

1119/20

I - 1074/2020

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 914968

Deed of Gift

This Deed of Gift made on this^{15th} day of
July..... 2020.

Between

Smt. Madhulika Kanoria having her Income Tax PAN -
AEUPK9164K and having her Aadhaar No. 5765 1762
1968, wife of Sri Rajkumar Kanoria and daughter of
Late Mohan Lal Bajaj, by nationality Indian, by faith
Hindu, by occupation - Housewife,

..... presently

that the document is admitted
to registration. The signature sheets
and the endorsement sheets attached
with this document are the part of
this document.

Dist. Sub-Registrar
Bidhannagar (Salt Lake City)
15 JUL 2020

387 06.7.2020
500/-

নং- তাং মূল্য-
ক্রতার নাম ও সাং.....

স্টাম্প ভেডার স্বাক্ষর

বিধান নং (সল্টলেক সিটি) এ ডি.এস.আর.ও

মোট স্টাম্প ক্রয় তাং
মালান নং.....মোট কত টাকা খরিদ.....

ড্রেজারী-বাবাকপুর. ভেডার-মিতা দত্ত

SUBIR KUMAR SEAL
Advocate
High Court, Kolkata
Enrolment No. WB-P-538/467-04

18 MAY 2020

998000



Mahendra Kr. Roy
S/o Late Radha Krishna Roy
211, Canal Street
Bridham BLDG.12 Flat 2D
Kolkata - 700048
Business.

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

5 JUL 2020



presently residing at 30/A, Hogalbari Pathway, Block - J, New Alipore, Post office - Sahapur, Police Station - New Alipore, Kolkata - 700 027.

hereinafter called and referred to as the **Donor** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, heiresses, executors, legal representatives, assigns and successors) of the **One Part**.

And

Sri Vineet Bajaj having his Income Tax PAN - ADVPB9214H and having his Aadhaar No. 8503 7558 4705, son of Late Mohan Lal Bajaj, by nationality Indian, by faith Hindu, by occupation Business.

presently and permanently residing at 118, Bangur Avenue, Block - C, 3rd Floor, Southern side, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, West Bengal, India.

hereinafter called and referred to as the **Donee** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, executors, legal representatives assigns and successors) of the **Other Part**.

Devolution of Title :

Portion of all that immovable property lying and situate at Premises **No. 118, Bangur Avenue, Block - C**, being **Room No. 2 and 3 on Ground Floor** and **Room No. 5 (toilet)** together with undivided proportionate impartible share of land :-

Whereas one Gobinda Das Binani was seized possessed of and/or otherwise well and sufficiently entitled to all that plot of land comprised in CS Plot Dag No. 1324 in Mouza Krishnapur, J.L. No. 17, within the jurisdiction of the than Sub Registrar Alipore.

..... **And whereas**



And whereas while seized, possessing and enjoying the aforesaid land by virtue of execution of a Deed of Conveyance dated 28.10.1953 the said Gobinda Das Binani the Vendor therein of the One Part had indefeasibly sold conveyed transferred released and parted all that land comprised in CS Plot Dag No. 1324 along with other land comprised in CS Plot Dag No. 1321/1338 to one Amalgamated Development Ltd. the Purchaser therein of the Other Part at a valuable consideration mentioned therein and the said Deed of Conveyance was registered before District Sub Registrar - Alipore and the same was copied in Book No. I, Volume No. 88, Pages Nos. 88 to 94, being Deed No. 3936 for the year 1953.

And whereas the said Amalgamated Development Ltd. with a view to build up a residential colony developed the said land acquired by it as aforesaid and other contiguous land and leveling 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 and numbered them serially as 1, 2, 3 etc. for identifications and hath named the said colony as Bangur Avenue.

And whereas by a Conveyance Deed dated 24.12.1968 the said the Amalgamated Development Ltd. promised to sell transfer and/or convey to the interested buyer the said demarcated plots and thus announced to sell all that demarcated land measuring by estimation an area of 3 (three) cuttah 13 (thirteen) chittack and 6 (six) Sq.ft. being Plot No. 118, Block - C, Bangur Avenue comprising of part of CS Plot Dag No. 1324 of Mouza - Krishnapur, J.L. No. 17.

..... **And whereas**



And whereas by virtue of a Security Deed dated 24.12.1968 and executed immediately after the execution of the said Conveyance Deed and registered at Cossipore Dum Dum Sub Registry office, copied in Book No. I, Volume No. 123, Pages Nos.199 to 202, being Deed No. 9092 for the year 1968, the said vendor charged as and by way of First Charge in favour of the said the Amalgamated Development Ltd. the said piece and parcel of land namely Plot No. 118, Block - C, in Bangur Avenue to secure the payment of the said unpaid amount being the said promised part of the price consideration.

And whereas during the Revisional Survey Settlement Zarip the land in CS Plot Dag No. 1324 has been recorded in R.S. Khatian No. 235 in R.S Plot Dag 480 of Mouza - Shyamnagar, J.L. No. 32/20.

And whereas that by virtue of a Deed of Conveyance, dated 03.09.1974 the said Bhagwan Das Karwa son of Late Mungi Lal Karwa and Smt. Bimla Devi Karwa wife of Sri Gopal Karwa jointly seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land hereditaments and premises admeasuring an area of 3 (three) cuttah 13 (thirteen) chittack and 6 (six) Sq.ft. lying and situate at and being Scheme Plot 118, Block C, Bangur Avenue jointly the Vendors therein of the One Part had sold the above land to one Sri Iswari Prasad Bajaj, son of Sri Keshar Deo Bajaj jointly with Smt. Bimla Devi Bajaj @ Bimla Bajaj wife of Mohan Lal Bajaj since deceased both of 17, Sikdarpara Lane, Kolkata - 700 007, jointly the Purchasers therein of the Other Part in equal share, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered before Alipore, 24 Parganas, copied in Book No. I, Volume No. 176, Pages Nos. 41 to 49, being Deed No. 6435 for the year 1974.

..... **And whereas**



And whereas in due course of time the undivided half share of the aforesaid property measuring 3 (three) cuttah 13 (thirteen) chittack and 6 (six) Sq.ft. i.e. undivided 1 (one) cuttah 14 (fourteen) chittack and 25.5 (twenty five point five) Sq.ft. which belong to the said Sri Iswari Prasad Bajaj son of Sri Keshar Deo Bajaj was gifted and transferred to and in favour of his two sons namely Rajesh Bajaj and Manish Bajaj by execution of a gift instrument and by registering the same before the competent office of the Sub Registrar.

And whereas the remaining half portion i.e. undivided 1 (one) cuttah 14 (fourteen) chittack and 25.5 (twenty five point five) Sq.ft., {undivided half share of 3 (three) cuttah 13 (thirteen) chittack and 6 (six) Sq.ft.} remain with the said Smt. Bimla Bajaj @ Smt. Bimla Devi Bajaj wife of Mohan Lal Bajaj since deceased as undisputed and exclusive owner.

And whereas the said Smt. Bimla Bajaj @ Smt. Bimla Devi Bajaj duly mutated her name in respect of her aforesaid immovable property lying and situate at part of Scheme Plot no. 118, Bangur Avenue, Block - C, Police Station - Lake Town in the records of South Dum Dum Municipality and since then is paying municipal taxes thereof as the recorded assessee under the Municipal Holding no. 1061, Bangur Avenue.

118/1, Block - C Bangur Avenue:-

Whereas the said Gabinda Das Binani was also seized and possessed of and/or otherwise well and sufficiently entitled to all that land comprised in C.S. Plot Dag Nos. 1324 and 1321/1338 of Mouza - Krishnapur, J.L. No. 17.

..... **And whereas**



And whereas while seized possessing and enjoying the aforesaid land the said Gobinda Das Binani the Vendor therein of the One Part had indefeasibly sold conveyed, transferred released and parted all that land measuring 4 (four) cuttah 3 (three) chittack and 26 (twenty six) Sq.ft. be the same a little more or less comprised in C.S Plot Dag No. - 1324 and 1321/1338 in Mouza - Krishnapur to the said Amalgamated Development Ltd., the Purchaser therein of the Other Part, at a valuable consideration mentioned therein and the said Deed of Conveyance was registered before Alipore, District Sub Registrar, copied in Book No. - I, Volume No. 88, Pages No. 88 to 94, being Deed No. 3936 for the year 1953.

And whereas the said Amalgamated Development Ltd. with a view to build up a residential colony duly developed the lands acquired by it as aforesaid and other contiguous lands by leveling the same and constructed pucca roads therein according to a scheme plan and also constructed pucca surface drains along sides the said roads and divided the land abutting the said roads into several blocks containing small building sites or plots and numbered them serially as 1, 2, 3, etc. for identification and hath named the said colony as Bangur Avenue.

And whereas that by virtue of a Deed of Conveyance dated 24.12.1968 the said Amalgamated Development Ltd. the Vendor therein of the One Part had indefeasibly sold conveyed, transferred released and parted all that piece and parcel of land measuring by estimation an area of 4 (four) cuttah 3 (three) chittack and 26 (twenty six) Sq.ft. being Scheme Plot no. 118/1 Block - C, Bangur Avenue, formed as aforesaid and comprising part of the said C.S Plot Dag Nos. 1324, 1321/1338 of Mouza - Krishnapur to the said Sri Bhagwan Das Karwa son of Late Mungi Lal Karwa and Smt. Bimla Devi Karwa wife of Sri Sreegopal Karwa both of 64 Nolini Seth Road, Kolkata - 700 007, jointly the Purchasers therein of the Other Part at a valuable consideration mentioned therein.

..... **And whereas**



And whereas while seized possessing and enjoying the aforesaid land by virtue of an Indenture of Conveyance dated 02.09.1974 the said Sri Bhagwan Das Karwa and Bimla Devi Karwa jointly the Vendors therein of the One Part had indefeasibly, sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments admeasuring an area of 4 (four) cuttah 3 (three) chittack and 26 (twenty six) Sq.ft. be the same a little more or less lying and situate at and being Scheme Plot No. 118/1 Block - C, Bangur Avenue, Police Station - the then Dum Dum , within the local limits of South Dum Dum Municipality, District - North 24 Parganas to the said Sri Iswari Prasad Bajaj son of Sri Keshar Deo Bajaj jointly with the said Smt. Bimla Bajaj @ Smt. Bimla Devi Bajaj wife of Late Mohan Lal Bajaj jointly the Purchasers therein of the Other Part at a valuable consideration mentioned therein and the said Deed of Conveyance was registered before Alipore, 24 Parganas, copied in Book No. I, Volume No. 176, Pages Nos. 26 to 35, being Deed No. 6404 for the year 1974.

And whereas pertinent to mention that during the LR. Settlement Zarip the land in CS Plot No. 1324 in CS Khatian 235 was recorded as R.S. Plot Dag No. 480 and CS Plot Dag No. 1321/1338 was recorded in R.S. Khatian No. 726 as R.S. Dag No. 473, both in Mouza Shyamnagar, JL No. - 32/20.

And whereas thus the said Sri Iswari Prasad Bajaj became the owner of undivided half share of 4 (four) cuttah 3 (three) chittack and 26 (twenty six) Sq.ft. i.e. undivided 2 (two) cuttah 1 (one) chittack and 35.5 (thirty five point five) Sq.ft. which has been duly gifted by the said Iswari Prasad Bajaj in favour of his said two sons namely Manish Bajaj and Rajesh Bajaj and the remaining undivided half share i.e. undivided 2 (two) cuttah 1 (one) chittack and 35.5 (thirty five point five) Sq.ft. was being retained by the said Smt. Bimla Bajaj @ Bimla Devi Bajaj wife of Late Mohan Lal Bajaj as the undisputed and exclusive owner.

..... **And whereas**



And whereas the said Smt. Bimla Bajaj @ Bimala Devi Bajaj duly mutated her name in respect of her aforesaid immovable property lying and situated at part of Scheme Plot No. 118 Bangur Avenue, Block - C, Police Station - Lake Town in the records of South Dum Dum Municipality and since then was paying municipal taxes thereof regularly as the recorded assessee.

And whereas the said Smt. Bimla Bajaj @ Bimla Devi Bajaj became the exclusive owner of all that demarcated land measuring 4 (four) cuttah 16 (sixteen) Sq.ft. out of 8 (eight) cuttah 32 (thirty two) Sq.ft. as and by way of co-purchaser with Iswari Prasad Bajaj by execution of two Purchase deeds as recited hereinabove.

And whereas in a portion i.e. 2 (two) cuttah there is one ground plus three storied residential building erected thereon by the said Mohan Lal Bajaj jointly with Iswari Prasad Bajaj and the remaining 2 (two) cuttah 16 (sixteen) Sq.ft. is still lying as a vacant land.

And whereas by virtue of execution of a Deed of Partition dated 26.12.2019 between Sri Vineet Bajaj, son of Late Mohan Lal Bajaj the First Party of the First Part, Sri Sumit Bajaj, son of Late Mohan Lal Bajaj the Second Party of the Second Part, Smt. Bimla Bajaj @ Bimla Devi Bajaj, wife of Late Mohan Lal Bajaj the Third Party of the Third Part and Smt. Madhulika Kanoria, wife of Sri Raj Kumar Kanoria and daughter of Late Mohan Lal Bajaj the Fourth Party of the Fourth Part duly demarcated and sub divided all the immovable properties left by the said Mohan Lal Bajaj, between themselves amicably in order to avoid any anomaly, disputes and differences in future and accordingly the said Deed of Partition was acted upon and registered before Additional District Sub Registrar Bidhannagar,

..... Salt Lake



Salt Lake City, copied in Book No. – I, Volume No. 1504-2020, Pages Nos. 2030 to 2105 being Deed No. 150400021 for the year 2020, whereby and wherein the said Madhulika Kanoria was allotted all that Room No. 2 on the Ground Floor admeasuring an area of 110 (one hundred and ten) Sq.ft. Built Up be the same a little more or less along with all that room being Room No. 3 on the Ground Floor admeasuring an area of 105 (one hundred and five) Built Up on the Southern side alongwith common user of the common toilet demarcated as Room No. 5 on the Ground Floor, undivided 33% of 27.5 (twenty seven point five) Sq ft. Super Built Up i.e. undivided 9.16 (nine point one six) Sq.ft. Super Built Up together with undivided proportionate impartible share of land measuring 2 (two) Cuttah 0 (zero) Chittah and 16 (sixteen) Sq.ft. comprised in R.S. Plot Dag No. 480 in R.S. Khatian 235 in R.S. Dag No. 473 in R.S. Khatian No. 726 in Mouza – Shyamnagar, J.L. No. 32/20, in Touzi No. 228 and 229 Re. Su. No. 180 in Premises Nos. 118 and 118/1, Bangur Avenue, Block – C, subsequently amalgamated into a single holding vide Municipal Holding No. 118, Bangur Avenue, Block – C.

And whereas on account of unavoidable family circumstances the aforesaid Partition Deed was executed among the parties which was subsequently registered upon payment of required stamp duty and registration fees.

And whereas the Donor herein subsequently decided to donate and transfer her aforesaid immovable property which has been continuing in khas and absolute possession thereof (hereinafter referred to as “the said property”) which is yet to be mutated in her name in the revenue and municipal records.

..... **And whereas**



And whereas the Donor herein is desirous of making disposition of her said property by way of gift for the purpose of distribution thereof to her elder brother, the Donee herein out of natural love and affection of a sister for her elder brother.

And whereas the Donor herein is desirous to distribute and provide for the Donee herein in the manner hereinafter mentioned by way of a Gift being the portion of the said property comprising of two rooms being Room No. 2 on Ground Floor admeasuring an area of 110 (one hundred and ten) Sq.ft. Built Up be the same a little more or less along with all that Room No. 3 on Ground Floor admeasuring an area of 105 (one hundred and five) Sq.ft. Built Up on the Southern side along with common user right of the common Toilet demarcated as Room No. 5 on the Ground Floor i.e. undivided 33% of 27.5 (twenty seven point five) Sq.ft. Super Built Up Area i.e. undivided 9.16 (nine point one six) Sq.ft. Super Built Up together with undivided, proportionate, impartible share of land measuring 2 (two) Cuttah 0 (zero) Chittack 16 (sixteen) Sq.ft. comprised in R.S. Plot Dag No. 480 in R.S. Khatian No. 235 in R.S. Dag No. 473 in R.S. Khatian No. 726 in Mouza - Shayamnagar, J.L. No. 32/20 in Touzi No. 228 and 229, Re. Su. No. 180 in Premises No. 118, Bangur Avenue, Block - C, Police Station - Lake Town, Kolkata - 700 055, within the local limits of South Dum Dum Municipality under Ward No. 29 and within the jurisdiction of Additional District Sub Registrar Bidhannagar, Salt Lake City, District - North 24 Parganas, absolutely and forever free from all encumbrances, charges, attachments and liens etc.

..... **NOW THIS**



NOW THIS DEED WITNESSETH that in pursuance of the said intension and in consideration of the natural love and affection which the Donor has for the Donee and for making provision for her said elder brother the Donee herein, the Donor out of her own free will without fraud, coercion or undue influence from anybody whomsoever and in full possession of her senses does hereby grant convey transfer confirm and assure unto the said Donee **ALL THAT** the piece and parcel of two rooms being Room No. 2 and Room No. 3, both on the Ground Floor measuring by estimation an area of 110 (one hundred and ten) Built Up be the same a little more or less and 105 (one hundred and five) Sq.ft. Built up be the same a little more or less on the Southern side of the Premises along with the common user of common Toilet demarcated as Room No. 5 on the Ground Floor i.e. undivided 33% of 27.5 (twenty seven point five) Sq.ft. Super Built Up area i.e. undivided 9.16 (nine point one six) Sq.ft. Super Built Up together with undivided, proportionate, impartible share of land measuring 2 (two) Cuttah 0 (zero) Chittack and 16 (sixteen) Sq.ft. comprised in R.S. Plot Dag No. 480 in R.S. Khatian No. 235 in R.S. Dag No. 473 in R.S. Khatian 726 in Mouza - Shyamnagar, J.L. No. 32/20 in Touzi Nos. 228 and 229, Re.Su. No. 180 in Premises No. 118, Bangur Avenue, Block - C, Police Station - Lake Town, Kolkata - 700 055 morefully and particularly described under Schedule hereinunder written and delineated and bordered in RED in the map or plan annexed hereto and hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property now is or at any time or times heretofore were or was situated, butted, bounded described known and numbered **TOGETHER WITH** all rights privileges liberties easement and appurtenances whatsoever to the said property belonging in any way appertaining thereto or

..... usually hold



usually hold used occupied or enjoyed accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND REVERSION OR REVERSIONS REMAINDER OR REMAINDERS and the rents issues, profits thereof and all the estate right title interest property claim or demand whatsoever of the Donor into or upon the same or any part thereof AND ALL the deeds, muniments, writings and evidences of title which exclusively relate to the said property hereby transferred TO HAVE AND TO HOLD the said property hereby granted transferred assigned and assured or intended so to be unto and to the use of the said Donee absolutely and forever free from all encumbrances and liabilities whatsoever.

THE DONOR DOTH HEREBY COVENANT AND DECLARE AS FOLLOWS : -

- a) That the Donor herself or any predecessors-in-title of the Donor had/has never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Donor and the Donor is lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Donor has full power and absolute indefeasible right and authority to grant convey settle transfer and assure the said property hereby granted unto the Donee in the manner aforesaid and according to the true intent and meaning of these presents.

..... b) That it



- b) That it shall be lawful for the Donee at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property hereby granted in khas and to receive the rents, issues and profits thereof without any hindrance, interruption, disturbances, claims and demands whatsoever person or persons claiming any estate right title or interest from under through or in trust for the Donor and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Donor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed or occasioned by the Donor.
- c) That the Donor and all persons claiming any right title or interest in the said property hereby transferred through from under or in trust for the Donor shall and will from time to time and at all times hereafter at the cost of the Donee herein do or execute or caused to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof hereby granted unto the Donee as may be reasonably required according to the true intent and meaning of this Deed.
- d) That the Donor herein has put the Donee in actual possession of the said property hereby granted and transferred and the Donee has accepted the Gift by putting his signature on this Deed and by taking physical possession of the gifted property.

..... e) That the



- e) That the said property is not affected by attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or Estate Duty Authorities or other Government Authorities under Public Demand or Recovery Act or any other acts or otherwise whatsoever and that there is no certificate case or proceedings against the Donor for realization of arrears of Income Tax or Estate Duty or other taxes or dues or otherwise under the Public Demand and Recovery Act and/or any other Acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered.
- f) That there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Donor to grant convey and transfer the said property unto the Donee in the manner aforesaid.
3. That for the purpose of stamp duty and registration fees of the property hereby donated is estimated at Rs. 6,25,000/- (Rupees six lakh and twenty five thousand) only
4. That the entire stamp duty, registration fees, professional fees of the Advocate and other out of pockets has been procured by Sri Vineet Bajaj the Donee herein.

..... **The Schedule**



The Schedule above referred to

(Detailed description of the Gifted property)

All that **Room No. 2** on the Ground floor admeasuring an area of **110 (one hundred and ten) Sq.ft. Built up** be the same a little more or less alongwith all that **Room No. 3** on the Ground Floor admeasuring an area of **105 (one hundred and five) Sq.ft. Built up** on the Southern side along with common user of Common Toilet demarcated as **Room No. 5** on Ground Floor i.e. undivided 33% of 27.5 (twenty seven point five) Sq.ft. Super Built up area i.e. **undivided 9.16 (nine point one six) Sq.ft. Super Built up**, if converted to built up area the measurement of the said toilet is 22 (twenty two) Sq.ft. i.e. undivided 33% of 22 (twenty two) Sq.ft. Built up equals to undivided 7.26 (seven point two six) Sq.ft. Built up, together with undivided proportionate impartible share of land measuring by estimation an area of 2 (two) Cuttah 0 (zero) Chittack and 16 (sixteen) Sq.ft. comprised in R.S Plot Dag No. 480 in R.S Khatian No. 235, R.S Dag No 473 in R.S Khatian 726 both in Mouza Shyamnagar, J.L No. 32/20, Touzi No. 228 and 229, Re.Su No. 180 in Premises No. 118, Bangur Avenue, Block - C, Police Station - Lake Town, Kolkata - 700055, shown in the annexed site plan verged in border red and the said site plan shall be treated as part and parcel of these presents.

..... In witness



In witness whereof the parties hereunto set and subscribed their respective hands and seals on^{15th} day of July..... 2020.

Signed, Sealed and Delivered by the above named **Donor** at Kolkata

in the presence of :-

- Sumit Bajaj
 1) S/O Lt. Mohan Lal Bajaj
 C-118, Bangur Avenue
 Kolkata - 700055
 2) Sulabhaschandra Dasgupta
 P-106, Bangur Avenue,
 Block-C, Kol-700055.

Madhulika Kanoria
Signature of the Donor

Signed, Sealed and Delivered by the above named **Donee** at Kolkata in the presence of :-

- 1) Sumit Bajaj
 2) Sulabhaschandra Dasgupta.

Sumit Bajaj
 (VINIET BAJAJ)
Signature of the Donee

This **Deed of Gift** is drafted and prepared at our office based on the documents provided by the parties: -

Subir Kumar Seal & Associates

For Subir Kumar Seal & Associates

Advocates

High Court Calcutta
 Enrolment No - WB - F588/487-74
 P-106, Bangur Avenue, Block - C,

Ground Floor, Police Station -

Lake Town, Kolkata - 700 055,

Phone : 033-4601-3304.

Mobile : 91-98312-76735.

91-98304 76735.

E-mail - seal.associates@gmail.com

Madhulika Kanoria



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-002858940-1

Payment Mode Online Payment

GRN Date: 04/07/2020 11:02:29

Bank : State Bank of India

BRN : CKN1981229

BRN Date: 04/07/2020 11:04:05

DEPOSITOR'S DETAILS

Id No. : 2000699929/4/2020

[Query No./Query Year]

Name : Subir Kumar Seal And Associates

Contact No. :

Mobile No. : +91 9830476735

E-mail :

Address : P106 Bangur Avenue Block C Kolkata 700055

Applicant Name : Org Subir Kumar Seal And Associates

Office Name :

Office Address :

Status of Depositor : Solicitor firm

Purpose of payment / Remarks : Gift, Gift in Favour of family members Payment No 4

T - 1074 / 2020

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000699929/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	5197
2	2000699929/4/2020	Property Registration- Registration Fees	0030-02-103-003-02	11444

Total

16641

In Words : Rupees Sixteen Thousand Six Hundred Forty One only



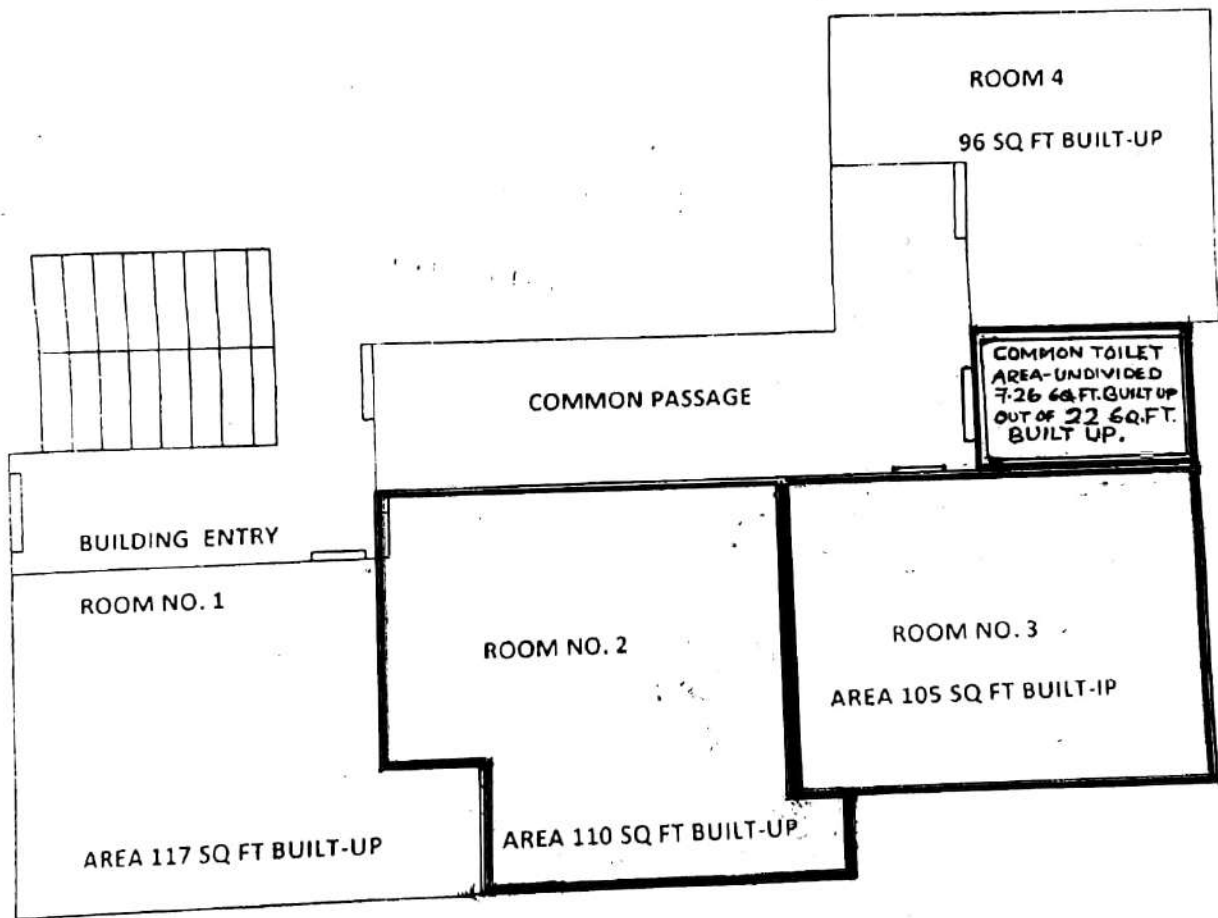
Madhulike Kanoria

(Signature)



C-118, BANGUR AVENUE, KOLKATA-700055
GROUND FLOOR PLAN - SOUTH FACING

AREA- AS PER DRAWING AS UNDER



Madhulika Karmaria



Madhulika

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

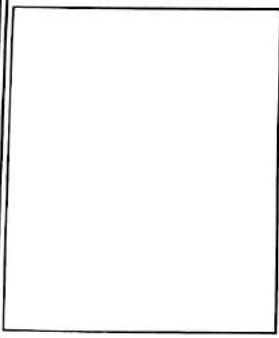
Madhulika Kanoria
SIGNATURE OF THE EXECUTANT/S



Bijay

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Bijay
SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/99785/01395

To
বিনিত বাজাজ
Vineet Bajaj
118 BLOCK-C BANGUR AVENUE
BANGUR AVENUE
South Dum Dum (M)
Bangur Avenue
North 24 Parganas
West Bengal 700055

29/08/2014
166834648



ML668346488FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8503 7558 4705

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

বিনিত বাজাজ
Vineet Bajaj
পিতা : মোহন লাল বাজাজ
Father : MOHAN LAL BAJAJ
জন্মতারিখ / DOB : 09/11/1970
পুরুষ / Male



8503 7558 4705

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEUPK9164K



नाम /NAME

MADHULIKA KANORIA

पिता का नाम /FATHER'S NAME

MOHAN LAL BAJAJ

जन्म तिथि /DATE OF BIRTH

31-01-1965

हस्ताक्षर /SIGNATURE

Madhulika Kanoria

MBas

आयकर आयुक्त, प.बं.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

Madhulika Kanoria,

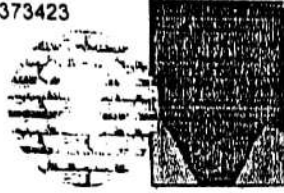
Madhulika Kanoria





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ROQ0373423



নির্বাচকের নাম : মধুলিকা কানোড়িয়া
Elector's Name : Madhulika Kanonya
স্বামীর নাম : রাজ কুমার কানোড়িয়া
Husband's Name : Raj Kumar Kanonya
লিঙ্গ/Sex : ঔ/ F
জন্ম তারিখ : 31/01/1965
Date of Birth :



ROQ0373423

ঠিকানা:
৩০এ, হোগাল বারী পথওয়ে, কোলকাতা
মিউনিসিপাল কর্পোরেশন, বেহালা, দক্ষিণ 24 পরগণা,
700038

Address:
30A, HOGAL BARI PATHWAY,
KOLKATA MUNICIPAL CORPORATION,
BEHALA, SOUTH 24 PARGANAS,
700038

Date: 08/08/2010

154-বেহালা পশ্চিম নির্বাচন কেন্দ্রের নির্বাচন অফিসার
আধিকারিকের হাতের অস্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
154-Behala Paschim Constituency

নির্বাচন পরিচয় কার্ডের মালিক হিসেবে ভোটার হিসেবে নাম হোল্ডার ও একটি
সময়কাল পরে পরিচয় কার্ডের নথি রাখা করা বিধি মতে এই
পরিচয় কার্ডের নথি রাখা করা।
In case of change of address the voter's Card No.
should be retained for its use in the same area.
In case of change of address the voter's Card No.
should be retained for its use in the same area.

Madhulika Kanonya



ELECTIO COMMISSION OF INDIA

ভাৰত চৰকাৰৰ নিৰ্বাচন কমিশ্বন

IDENTITY CARD

DKN2934933

পৰিচয় পত্ৰ



Elector's Name Mahendra Kr Rula
নিৰ্বাচকেৰ নাম মহেন্দ্ৰ কৃষ্ণাৰ কৰ্মা
Father's Name Radha Krishna
পিতাৰ নাম বাধা কৃষ্ণ
Sex M
লি. পুং
Age as on 1.1.2000 49
১.১.২০০০-এ বয়স ৪৯



Address

211 Canel Street (Sree Bhumi)
LAKETOWN North 24 - Parganas 700048

ঠিকানা

২১১ ক্যানাল ষ্ট্ৰীট (শ্ৰী ভূমি) লেক টাউন উত্তৰ ২৪
পৰগণা ৭০ ০০৪৮

Facsimile Signature
Electoral Registration Officer
নিৰ্বাচক নিবন্ধন আধিকাৰিক

For 139-Belgachia East
Assembly Constituency

১৩৯-বেলগাছিয়া পূৰ্ব
বিধানসভা নিৰ্বাচন ক্ষেত্ৰ

Place North 24 - Parganas

স্থান উত্তৰ ২৪ পৰগণা

Date 09.09.2000

তাৰিখ ০৯.০৯.২০০০

2151034

Mahendra Kr. Rula



ভারত সরকার
Government of India



মধুলিকা কানোড়িয়া
Madhulika Kanoria
পিতা : মোহন লাল বাজাজ
Father : Mohan Lal Bajaj
জন্মতারিখ / DOB : 31/01/1965
মহিলা / Female



5765 1762 1968

আমার আধার, আমার পরিচয়

Madhulika Kanoria

Madhulika Kanoria

Scanned by CamScanner

Scanned with CamScanner



एकलुकीकृत विनिर्देशन प्राधिकरण

Unique Identification Authority of India

पता:

एकलुकीकृत राज कुमार कानोरिया,
10/अ, होगल बारी पथवे,
साहापुर, कोलकाता, साहापुर,
पश्चिम बंग, 700038

Address

W/O Raj Kumar Kanoria, 30/A,
HOGAL BARI PATHWAY,
Sahapur, Kolkata, Sahapur, West
Bengal, 700038

5765 1762 1968



1247



help@uidai.gov.in

WWW

www.uidai.gov.in

Madhulika Kanoria

Madhulika Kanoria.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINEET BAJAJ
MOHAN LAL BAJAJ
09/11/1970
 Permanent Account Number
ADVPB9214H

Signatures

Vineet Bajaj




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD DKN2546026
 পরিচয় পত্র

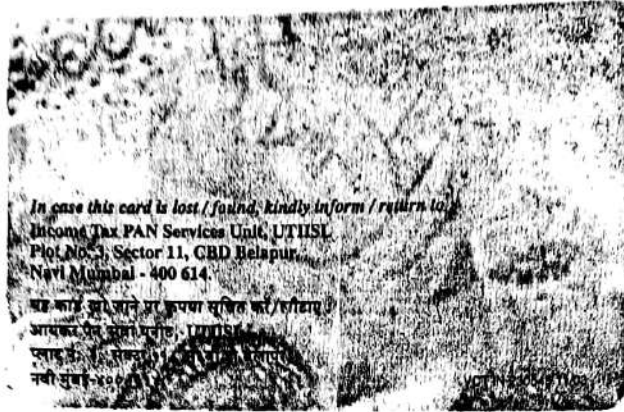


Elector's Name	Vineet Bajaj
নির্বাচকের নাম	ভিনীত বাজাজ
Father's Name	Mohantal
পিতার নাম	মোহনলাল
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2000	30
১.১.২০০০-এ বয়স	৩০

Vineet Bajaj

Vineet Bajaj

eed No :
Query No / Y
Query Date
Applic
& Oth



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खोया या पाया, कृपया सूचित करें / लौटाएं
आयकर सेवा इकाई, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614

Handwritten signature



Address
118 Bangur Avenue; Block - C LAKE
TOWN North 24 - Parganas 700055

ঠিকানা
১১৮ বাঙ্গুর এ্যাভিনিউ ব্লক-সি লেক টাউন উত্তর ২৪
পরগণা ৭০০০৫৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক
For 139-Belgachia East
Assembly Constituency
১৩৯-বেলগাছিয়া পূর্ব
বিধানসভা নির্বাচন ক্ষেত্র
Place North 24 - Parganas
স্থান উত্তর ২৪ পরগণা
Date 05.09.2000
তারিখ ০৫.০৯.২০০০

1171000

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Major Information of the Deed




Deed No :	I-1504-01074/2020	Date of Registration	15/07/2020
Query No / Year	1504-2000699929/2020	Office where deed is registered	
Query Date	26/06/2020 12:29:42 PM	1504-2000699929/2020	
Applicant Name, Address & Other Details	Subir Kumar Seal And Associates P-106, Bangur Avenue, Block- C, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9831276735, Status : Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4318] Other than Immovable Property, Gift in favour of family members [Amount for Family Members : 1/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 11,39,431/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,697/- (Article:33(ii))	Rs. 11,444/- (Article:A(1), A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :




District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Mouza: ShyamNagar Road: Bangur Avenue, Block-c, Premises No: 118, Ward No: 29, ,Jl No: 32 Pin Code : 700055

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	LR - 473, 480	LR - 726, 235	Covered Area: 110, Super Built-up Area: 137.5	1/-,	5,63,750/-	Flat No: Room No 2, ,Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed
A2	LR - 473, 480	LR - 726, 235	Covered Area: 105, Super Built-up Area: 131.25	1/-,	5,38,125/-	Flat No: Room No 3, ,Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed
A3	LR - 473, 480	LR - 726, 235	Covered Area: 7.26, Super Built-up Area: 9.16	1/-,	37,556/-	Flat No: Room No 5, ,Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed



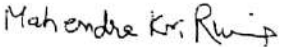
Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mrs Madhulika Kanoria (Presentant) Wife of Mr Raj Kumar Kanoria Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
	15/07/2020	LTI 15/07/2020	15/07/2020
30/A, Hagalbari Pathway, New Alipore, Block/Sector: Block - J, P.O:- Sahapur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEUPK9164K, Aadhaar No: 57xxxxxxx1968, Status :Individual, Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Vineet Bajaj Son of Late Mohan Lal Bajaj Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office			
		15/07/2020	LTI 15/07/2020	15/07/2020
Son of Late Mohan Lal Bajaj Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADVPB9214H, Aadhaar No: 85xxxxxxx4705, Status :Individual, Executed by: Self, Date of Execution: 15/07/2020 , Admitted by: Self, Date of Admission: 15/07/2020 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mahendra Kumar Ruia Son of Late Radha Krishna Ruia 211, Canal Street, Brijdham Housing Complex, Flat No: 2D, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048			
	15/07/2020	15/07/2020	15/07/2020
Identifier Of Mrs Madhulika Kanoria, Mr Vineet Bajaj			

Transfer of Apartment 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.)
A1	Mrs Madhulika Kanoria	Mr Vineet Bajaj	Y	137.5 Sq Ft	5,63,750/-
A2	Mrs Madhulika Kanoria	Mr Vineet Bajaj	Y	131.25 Sq Ft	5,38,125/-
A3	Mrs Madhulika Kanoria	Mr Vineet Bajaj	Y	9.16 Sq Ft	37,556/-



29-06-2020

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 11,39,431/-. Family Members amount Rs 11,39,431/-


Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 15-07-2020

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 12:54 hrs on 15-07-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mrs Madhulika Kanoria ,Executant.

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

Execution is admitted on 15/07/2020 by 1. Mrs Madhulika Kanoria, Wife of Mr Raj Kumar Kanoria, 30/A, Hagalbari Pathway, New Alipore, Sector: Block - J, P.O: Sahapur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Mr Vineet Bajaj, Son of Late Mohan Lal Bajaj, 118, Bangur Avenue, 3rd Floor, Southern Side, Sector: Block - C, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Identified by Mr Mahendra Kumar Ruia, , Son of Late Radha Krishna Ruia, 211, Canal Street, Brijdham Housing Complex, Flat No: 2D, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,444/- (A(1) = Rs 11,444/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,444/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2020 11:04AM with Govt. Ref. No: 192020210028589401 on 04-07-2020, Amount Rs: 11,444/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKN1981229 on 04-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 5,697/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 5,197/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 387, Amount: Rs.500/-, Date of Purchase: 06/07/2020, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2020 11:04AM with Govt. Ref. No: 192020210028589401 on 04-07-2020, Amount Rs: 5,197/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKN1981229 on 04-07-2020, Head of Account 0030-02-103-003-02


Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 51735 to 51770

being No 150401074 for the year 2020.



Handwritten signature

Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2020.07.17 10:59:37 +05:30
Reason: Digital Signing of Deed.

**(Debajyoti Bandyopadhyay) 2020/07/17 10:59:37 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.**

(This document is digitally signed.)