

05498/012

5846/12



WEST BENGAL

12AA 783044

12896/m
70 06 12
Additional Registrar of Assurances
Kolkata



That the Document is admitted to Registration. The Schedule Sheet and the endorsement sheet attached to this document are the part of this Document.
Additional Registrar of Assurances, Kolkata

GIFT DEED

THIS DEED OF GIFT is made on 15th day of May, 2012, BETWEEN ISHWARI PRASAD BAJAJ son of late Keshardeo Bajaj of P-118, Bangur Avenue of Block "C", P.S. - Lake Town, District - 24-Purganas(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

12896/m
70 06 12
15/5/12

39378

A. Chaudhary AM

H.C. Cal

15 MAY 2012

15 MAY 2012
COURT

Rajesh Baidi



3379

Rajesh Baidi



3380

Munish Baidi



3381

Munish Baidi



Falguni Tara, Advocate,
High Court, Calcutta.

ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
15 MAY 2012

Ad

(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", P.S. - 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 the 28th day of October, 1953 registered at the office of the District Registrar at Alipore, 24-Parganas in Book No.1 Volume No. 88, Pages 88 to 94, being No. 3936 for the year 1953, one Gobindadas Binani for and in consideration therein mentioned indefeasibly sold transferred and conveyed to M/S. Amalgamated Development Ltd. amongst others **ALL THAT** the land comprised in C.S. Plot (Dag) No. 1321/1338, J.L. 17, R.S. No. 180, Touzi No. 228 and 229 of Mouza Krishnapur, Police Station Rajarhat then Police Station Dum Dum at present Police Station Lake Town, District 24-Parganas at present District North 24-Parganas as fully described in the Schedule thereunder written.

AND WHEREAS in the manner hereinabove recited the said Amalgamated Development Ltd. became the owner amongst other, the said land comprised in C.S. Dag No. 1321/1338 of Mouza Krishnapur and whereas in Revisional Survey Settlement (R.S. Settlement) the land comprised in C.S. Plot (Dag) No. 1321/1338, J.L. No. 17 of Mouza Krishnapur were transferred to Mouza Shyamnagar, J.L. No. 32/20, and C.S. Plot (Dag) No. 1321/1338 were changed and renumbered as P.S. Plot (Dag) No. 473 under R.S. Khatian No. 726 of Mouza Shyamnagar, J.L. No. 32/20, Police Station Dum Dum at present Police Station Lake Town in the District of North 24-Parganas.

AND WHEREAS the said Amalgamated Development Ltd. while seized and possessed of and otherwise well and sufficiently entitled to the said land, offered to sell, demarcated land measuring an area of 5 (five) cottas 6 (six) chittas 38 (thirty eight) Sq. Ft. more less being Scheme Plot No. 119 of Block "C" of Bangur Avenue comprised in C.S. Plot (Dag) No. 1321/1338, R.S. No. 180, Touzi No. 228 and 229 of Mouza Krishnapur corresponding to R.S. Plot (dag) No. 473 under R.S. Khatian No. 726, J.L. No. 32/20 of Mouza Shyamnagar, Police Station Lake Town formerly Police Station Dum Dum, District 24-Parganas at present District North 24-Parganas.

AND WHEREAS by a Conveyance dated the 9th day of August, 1976 registered at the office of the District Registrar at Alipore, 24-Parganas in Book No.1, being No. 1024 for the year 1976 made between Messrs Amalgamated Development Ltd., therein described as

Vendor of the One Part and Nirmal Kumar Kedia, therein described as Purchaser of the Other Part, the said Messrs Amalgamated Development Ltd. for and in consideration therein mentioned indefeasibly sold transferred and conveyed unto Nirmal Kumar Kedia All That piece or parcel of land measuring an area of 5 (five) cottahs 6 (six) chittaks 38 (thirty eight) Sq. Ft. more or less situate and lying at and being Scheme Plot No. 119, Bangur Avenue of Block 'C', Kolkata - 700 055 comprised in Part of C.S. Plot (Dag) No. 1321/1338, J. L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapore corresponding to R.S. Dag No. 473 under R.S. Khatian No. 726, J.L. 32/20 of Mouza Shyamtagar within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality, Police Station Rajarhat then Police Station Dum Dum at present Police Station Lake Town, District 24-Parganas at present District North 24 Parganas more fully and particularly described in the Schedule thereunder written.

AND WHEREAS since purchase in the manner herein above recited the said Nirmal Kumar Kedia mutated his name as owner of the said Plot of land being Scheme Plot No. 119 of Block 'C' of Bangur Avenue measuring an area of 5 (five) cottahs 6 (six) chittaks 38 (thirty eight) Sq. Ft. which was assessed in his name by the South Dum Dum Municipality within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality and the said Nirmal Kumar Kedia paid rates and taxes as sole recorded owner.

AND WHEREAS the said Nirmal Kumar Kedia with a view to sell the said plot of land being Plot No. 119 of Block 'C' in to two distinct demarcated portion that is Northern and Southern portion

AND WHEREAS the Northern portion marked and shown as Plot No. 119/1 contains land measuring an area of 2 cottahs 11 chittaks 19 Sq. Ft. and Southern portion thereof marked and shown as Plot No. 119/2 contains land measuring an area of 2 cottahs 11 chittaks 19 Sq. Ft.

AND WHEREAS by a Conveyance dated 26th day of March, 1996, registered at the office of the A.D.S.R. at Bidhanagar (Salt Lake City) in Book No. 1, Volume No. 89, pages 361 to 368, being No. 3912 for the year 1997 made between the said Nirmal Kumar Kedia therein described as Vendor of the One Part and Mohan Lal Bajaj therein described as Purchaser of the Other Part, the said Nirmal Kumar Kedia for and in consideration therein mentioned indefeasibly sold and conveyed unto Mohan Lal Bajaj All That piece or parcel of land measuring an area of 2 (two) cottahs 11 (eleven) chittaks 19 (nineteen) Sq. Ft. more or less situate and lying at and being a demarcated Northern portion of Scheme Plot No. 119 of Block 'C' of Bangur Avenue, Kolkata 700055 marked for identification as Scheme Plot No. 119/1, comprised in part of C.S. Plot (Dag) No. 1321/1338, J. L. No. 17, R.S. No. 180,

Touji Nos. 228 and 229 of Mouza Krishnapore corresponding to R.S. Dag No. 473 under R.S. Khatian No. 726, J.L. 32/30 of Mouza Shyamnagar within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality, Police Station Rajarhat then Police Station Dum Dum at present Police Station Lake Town, District 24-Parganas at present District North 24 Parganas more fully and particularly described in the Schedule there under written and delineated in the annexed map or plan as Scheme Plot No. 119/1, Bangur Avenue, Block 'C' and thereon bordered in 'Red' lines.

AND WHEREAS by a Conveyance dated 26th day of March, 1996, registered at the office of the A.D.S.R. at Bidhannagar (Salt Lake City) in Book No. I, Volume No. 65, pages 373 to 378, being No. 2381 for the year 1997 made between the said Nirmal Kumar Kedia therein described as Vendor of the One Part and Mohan Lal Bajaj therein described as Purchaser of the Other Part, the said Nirmal Kumar Kedia for and in consideration therein mentioned indefeasibly sold and conveyed unto Mohan Lal Bajaj All That piece or parcel of land measuring an area of 2 (two) cottahs 11 (eleven) chittaks 19 (nineteen) Sq. Ft. more less situate and lying at and being a demarcated Southern portion of Scheme Plot No. 119 of Block 'C' of Bangur Avenue, Kolkata 700055 marked for identification as Scheme Plot No. 119/2, comprised in part of C.S. Plot (Dag) No. 1321/1338, J. L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapore corresponding to R.S. Dag No. 473 under R.S. Khatian No. 726, J.L. 32/20 of Mouza Shyamnagar within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality, Police Station Rajarhat then Police Station Dum Dum at present Police Station Lake Town, District - 24 Parganas at present District North 24 Parganas more fully and particularly described in the Schedule there under written and delineated in the annexed map or plan as Scheme Plot No. 119/2, Bangur Avenue, Block 'C' and thereon bordered in 'Red' lines

AND WHEREAS the said Mohan Lal Bajaj, by purchase by two separate Conveyances dated 26th day of March, 1996 became the sole and absolute owner of All That land measuring an area of 5 (five) cottahs 6 (six) chittaks 38 (thirty eight) Sq. Ft. more less situate and lying at and being Scheme Plot No. 119 of Block 'C' of Bangur Avenue, Kolkata 700055, comprised in part of C.S. Plot (Dag) No. 1321/1338, J. L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapore corresponding to R.S. Dag No. 473 under R.S. Khatian No. 726, J.L. 32/20 of Mouza Shyamnagar within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality, Police Station Lake Town, District North 24 Parganas.

AND WHEREAS the said Mohan Lal Bajaj mutated his name as recorded owner of the said plot of land being Scheme Plot No. 119 of Block 'C' of Bangur Avenue which was

assessed in his name by the South Dum Dum Municipality as Municipal Holding No. 558/1, Bangur Avenue within Ward No. 22 at present 29 of South Dum Dum Municipality and the said Mohan Lal Bajaj paid rates and taxes as reordereed sole owner.

AND WHEREAS said Mohan Lal Bajaj by Deed of Gift dated 26th day of December, 2011 registered at the office of the A.D.S.R. at Bishannagar (Salt Lake City) in Book No. 1, Volume No. 73, pages 10548 to 10564, being No. 14537 for the year 2011 gifted land measuring an area of 2 cottahs 11 chittaks 19 Sq. Ft. together with one tiled shed measuring an area of 150 Sq. Ft. thereon standing on the Southern portion of the Scheme Plot No. 119 of Block 'C' of Bangur Avenue, Kolkata 700055 to **Ishwari Prasad Bajaj** more fully and particularly mentioned and described in the Schedule hereunder written hereinafter referred to as the said land and property

AND WHEREAS in the manner herein above recited the said Ishwari Prasad Bajaj, the Donor herein became the owner of 2 cottahs 11 chittaks 19 Sq. Ft. together with one tiled shed measuring an area of 150 Sq. Ft. thereon standing on the Southern portion of the Scheme Plot No. 119 of Block 'C' of Bangur Avenue marked and shown as Plot No. 119/2, Bangur Avenue, Block 'C', Kolkata 700055, being part of Municipal Holding No. 558/1, Bangur Avenue within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality, comprised in part of C.S. Plot (Dag) No. 1321/1338, J. L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapore corresponding to R. S. Dag No. 473 under R.S. Khatian, No. 726, J. L. 32/30 of Mouza Shyamnagar, Police Station Lake Town, District 24 Parganas(N) more fully and particularly mentioned and described in the Schedule hereunder written hereinafter referred to as the said land and property.

NOW THIS DEED OF GIFT WITNESSETH that for the purpose for effecting the said desire and in consideration of his natural love and affection of the Donor for the Donees who are full blood and sons of the Donor, the Donor doth hereby gives donates grants transfers conveys and assigns unto the said Donees, their heirs, executors, administrators legal representatives and assigns exclusively free from all encumbrances **All That** demarcated southern or back portion of the Scheme Plot No. 119 marked as P-119/2 measuring an area of 2 (two) cottahs 11 (eleven) chittaks 19 (nineteen) Sq. Ft. more less together with one brick wall tiled shed measuring an area of 150 Square feet situate and lying on the southern portion of the said Scheme Plot No. 119 now marked P-119/2 of Block 'C' of Bangur Avenue, Kolkata 700055, being part of Municipal Holding No. 558/1, Bangur Avenue within Ward No. 22 at present Ward No. 29 of South Dum Dum Municipality, Police Station Lake Town, District North 24 Parganas more particularly

described in the **Schedule** hereunder written Together With all easements appendages appurtenance whatsoever to the said land and property belonging or anywise appertaining or usually held or enjoyed thereto therewith or reputed to belong or be appurtenant thereto and all the title interest claim and demand whatsoever into and upon the said plot of land or any part thereof situate lying at and being Plot No. 119/2, Bangur Avenue, Block-'C', Kolkata - 700 055, being part of Municipal Holding No. 558/1, Bangur Avenue, Police Station Lake Town in the District of North 24-Parganas fully described in the **Schedule** hereunder written TO HAVE AND TO HOLD the said plot of land being Scheme Plot No. 119/2 of Block 'C' of Bangur Avenue measuring an area of 2 cottahs 11 chittaks 19 Sq. Ft. 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 'B' hereunder for a perfect and indefensible estate or inheritance with any manner or condition of use, trust or other things whatsoever AND the Donees shall own and enjoy the said plot of land being Scheme Plot No. 119/2 herein 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 plot of land measuring an area of 2 cottahs 11 chittaks 19 Sq. Ft. situate and lying at and being Scheme Plot No. 119/2 of Block 'C' of Bangur Avenue hereby donated conveyed or expressed or intended so to be and every part thereof unto and to the use of the Donees as shall or may be reasonably required AND FURTHER that be the said Donor his heirs executors administrators legal representatives and assigns and all other person or persons having or claiming any estate right title interest use trust property claim or demand whatsoever into upon or out of the said property and will from time to time and at all times hereafter upon every reasonable request and at the cost and expenses of the said Donees his heirs executors administrators legal representatives and assigns make do execute and perfect or cause to be made done executed or perfect all such further and other assurances acts deeds and things whatsoever for further and more perfectly conveying and assuring or confirming the said plot of land measuring an area of 2 cottahs 11 chittaks 19 square feet situate and lying at and being Scheme Plot No. 119/2 of Block 'C' of Bangur Avenue, Kolkata 700055 as fully described in Schedule hereunder in favour of the Donees as may be reasonably required and the Donees hereby accept the Gift All That land measuring an area of 2 cottahs 11 chittaks 19 Sq. Ft. situate and lying at and being Scheme Plot No. 119/2 of Block 'C' of Bangur Avenue as fully described in the **Schedule** hereunder written.

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

ALL THAT piece or parcel of land measuring an area of 2 (two) cottals 11 (eleven) chittaks 19 (nineteen) Sq. Ft. more or less together with one brick wall tiled shed measuring 150 Sq. Ft. thereon standing situate and lying at and being a demarcated Southern portion of Scheme Plot No. 119 of Block 'C' of Bangur Avenue, Kolkata 700055 marked and shown as Scheme Plot No. 119/2 of Block 'C' of Bangur Avenue, being part of Municipal Holding No. 558/1, Bangur Avenue within Ward No. 22 in present Ward No. 29 of South Dum Dum Municipality, comprised in part of C.S. Plot (Dag) No. 1321/138, J. L. No. 17, R.S. No. 180, Touji Nos. 228 and 229 of Mouza Krishnapore corresponding to R.S. Dag No. 473 under R.S. Khatian No. 726, J. L. 32/20 of Mouza Shyamnagar, Sub-Registration Office Bidhanagar, P.S. Rajarhat then P.S. Dum Dum at present P.S. - Lake Town, District North 24 Parganas. The said Plot of land marked and shown as Plot No. 119/2 is delineated in the map or plan annexed hereto and bordered in 'Red' lines and the said Plot of Land is butted and bounded by:-

- ON THE NORTH BY : Plot No. 119/1.
 - ON THE SOUTH BY : Plot No. 118/1.
 - ON THE EAST BY : 20' FEET WIDE Municipal Road.
 - ON THE WEST BY : Plot No. 125.
- All of Bangur Avenue of Block 'C', Kolkata 700055.



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

[Handwritten signature]

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

Witnesses:
1. *Salguni Jana* Advocate.
51, K.S. Roy Road
Kolkata 700001.

2. *Ajay Chaudhary*
Advocate

Rejesh Bera
Manish Bera

Drafted by
Ajay Chaudhary
Advocate
CAJAY CHAUBEY
High Court Calcutta

SPECIMEN FORM FOR TEN FINGER PRINTS



Suhita Prasad Das

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



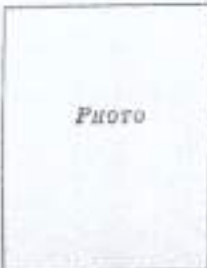
Rajesh Bhat

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



Mounish Aggarwal

	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
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05844 of 2012
(Serial No. 05498 of 2012)

On

Payment of Fees:

On 15/05/2012

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

Presented for registration pt 16 55 hrs. on :15/05/2012, at the Private residence. By Rajesh Bajaj, one of the Claimants.

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

Execution is admitted on 15/05/2012 by

1. Ishwari Prasad Bajaj, son of Late Keshardeo Bajaj, P- 118, Bangur Avenue, Block - C, Kol, Thana-Lake Town, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business
 2. Rajesh Bajaj, son of Sri Ishwari Prasad Bajaj, 118, Bangur Avenue, Block - C, Kol, Thana-Lake Town, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business.
 3. Manish Bajaj, son of Sri Ishwari Prasad Bajaj, 118, Bangur Avenue, Block - C, Kol, Thana-Lake Town, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business.
- Identified By Falguni Janna, son of - , High Court Cal, P.O. :- ,District:Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

(Abani Kumar Dey)
ADDL REGISTRAR OF ASSURANCES-II

On 16/05/2012

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) b of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 77157.00/-, on 15/05/2012

(Under Article : A(1) = 77066/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 16/05/2012)

Certificate of Market Value(WB PUVI rules of 2001)



(Signature)

(Abani Kumar Dey)
ADDL REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2

16/05/2012 15:29:00

AND WHEREAS by a conveyance dated the 17th day of August, 1976 registered at the



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05844 of 2012
(Serial No. 05498 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-70,00,125/-

Certified that the required stamp duty of this document is Rs.- 35041 /- and the Stamp duty paid as: Impressive Rs.- 20/-

Deficit stamp duty

Deficit stamp duty Rs. 35050/- is paid 46937714/05/2012 State Bank of India, BEPIN BEHARI GANGULY ST, received on 16/05/2012

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

5/05/2012 15:29:00

AND WHEREAS by a Conveyance dated the 9th day of August, 1976 registered at the ...
... in Book No.1, being No. 1024 for

Certificate of Registration under section 60 and Rule 69

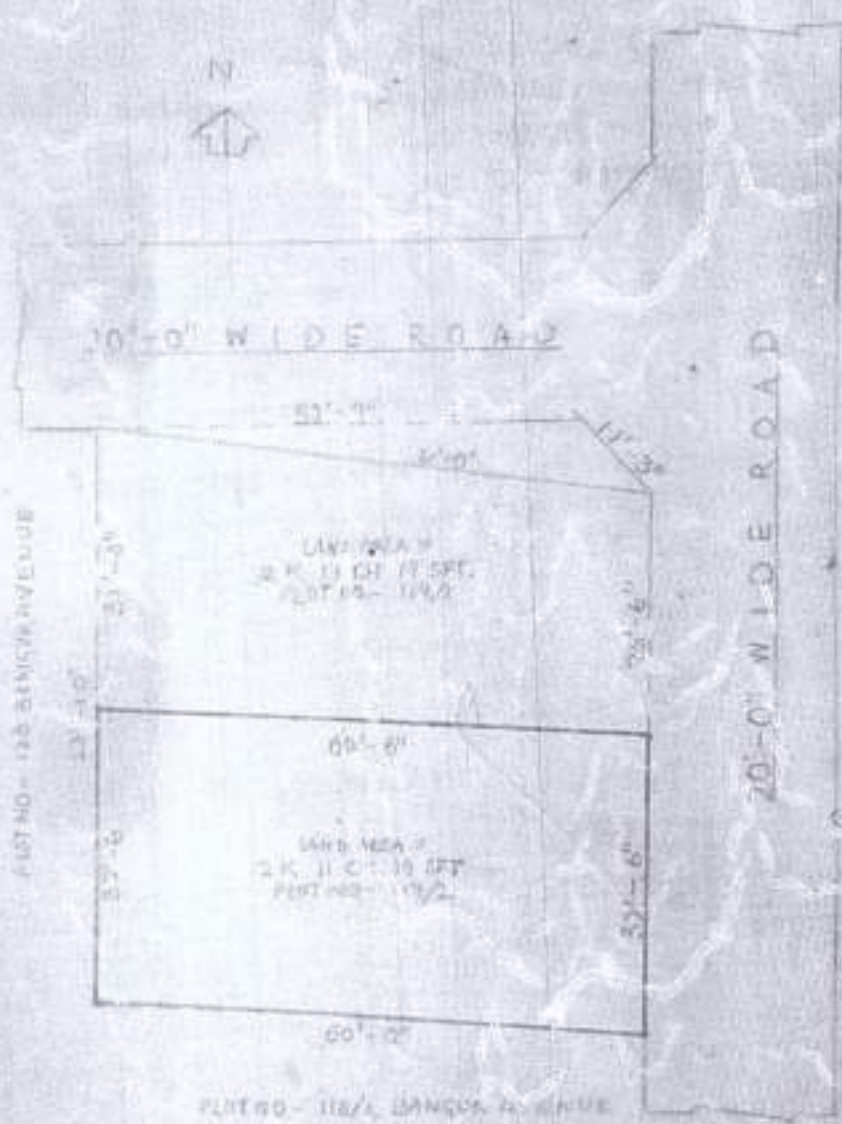
Registered in Book - I
Volume number 23
Page from 4129 to 4141
Lic No 05844 for the year 2012



(Damani Kumar Dey) 01-June-2012
REGISTRAR OF ASSURANCES-II
Office of the ARA - II KOLKATA
West Bengal

SITE PLAN AT PLOT NO - 118/2, BANPUR AVENUE, BLOCK - 100 OBS, BEING MUNICIPAL HOLDING NO - 903 BANPUR AVENUE WITHIN WARD NO - 29, OF SOUTH DUM DUM MUNICIPALITY, COMPRISED IN E.S. P.S. NO. 1321/1338, CORRESPONDING TO P. S. NO. 473, UNDER K. S. KHATIAJ NO - 726, AT MOUZA - KASHINAPUR J. L. NO - 17, R. S. NO - 180, TOWNSHIP NO - 228 & 229, AT PRESENT MOUZA - SHYAMNIGAR & J. L. NO. 35/20, P. S. - JAKE TOWN, DISTRICT 24 PGE. (ND)

SCALE - 1" = 10'-0"
 LAND AREA 2K 11 CH 13 SFT (MORE OR LESS)



Plot present B-79

Rajesh Bora
 Manish Bora

PLOT NO - 118/2, BANPUR AVENUE
 SITE PLAN