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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 618097

R 2300/14
 12-10
 Mr. [Signature]
 Addl. Registrar of Assurances II
 Kolkata



Certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part of this Document.

[Signature]
 Addl. Registrar
 of Assurances II, Kolkata

DEED OF GIFT

THIS DEED OF GIFT is made on ^{6th} day of *August* 2014, BETWEEN
RAJESH BAJAJ (PAN-AEHPP037310) son of Sri Ishwari Prasad Bajaj of 118,
 Bangur Avenue of Block 'C', Police Station Lake Towa, 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

24-Parganas in Book No. 1, Volume No. 176, Page 41 to 49 being no. 6435 for the year
 1974, ISHWARI PRASAD BAJAJ and SUGMANTI BIMLA BAJAJ therein referred to as
 Purchasers purchased the piece or parcel of land measuring 3 cottah 13 chittaks and 6 Sq. Ft.

MANISH BAJAJ (PAN-ADQPB1605F) 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 Deed of Conveyance dated 28/10/1953 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 Binari 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 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 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 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 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. at 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 **SKEEMATI 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 Smt. Bimla Devi Karwa therein referred to as Vendors.

AND WHEREAS by another Deed of Conveyance registered at the office of A.D.S.R. at 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 cotas 3 chitaks 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 Smt. 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 cotas 13 chitaks and 6 Sq. Ft. being Plot No. 118 of Block "C" in Bangur Avenue and also the owner of the adjacent 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 and SREEMATI BIMLA BAJAJ after construction of the said building 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 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 1st Floor (3) Incomplete Constructed Flat measuring 1000 Sq. Ft. (more or less) on the third Floor on the northern side.

SREEMATI BIMLA 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 2nd 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 said Ishwari Prasad Bajaj, became the owner of fifty (50%) share of the premises no. 118 of Block "C" in Bangur Avenue, Kolkata **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 23/08/2012 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. 10600 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 1st 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 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 in the manner herein above the said Ishwari Prasad Bajaj, became the absolute owner of Incomplete Constructed Flat measuring 1000 Sq. Ft. (more or less) on the third Floor on the northern side.

AND WHEREAS said Ishwari Prasad Bajaj, by Gift Deed dated 25/09/2013 registered at the office of Additional Registrar of Assurances - II, Kolkata in Book No. 1, CD Volume No. 39, Page from 4614 to 4625, being no. 13359 for the year 2013 gifted his property i.e. Incomplete Constructed Flat measuring 1000 Sq. Ft. Floor (more or less) on the 3rd floor on the northern side 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 recited the said Rajesh Bajaj and Manish Bajaj, 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 1st 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 Rajesh Bajaj, 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 3rd floor on the northern side & (2) Residential Flat measuring 2000 Sq. Ft. (more or less) i.e. equivalent to 1000 sq. ft of 1st Floor in the premises no. 118 of Block "C" in Bangur Avenue, Kolkata and also the owner of undivided (1/4th) or (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.

AND WHEREAS in the manner herein above the said Rajesh Bajaj, the donor herein, became the absolute owner of undivided 50% of 1000 Sq. Ft. super built area (more or less) i.e. equivalent to 500 Sq. Ft. super built area (more or less) of the aforesaid Incomplete Constructed Flat on the third Floor on the northern side and now the donor desirous to donate by way of gift out of natural love and affection in favour of the donee in respect of his share in the property, more fully and particularly mentioned and described in the **SECOND SCHEDULE**.

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 doth hereby give donate grant transfer convey and assign unto the said Donee, exclusively free from all encumbrances in respect of his share of 50% of 1000 Sq. Ft. super built area (more or less) i.e. equivalent to 500 Sq. Ft. super built area (more or less) in the Incomplete Constructed Flat having marble floor 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. Khatim No. 415 R.S. Dng 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 Donee 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 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 accept the Gift of the Schedule Property as fully described in the 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 in R.S. Khatian 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:

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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 Flat i.e. 500 Sq. Ft. super built area (more or less) having marble floor, being the entire share of the donor 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 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 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:

Rajesh Raji

ACCEPTED by the DONEE
& also **SIGNED in the presence of:**

Manishu B D J

Witnesses:

1. *Bipin P. J.*
282 Canal Street
1st Floor, Kol-48
2. *Subar Mukher*
5, K.S. Roy Road, Kol-1

Drafted by

Ajay Chaudhary

CHAUBEY & COMPANY
ADVOCATES

5, K.S. Roy Road, Kolkata - 700001.

SPECIMEN FORM FOR TEN FINGER PRINTS



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

Signature _____



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

Signature _____



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

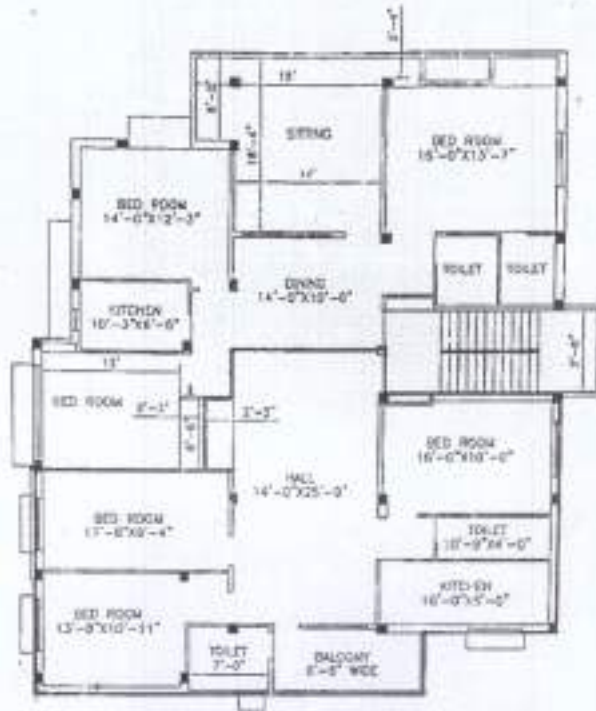
Signature _____



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

Signature _____

SITE PLAN OF THIRD 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. LAKETOWN



3RD FLOOR PLAN AT 118 PL. NO. BANGUR AVENUE
 SCALE 1/8" = 1'-0"

Rajesh Debn

Manish Bora



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

Endorsement For Deed Number : I - 09829 of 2014
(Serial No. 09615 of 2014 and Query No. 1902L000023024 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 = 55/- ,M(a) = 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:
 Impressive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 9500/- is paid , by the draft number 231002, 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 12.10 hrs on :06/08/2014, at the Office of the A.R.A. - II KOLKATA by
 Rajesh Bajaj ,Executant .

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

Execution is admitted on 06/08/2014 by

1. 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
2. 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

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





(Dulal chandra Saha)
 ADDL REGISTRAR OF ASSURANCES-II





ADDITIO^NAL REGISTRAR
OF ASSURANCES-II, KOLKATA
6 AUG 2014

(Dulal chandra Saha)
 ADDL REGISTRAR OF ASSURANCES-II

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. 09615 / 2014, Deed No. (Book - I , 09829/2014)
 signature of the Presentant

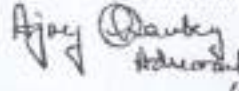
Name of the Presentant	Photo	Finger Print	Signature with date
Rajesh Bajaj 118, Bangur Avenue, Block- C, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 06/08/2014	 LTI 06/08/2014	Rajesh Bajaj 6/8/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rajesh Bajaj 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 Bajaj
2	Manish Bajaj 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 Bajaj

Name of Identifier of above Person(s)
 Ajay Chaubey
 High Court Cal, Kol, District:-Kolkata, WEST BENGAL,
 India,

Signature of Identifier with Date


 Ajay Chaubey
 Advocate
 06/08/14




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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 47
Page from 4344 to 4356
being No 09829 for the year 2014.




(Dulal chandra Saha) 07-August-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal