

118, Bangur Ganga  
20/08 - 20/08/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 618096



Document is admitted to  
Signature Sheet and the  
to this document

Registrar  
Assurances-II, Kolkata

### DEED OF GIFT

THIS DEED OF GIFT is made on 6<sup>th</sup> day of August, 2014, BETWEEN MANISH BAJAJ (PAN-ADQPBI605F), son of Sri Ishwari Prasad 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

118, Bangor Gresty

20/08/14 - 20/08/14

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20/08/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Document is admitted to the signature of the donor and the donee to this document.

Signature of Registrar  
Registrar of Assurances-II, Kolkata

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AND



**RAJESH BAJAJ** (PAN: AFIHP38073R) son of Sri Ishwari Prasad Bajaj of 118, Bangur Avenue, 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 **DONEE** (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 **SECOND PART**.

**WHEREAS** by a Conveyance dated the 28<sup>th</sup> day of October, 1953 registered at the office of A.D.S.R. at Alipore in Book No. 1 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 Ltd. among others the C.S. Plots Nos. 1324 and 1321/1338 of Mouza Krishnapur.

**AND WHEREAS** the said Amalgamated Development Ltd. 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 Smt. Bimla Devi Karwa the piece or parcel of land measuring 3 cottas 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 Ltd. in consideration of a price sold transferred and conveyed to Bhagwandas Karwa and Smt. Bimla Devi Karwa 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 - 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 Deed of Conveyance registered at the office of A.D.S.R. Alipore, 24-Parganas in Book No. 1, 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 cottas 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 Binla Devi Karwa therein referred to as Vendors.

**AND WHEREAS** by another Deed of Conveyance registered at the office of A.D.S.R. Alipore, 24-Parganas in Book No. 1, 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 Binla 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 cottas 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 got possession of the said plot no. 118/1 as stated above in 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 TOGETHER WITH tin shed structure measuring an area of 400 Sq. Ft. (more or less) in the said land.

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

ISHWARI PRASAD BAJAJ - (1) Incomplete Constructed Flat 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 1<sup>st</sup> Floor (3) Incomplete Constructed Flat measuring 1000 Sq. Ft. (more or less) on the third Floor on the northern side.

SRI LAXMI HIMALA BAJAJ - (1) Constructed Flat 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 2<sup>nd</sup> Floor (3) Incomplete Constructed Flat measuring 1000 Sq. Ft. (more or less) on the third Floor on the southern side.

**AND WHEREAS** in the manner herein above recited the said Ishwari Prasad Bajaj, herein became the owner of fifty (50%) share of the premises no. 118 of Block "C" in Bangur Avenue, Kolkata more fully and particularly mentioned and described in the **FIRST SCHEDULE** **AND** also the owner of undivided half (1/2) or fifty (50%) share of the Plot no. 118/1 of Block "C" in Bangur Avenue, Kolkata with tin shed structure measuring an area of 400 Sq. Ft. (more or less) in the said land.

**AND WHEREAS** said Ishwari Prasad Bajaj, by Gift Deed dated 22/08/2012 registered at the office of Additional Registrar of Assurances - II, Kolkata in Book No. 1, CD Volume No. 41, Page from 1914 to 1927, being no. 10660 for the year 2012 gifted his property i.e. (1) Incomplete Constructed Flat 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 1<sup>st</sup> Floor (i.e. equivalent to 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 other facilities and also undivided half (1/2) or fifty (50%) share of the Plot no. 118/1 of Block "C" in Bangur Avenue, Kolkata with tin shed structure measuring an area of 400 Sq. Ft. (more or less) in the said land to Sri Rajesh Bajaj and Sri Manish Bajaj.

**AND WHEREAS** said Ishwari Prasad Bajaj by Deed of Gift dated 25<sup>th</sup> September, 2013 registered at the office of Additional Registrar of Assurances - II at Kolkata in Book No. 1, CD Volume No. 39, Pages 4614 to 4625, being No. 13359 for the year 2013 gifted in respect of his share in the Incomplete Constructed Flat measuring 1000 Sq. Ft. Floor (more or less) on the third floor on the northern side of the aforesaid premises no. 118 of Block "C" in Bangur Avenue, Kolkata with roof right in Ward No. 2<sup>nd</sup> within the jurisdiction of South Kolkata Municipal Corporation to Rajesh Bajaj and Manish Bajaj.



AND WHEREAS in the manner herein above recited the said Pujesh Dasgupta and Manish Dasgupta, herein became the absolute joint owners of (1) Incomplete Constructed Flat measuring 1000 Sq. Ft. (more or less) on ground floor on the northern side (2) Residential Flat measuring 2000 Sq. Ft. (more or less) covering entire 1<sup>st</sup> Floor (3) Incomplete Constructed Flat measuring 1000 Sq. Ft. (more or less) on the third floor on the northern side in respect of the fifty (50%) share of the premises no. 118 of Block "C" in Bangur Avenue, Kolkata more fully and particularly mentioned and described in the **FIRST SCHEDULE** and also the owner of undivided half (1/2) or fifty (50%) share of the Plot no. 118/1 of Block "C" in Bangur Avenue, Kolkata with tin shed structure measuring an area of 400 Sq. Ft. (more or less) in the said land.

AND WHEREAS in the manner herein above recited the said Manish Dasgupta, the donor herein became the owner of fifty (50%) share of (1) Incomplete Constructed Flat measuring 1000 Sq. Ft. Floor (more or less) i.e. equivalent to 500 sq. ft. each on both the ground floor and 3<sup>rd</sup> floor on the northern side & (2) Residential Flat measuring 2000 Sq. Ft. (more or less) i.e. equivalent to 1000 sq. ft of 1<sup>st</sup> Floor in the premises no. 118 of Block "C" in Bangur Avenue, Kolkata with roof right along with proportionate share in the common area as comprised in R.S. Khatian No. 535, R.S. Dag No. 480 and also the owner of undivided (1/4<sup>th</sup>) or twenty five (25%) share of the Plot no. 118/1 of Block "C" in Bangur Avenue, Kolkata with tin shed structure measuring an area of 400 Sq. Ft. (more or less) in the said land.

**NOW THIS DEED OF GIFT WITNESSETH** that in consideration of the natural love and affection of the Donor for Donee who is the own brother 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 *doti* hereby give *doti* grant transfer convey and assign unto the said Donee, exclusively free from all encumbrances **ALL THAT** of incomplete Constructed Flat measuring 500 Sq. Ft. (more or less) on ground floor on the northern side in the premises no. 118 of Block "C" in Bangur Avenue, Kolkata with roof right, is comprised in R.S. Khatian No. 535, R.S. Dag No. 480 and according to Revisional Settlement records the said premises is comprised in Mouza S'ymnagar J.L. No. 32/20 Touzi No. 228 & 229 of 24-Parganas (N.) Dist. No. 29 within the jurisdiction of South Dum Dum Municipality more fully and particularly mentioned and described in the **SECOND SCHEDULE ALONG WITH** proportionate share in the common area and facilities of the premises 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,

appurtenances, 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 Donee absolutely and forever as fully described in the **SECOND SCHEDULE** hereunder Together With proportionate share in land and common areas and facilities as aforesaid for a perfect and indeleasible estate or inheritance with any manner or condition of use, trust or other things whatsoever **AND** the Donee 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 Donee 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 Donee **AND** the Donee accepts the Gift of the Schedule Property as hereunder written.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Schedule 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., 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 Constructed Residential Flat 500 Sq. Ft. super built area (more or less) being the entire share of the donor on ground floor on the northern side of the premises no. 118 of Block "C" in Bangur Avenue, P.S. - Laketown, Kolkata, District - 24-Parganas (NA) 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 the First Schedule written herein above, which is shown with colour RED in the Map or Plan made part of this deed.

IN WITNESS WHEREOF the Donor and the Donee 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:

Manish Bhowmik

ACCEPTED by the DONEE  
 And also SIGNED in the presence of:

Tajen Datta

Witnesses:

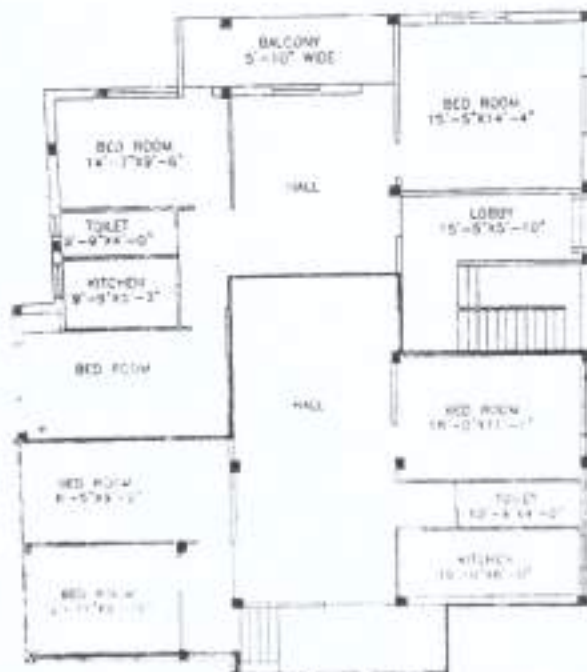
1. Dipak P. S.  
 232 Canal Street  
 1st Floor, Col- 18
2. Subho Mukherjee  
 5, K.S. Roy Road, Col-1

Drafted by

Arjun Chandra  
 CHALBEY & COMPANY  
 ADVOCATES  
 5, K.S. Roy Road, Kolkata - 700001



SITE PLAN OF GROUND FLOOR OF BUILDING  
 SITUATED AT PLOT NO. 118 OF BLOCK C OF  
 BANGUR AVENUE, KOLKATA 700 055 WITHIN WARD  
 NO. 29 OF SOUTH DUMDUM MUNICIPALITY, P.S.  
 BELTOWN



Scale: 1/8" = 1'-0"

Mansu B. Singh

Rakesh Das

# SPECIMEN FORM FOR TEN FINGERPRINTS

	Manolo Boyer	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

	Rafael Boyer	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





PHOTO

**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. 09814 / 2014, Dand No. (Book - I , 09828/2014)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Manish Bajar 118, Bangur Avenue Block - C, Kol. Thana - Lake Town, District - North 24 Parganas, WEST BENGAL, India, Pin 700055	 06/08/2014	 LTI 06/08/2014	Manish Bajar 6/8/14

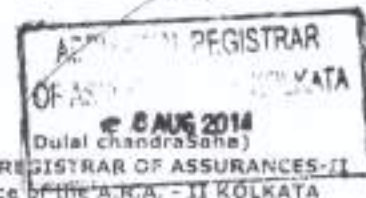
Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Manish Bajar Address -118, Bangur Avenue, Block- C, Kol, Thana -Lake Town, District -North 24-Parganas, WEST BENGAL, India, Pin 700055	Self	 06/08/2014	 LTI 06/08/2014	Manish Bajar
2	Rajesh Bajar Address -118, Bangur Avenue, Block- C, Kol, Thana -Lake Town, District -North 24-Parganas, WEST BENGAL, India, Pin 700055	Self	 06/08/2014	 LTI 06/08/2014	Rajesh Bajar

Name of Identifier of above Person(s)  
 Mr. Choudry  
 Add - 118, Bangur Ave, Kol, District - Kolkata, WEST BENGAL  
 700055

Signature of Identifier with Date

Ajay Choudry  
 Advocate 06/08/14







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

**Endorsement For Deed Number : I - 09828 of 2014**  
**(Serial No. 09614 of 2014 and Query No. 1902L000023026 of 2014)**

**On 06/08/2014**

**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), 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 20987.00/-, on 06/08/2014

( Under Article : A(1) = 20889/- ,E = 14/- ,I = 35/- ,M(e) = 25/- ,M(b) = 4/- on 06/08/2014 )

**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.-19,00,000/-

Certified that the required stamp duty of this document is Rs.- 9520 /- and the Stamp duty paid as Impresive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 9500/- is paid , by the draft number 231001, Draft Date 01/08/2014, Bank : State Bank of India, BEPIN BEHARI GANGULY ST, received on 06/08/2014

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

Presented for registration at 12.07 hrs. on :06/08/2014, at the Office of the A.R.A. - II KOLKATA by Manish Bajaj, Executant.

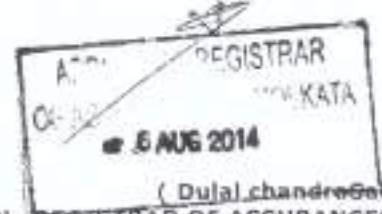
**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 06/08/2014 by:

1. Manish Bajaj, son of Ishwari Prasad Bajaj , 118, Bangur Avenue, Block- C, Kol, Thana:-Lake Town, District :-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession Business
2. Rajesh Bajaj, son of Ishwari Prasad Bajaj , 118, Bangur Avenue, Block- C, Kol, Thana:-Lake Town, District :-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession Business

Identified By Ajey Chaubey, son of - , High Court Cal, Kol, District-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate

( Dujal chandra Saha )  
 ADDL REGISTRAR OF ASSURANCES-II



( Dujal chandra Saha )  
 ADDL REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 47  
Page from 4331 to 4343  
being No 09828 for the year 2014.



~~Dulal Chandra Sahaj~~ 07-August-2014  
ADDL REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal