOND PART**.

WHEREAS by a Conveyance dated 28/10/1953 registered at the office of A.D.S.R. at Alipore in Book No. I Volume No. 88 Pages 88 to 94 Being No. 3936 for the year 1953 Govinddas Binani for the consideration therein mentioned sold and conveyed to the Amalgamated Development Limited among others the C.S. Plots Nos. 1324 and 1321/1338 of Mouza Krishnapur and the said Amalgamated Development Limited with a view to build up a residential Colony developed the lands acquired by it as aforesaid and other contiguous lands by levelling the same and constructed pucca roads therein according to a Scheme Plan and also constructed pucca surface drains alongside the said roads and divided the lands abutting the said roads into several Blocks containing small building sites or Plots numbered serially as 1, 2, 3 etc. for identification and named the Colony as **BANGUR AVENUE**.

AND WHEREAS by a Conveyance dated the 24/12/1968 the said The Amalgamated Development Limited in consideration of a price sold transferred and conveyed to Bhagwandas Karwa and Shreemati Bimla Devi Karwa the piece or parcel of land measuring 3 cottah 13 chittaks and 6 Sq. Ft. being Plot No. 118 of Block "C" in Bangur Avenue formed as aforesaid and comprising part of the said C.S. Plot No. 1324 of Mouza Krishnapur.

AND WHEREAS by another Deed of Conveyance dated the 24/12/1968 the said The Amalgamated Development Limited in consideration of a price sold transferred and conveyed to Bhagwandas Karwa and Shreemati Bimla Devi Karwa the piece or parcel of land measuring 4 cottah 3 chittaks and 26 Sq. Ft. being Plot No. 118/1 of Block "C" in Bangur Avenue, Kolkata - 700 055 formed as aforesaid and comprising part of the said C.S. Plots No. 1324 and 1321/1338 of Mouza Krishnapur.

AND WHEREAS by a Conveyance dated the 03/09/1974 registered at the office of Alipore, 24-Parganas in Book No. I, Volume No. 176, Pages 41 to 49 being no. 6435 for the year 1974, ISHWARI PRASAD BAJAJ and SREEMATI BIMLA BAJAJ therein referred to as Purchasers purchased the piece or parcel of land measuring 3 cottah 13 chittaks and 6 Sq. Ft. being Plot No. 118 of Block "C" in Bangur Avenue formed as aforesaid and comprising part of the said C.S. Plot No. 1324 of Mouza Krishnapur from Bhagwandas Karwa and Shreemati Bimla Devi Karwa therein referred to as Vendors.

AND WHEREAS by another Deed of Conveyance dated the 03/09/1974 registered at the office of Alipore, 24-Parganas in Book No. I, Volume No. 176, Pages 26 to 35 being no. 6404 for the year 1974, ISHWARI PRASAD BAJAJ and SREEMATI BIMLA BAJAJ therein referred to as Purchasers purchased the piece or parcel of land measuring 4 cottas 3 chittaks and 26 Sq. Ft. being Plot No. 118/1 of Block "C" in Bangur Avenue, Kolkata TOGETHER WITH tin shed structure measuring an area of 400 Sq. Ft. formed as aforesaid and comprising part of the said C.S. Plots No. 1324 and 1321/1338 of Mouza Krishnapur from Bhagwandas Karwa and Shreemati Bimla Devi Karwa therein referred to as Vendors.

AND WHEREAS said ISHWARI PRASAD BAJAJ and SREEMATI BIMLA BAJAJ after getting possession of the said plot being plot no. 118 as stated above constructed a G + 3 storied building in the year of 1975 and onwards in accordance with the sanctioned plan of the South Dum Dum Municipality in the piece or parcel of land measuring 3 cottah 13 chittaks and 6 Sq. Ft. being Plot No. 118 of Block "C" in Bangur Avenue more fully and particularly mentioned and described in the **FIRST SCHEDULE**.

AND WHEREAS said ISHWARI PRASAD BAJAJ and SREEMATI BIMLA BAJAJ after construction of the said building as described in the First Schedule mutually allocated / settled / agreed to enjoy peaceful possession of the premises no. 118 of Block "C" in Bangur Avenue, Kolkata in respect of their 50% share in the following manner:

ISHWARI PRASAD BAJAJ - (1) Incomplete Constructed Area measuring 1000 Sq. Ft. Floor (more or less) on ground floor on the northern side (2) Residential Flat measuring 2000 Sq. Ft. (more or less) covering entire 1st Floor (3) Incomplete Constructed Area measuring 1000 Sq. Ft. (more or less) on the third Floor on the northern side.

SREEMATI BIMLA BAJAJ - (1) Constructed Area measuring 1000 Sq. Ft. (more or less) on ground floor on the southern side (2) Residential Flat measuring 2000 Sq. Ft. (more or less) covering entire 2nd Floor (3) Incomplete Constructed Area measuring 1000 Sq. Ft. (more or less) on the third Floor on the southern side.

AND WHEREAS said Ishwari Prasad Bajaj, donor herein by Gift Deed dated 23/08/2012 registered at the office of Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 41, Page from 1914 to 1927, being no. 10600 for the year 2012 gifted his property i.e. (1) Incomplete Constructed Area measuring 1000 Sq. Ft. Floor (more or less) on ground floor on the northern side (2) Residential Flat measuring 2000 Sq. Ft. (more or less) covering entire 1st Floor (having total super built up area 3000 Sq. Ft. more or less) of the premises no. 118 of Block "C" in Bangur Avenue, P.S. - Laketown, Kolkata District - 24-Parganas (N) with roof right together with all common areas and common service facilities to Sri Rajesh Bajaj and Sri Manish Bajaj along with other property.

AND WHEREAS in the manner herein above the said Ishwari Prasad Bajaj, the Donor herein became the absolute owner of Incomplete Constructed Area measuring 1000 Sq. Ft. (more or less) on the third Floor on the northern side, more fully and particularly mentioned and described in the **SECOND SCHEDULE** and now the donor desirous to donate by way of gift out of natural love and affection in favour of the donees in respect of his share as stated above.

NOW THIS DEED OF GIFT WITNESSETH THAT for the purpose for effecting the said desire in consideration of the natural love and affection of the Donor for Donees who are natural sons of the Donor and the donor without force or compulsion or undue influence and with his free will and in full possession of his body sense doth hereby give donate grant transfer convey and assign unto the said Donees, exclusively free from all encumbrances in respect of his share of Incomplete Constructed Area measuring 1000 Sq. Ft. (more or less) on the third Floor on the northern side with roof right, in respect of his share of the premises no. 118 of Block "C" in Bangur Avenue, Kolkata is comprised in R.S. Khatian No. 235, R.S. Dag No. 480 and according to Revisional Settlement records the said premises is comprised in Mouza Shyamnagar J.L. No. 32/20 Touzi No. 228 & 229 of 24-Parganas (N), Ward No. 29 within the jurisdiction of South Dum Dum Municipality more fully and particularly described in the **FIRST SCHEDULE** and **SECOND SCHEDULE** respectively **TOGETHER WITH** proportionate undivided interest or share in land and also proportionate share in the common area and facilities of the premises as well as land as described in the SCHEDULE herein below with all fittings and fixtures, sewers, drains ways, paths, passages, walls, water, water courses, lights rights, liberties privileges, easements, appendages, appurtenance whatsoever to the said premises or any part thereof Together with undivided proportionate share or interest in the land on which the said building/structure is built or constructed and or upon the undivided share in the

land ground roads common passages ground water tanks overhead reservoir, lights, motor pump, sewerage tanks and side spaces walls fences situate lying at and being premises as well as land as fully described in the **SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the said Schedule Property together with the common areas and amenities hereby gave donated transferred or conveyed so to be unto and to the use of the Donees absolutely and forever as fully described in the **SCHEDULE** hereunder Together With proportionate share in land and common areas and facilities as aforesaid for a perfect and indefeasible estate or inheritance with any manner or condition of use, trust or other things whatsoever **AND** the Donees shall own and enjoy all that the Schedule Property more fully and particularly mentioned and described in the **SCHEDULE** herein below conveyed by way of Gift free from all encumbrances **AND** the Donor will from time to time and at all times hereafter at the request of the Donees do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said Schedule Property hereby donated conveyed or expressed or intended so to be and every part thereof unto and to the use of the Donees **AND** the Donees accept the Gift of the Schedule Property as fully described in the hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Schedule of Property)

ALL THAT the piece and parcel of the land and premises being Municipal Premises No. 118 of Block "C" in Bangur Avenue, P.S. – Laketown, Kolkata District - 24-Parganas (N), containing by measuring an area of 3 cottas 13 chittaks and 6 Sq. Ft. (i.e. 2751 Sq. Ft. more or less), wherein G+3 storied building constructed comprised to R.S. Khata No. 235, R.S. Dag No. 480 and according to Revisional Settlement records of rights the said premises is comprised in Mouza Shyamnagar, J.L. No. 32/20 Touzi No. 228 & 229 of 24-Parganas (N), Ward No. 29 within the jurisdiction of South Dum Dum Municipality and butted and bounded as follows:

ON THE NORTH	:	By Plot No. 118/1,
ON THE EAST	:	By 20' (Twenty) feet wide Road,
ON THE SOUTH	:	By 30' (Thirty) feet wide Road,
ON THE WEST	:	By Plot No.120 all of the said Bangur Avenue, Block "C".

THE SECOND SCHEDULE ABOVE REFERRED TO
(The portion herein transfer by way of Gift)

ALL THAT Incomplete Residential Constructed Area measuring 1000 Sq. Ft. super built area (more or less) marble floor on the third Floor on the northern side of the premises no. 118 of Block "C" in Bangur Avenue, P.S. - Laketown, Kolkata - 700 055, District - 24-Parganas (N) (without lift) with roof right together with all common areas and common service facilities provided on the said building together with the undivided proportionate share of land, mentioned in Part - I of the First Schedule written herein above, which is shown in delineated with colour RED in the Map or Plan made part of this deed.

IN WITNESS WHEREOF the Donor and the Donees have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED & DELIVERED
by the DONOR in the presence of:

Jatini Prasad Bora

ACCEPTED by the DONEES
& also SIGNED in the presence of:

Witnesses:

1. Pradeep kumar Bhartha
93/4, KARAYA ROAD,
KOLKATA - 700019.
2. Mukund Bajaj
34, C. R. Avenue
Kolkata - 700012.

Rajesh Bora

Manish Bajaj

Drafted by

Mohit Jay Saha

CHAUBEY & COMPANY
ADVOCATES
5, K.S. Roy Road, Kolkata - 700001.

SPECIMEN FORM FOR TEN FINGER PRINTS



Jalendra B. S. S.

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



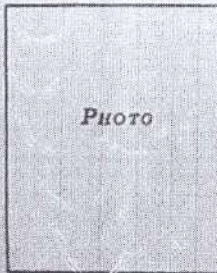
Rajesh Bajaj

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



Manish Bajaj



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









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

Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - II KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 12866 / 2013, Deed No. (Book - I , 13359/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ishwari Prasad Bajaj 118, Bangur Avenue, Block - C, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 25/09/2013	 LTI 25/09/2013	<i>Ishwari Prasad Bajaj</i> 25/9/2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ishwari Prasad Bajaj Address -118, Bangur Avenue, Block - C, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 25/09/2013	 LTI 25/09/2013	<i>Ishwari Prasad Bajaj</i>
2	Rajesh Bajaj Address -118, Bangur Avenue, Block - C, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 25/09/2013	 LTI 25/09/2013	<i>Rajesh Bajaj</i>
3	Manish Bajaj Address -118, Bangur Avenue, Block - C, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 25/09/2013	 LTI 25/09/2013	<i>Manish Bajaj</i>

Name of Identifier of above Person(s)

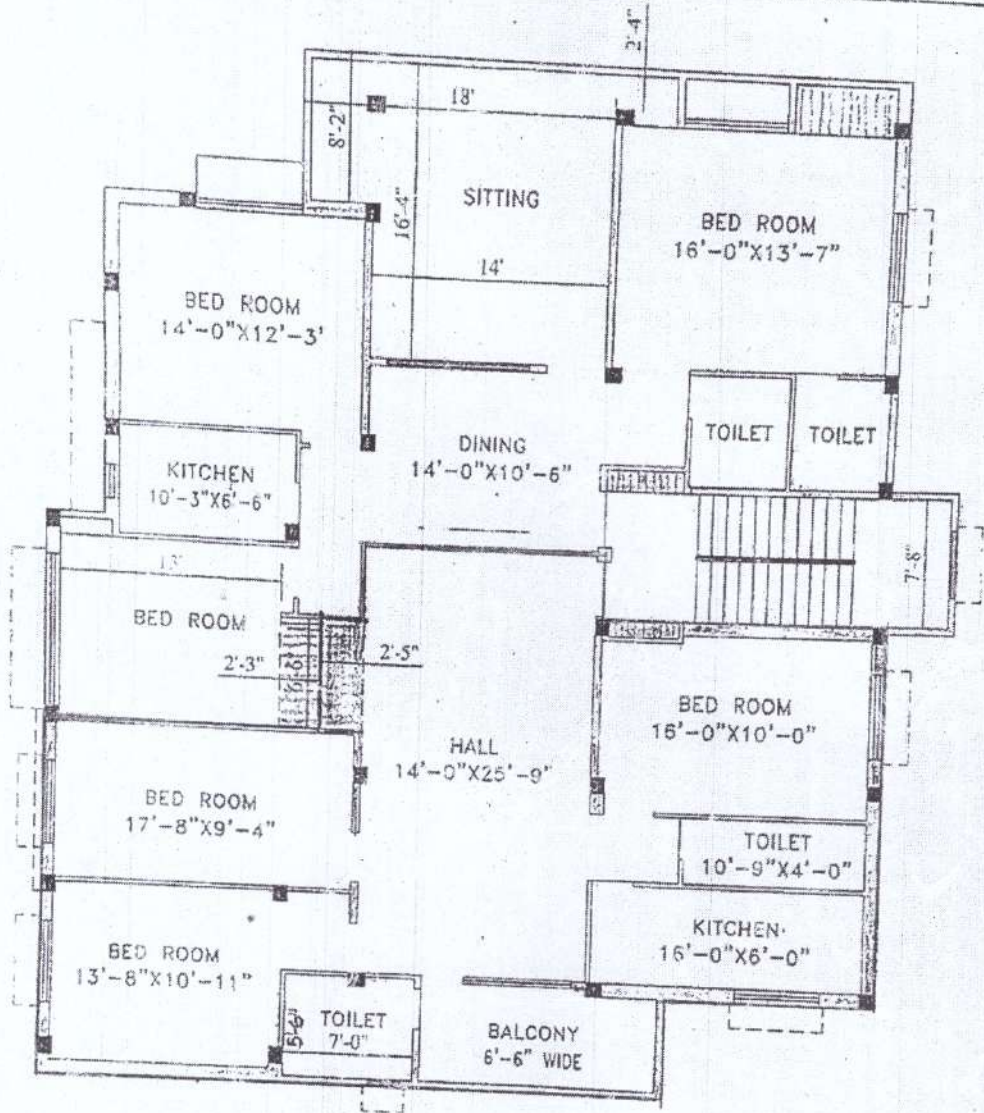
Mritunjoy Saha
High Court Cal, Kol, District:-Kolkata, WEST BENGAL, India,

Signature of Identifier with Date

Mritunjoy Saha
25/9/13



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



SITE PLAN OF 3RD FLOOR OF BUILDING SITUATED AT
 PLOT NO - 118 OF BLOCK - 'C' OF BANBUR AVENUE
 KOLKATA - 700055 WITHIN WARD NO 29 OF SOUTH
 DUM DUM MUNICIPALITY, P.S. LAKE TOWN




Lower present Byg

*Rajesh Bajaj
 Manish Bajaj*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 4614 to 4625
being No 13359 for the year 2013.




(Dulal chandra Saha) 26-September-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal