

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

A 383740

5014/12 of AD812 Ben...th

D. No. 8818/12
Date 29/3/12
Place A/41, 12, 782
29/3/12



Certified that
Revd
etc.
etc.

[Signature]

3/3/12

DEED OF GIFT

THIS DEED OF GIFT is made on this the 29th day of March, 2012

BETWEEN SRI LADDU GOPAL BAJORIA (PAN NO AEHPB1504R),

son of Late Baijnath Bajoria, residing at Tripura Enclave, Unit No. I, 5th

Floor, 59, Ballygunge Circular Road, Kolkata- 700 019, P.S. Ballygunge,

hereinafter referred to as the "DONOR" (which expression shall unless

excluded by or repugnant to these presents include his heirs, executors,

administrators, legal representatives and/or assigns) of the ONE PART,

[Signature]

For PANIHATI RUBBER LTD.

✓ Harsh Agarwal

214401

Sanjay Kumar Bajaria



2217L

Sanjay Kumar Bajaria



2218L

Treesta Bajaria



2219L

Abhyuday Bajaria



2221L

Lokeshwar Singh Bajaria

Scientific by me

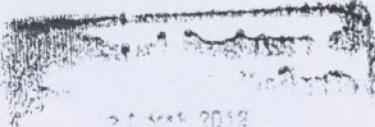
P.K.Umeshwar
Advocate

City Civil Court
Calcutta

NAME	S. K. Bajaria & Sons
ADD.	59, Bowlygeorge circle
RS.	Road.
5, 00/-	28 MAR 2012
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

101-19.

28 MAR 2012



A N D

SRI SANJAY KUMAR BAJORIA (PAN NO. AHHPB8149D), son of Sri Laddu Gopal Bajoria, MISS MADHAVIKA BAJORIA (PAN NO. ATAPB6550D) daughter of Sri Sanjay Kumar Bajoria represented by her mother and legal representative SMT. VINITA BAJORIA (PAN NO. ADTPB8369H), and SRI ABHYUDAY BAJORIA (PAN NO. BILPB4181K) son of Sri Sanjay Kumar Bajoria, all residing at Tripura Enclave, Unit No. III, 7th Floor, 59, Ballygunge Circular Road, Kolkata-700 019, P.S. Ballygunge hereinafter referred to jointly and collectively as the "DONEES" (which expression shall unless excluded by or repugnant to these presents include their heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS by a registered Deed of Conveyance dated 22nd November, 1942 executed by and between one James Kelly Wilson described therein as the Vendor and Smt. Gini Devi, wife of Baijnath Bajoria, described therein as the Purchaser, the said James Kelly Wilson sold, transferred and conveyed ALL THAT piece or parcel of land being Plot No. 1 therein measuring about 1.72 Acres be the same little more or less being Premises No. 44, Barasat Road West under Ward No. 21 at Barrackpore Municipality, P.S. Titagarh, 24-Parganas (North) more particularly described in the schedule hereunder written to the said Smt.



Gini Devi for and at a consideration mentioned therein and the said deed of conveyance was registered in Book No. I, Volume No. 16, pages 1 to 9 being number 617 for the year 1942 (hereinafter referred to as the "SAID PROPERTY").

AND WHEREAS the said Gini Devi Bajoria died in March, 1945 leaving behind a Will dated 19th February, 1945 bequeathing her entire estate including the said property to her husband Baijnath Bajoria and in terms of the said Will duly probated by Probate Order dated 5th December, 1945 in Case No. 25 of 1945 in the Court of the District Judge of 24 Parganas, the said Baijnath Bajoria became the absolute owner of the said property.

AND WHEREAS the said Baijnath Bajoria died intestate on 28th October, 1962 leaving him surviving four sons namely Bal Mukund Bajoria, Radhey Shyam Bajoria, Rameshwar Prasad Bajoria, Laddu Gopal Bajoria and seven daughters namely Savitri Devi Chokhani, Tara Devi Goenka, Jamuna Devi Sanganeria, Chanda Devi Poddar, Bina Devi Khemka, Usha Devi Bagaria, Gita Devi Saraf as his heirs and legal representatives.



AND WHEREAS by ten registered deeds of release all dated 18th January, 1963, the brothers and sisters of Laddu Gopal Bajoria namely - Bal Mukund Bajoria, Radhey Shyam Bajoria, Rameshwar Prasad Bajoria, Savitri Devi Chokhani, Tara Devi Goenka, Jamuna Devi Sanganeria, Chanda Devi Poddar, Bina Devi Khemka, Usha Devi Bagaria and Gita Devi Saraf released and relinquished their right title and interest into and upon or in respect of the entire estate including the said property of their deceased father Baij Nath Bajoria in favour of their brother Sri Laddu Gopal Bajoria.

AND WHEREAS Sri Laddu Gopal Bajoria thus became the absolute owner of ALL THAT piece or parcel of land measuring about 1.72 Acres be the same little more or less alongwith structures measuring about 25400 sq. ft. built up thereon being the said property more particularly described in the schedule hereunder written.

AND WHEREAS Sri Laddu Gopal Bajoria the DONOR herein is seized and possessed of ALL THAT piece or parcel of land measuring about 1.72 Acres be the same little more or less alongwith structures thereon measuring about 25400 sq. ft. built up being the said property more particularly described in the schedule hereunder written and name of the Donor is recorded in Barrackpore Municipality as the recorded



owner and also in the State Land & Land Records Dept., Barrackpore as the Rayati.

AND WHEREAS the DONOR has two sons namely - Sanjay Kumar Bajoria and Sandip Kumar Bajoria and one married daughter Sarika Goenka and the wife of the DONOR Pushpa Devi Bajoria has died and there were disputes and differences between the DONOR and his sons which was referred to the arbitration of Sri Sree Gopal Bajoria, Sri Bal Binode Bajoria and Sri Arjun Das Agarwal.

AND WHEREAS the arbitrators passed their award dated 8th April, 2011 and in terms of the award Sri Laddu Gopal Bajoria, the DONOR herein is to gift and transfer the said property jointly in favour of the DONEES.

AND WHEREAS the said DONOR out of natural love and affection for his son Sri Sanjay Kumar Bajoria, his granddaughter Miss Madhavika Bajoria daughter of Sri Sanjay Kumar Bajoria and his grandson Sri Abhyuday Bajoria (son of Sri Sanjay Kumar Bajoria) the DONEES, is desirous of making gift of ALL THAT piece or parcel of land measuring about 1.72 Acres be the same little more or less alongwith structures thereon measuring about 25400 sq. ft. built up being the said



property more particularly described in the schedule hereunder written jointly in favour of the DONEES.

AND WHEREAS the DONEES have accepted such gift jointly as is testified by their executing these presents.

NOW THEREFORE THIS DEED OF GIFT WITNESSETH:

I. THAT in pursuance of the said desire and in consideration of the great love and affection which the Donor has for the DONEES, the Donor out of his free will and consent and without any coercion or undue influence and in full possession of his senses, doth hereby, freely and validly give, convey, transfer, assign and confirm unto the DONEES jointly by way of gift ALL THAT piece or parcel of land measuring about 1.72 Acres be the same little more or less alongwith structures thereon measuring about 25400 sq. ft. built up being Premises No. 44, Barasat Road West under Ward No. 21 at Barrackpore Municipality, P.S. Titagarh, 24-Parganas (North) being the SAID PROPERTY more particularly described in the Schedule hereunder written TOGETHER WITH all easement rights to path, ways, sewers, privileges, lateral and vertical supports, right of passage in common, electricity, telephone, water, through pipes, cases, wires, drain or any connector lying or being under through or over the said property and all other facilities as are



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available or to be made available at the SAID PROPERTY AND the reversion or reversions remainder or remainders and the rents issues and profits of the said property AND all the right, title and interest property claim and demand whatsoever of the Donor into or upon the said property hereby gifted and every part thereof TO HAVE AND TO HOLD the said property jointly hereby granted, conveyed, transferred, assigned and assured by way of gift or expressed or intended so to be absolutely and for ever free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, leases, tenancies, acquisitions, requisitions whatsoever AND SUBJECT TO AND/OR TOGETHER WITH the covenants by the Donor hereafter contained.

2. AND THE DONOR DOTH HEREBY COVENANT WITH THE DONEESS as follows:-

- a) THAT notwithstanding any act, deed or thing by the Donor done, executed or knowingly suffered to the contrary, the Donor is lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part thereof free from all encumbrances and without any manner of condition, uses, trust or other things whatsoever to alter, defeat encumber or make void the same.

✓ ✓ ✓

AJZ



b) THAT notwithstanding any such act, deed and/or thing whatsoever as aforesaid, the Donor has now good right and full power to grant, transfer and convey by way of gift the said property unto and to the joint use of the **DONEES** in the manner aforesaid.

c) THAT the DONEES shall, at all times hereafter, be entitled to peaceably and quietly possess and enjoy the said property jointly and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or Demand whatsoever from or by the donor or any person or persons lawfully or equitably claiming through, under or in trust for him.

d) THAT save as mentioned herein, the DONEES shall be kept absolutely freed, discharged, saved, harmless and kept indemnified against all estates, encumbrances and claims whatsoever made, occasioned or suffered by the Donor or any person or persons lawfully or equitably claiming from, under or in trust for him.

e) THAT the Donor and all person or persons having or lawfully or equitably claiming any interest in the said property or any part thereof from under or in trust for the Donor shall and will from



(T2)

time to time and at all times hereafter at the request and at the cost
of the DONEES, do and execute or cause to be done or executed all
such acts, deeds and things whatsoever for further better and more
perfectly assuring the said property and every part thereof unto
and to the DONEES in the manner aforesaid as shall in any way be
reasonably required by the DONEES at his costs and expenses.

3. AND THE DONEES DO HEREBY ACCEPT the gift made as
aforesaid.

4. For the purposes of Stamp duty to be paid on these presents the
said property is valued at Rs.42,00,000/- (Rupees Forty Two Lacs only).

THE SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

ALL THAT piece and parcel of the Rayat Sthitiban land measuring 1.72
Acres more or less situated at Mouja - Chandanpukur, P.S. Titagarh,
District - North 24-Parganas appertaining to J.L. No. 2 recorded in
Khatian No. 15/1, comprising of :-

✓ ✓ ✓ ✓

✓



C.S. Dag No.	North	Nature	Area
1725	Drain	Bastu	.36 acres
1734	Nijbastu	Danga	.48 acres
1735	Nijbastu	Pond	.29 acres
1736	Nijbas	Danga	.59 acres
			1.72 acres

along with structures thereon measuring about 25400 sq. ft. built up
 being Premises No. 44, Barasat Road West, Ward No. 21 of Barrackpore
 Municipality, P.S. Titagarh, District North 24-Parganas as shown in the
 Plan annexed hereto and delineated by "RED".

Butted and bounded by :

On the North	Barasat Road West
On the South	Shantipur Colony
On the East	Shantipur Colony
On the West	Telephone Exchange



[Handwritten signatures and initials in black ink, including "J.H.", "A.W.", and "A.W." with a signature line.]

IN WITNESSES WHEREOF the DONOR has executed these presents and the DONEES have accepted the gift jointly on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of witnesses:

Laddu Gopal Bajoria
(LADDU GOPAL BAJORIA)
DONOR

*St. 1/11, Al Rayan
1, Rajarhat Colony, Kolkata - 700 027*

The said property hereby gifted is jointly accepted by the DONEES.

/ Sanjay Kumar Bajoria
(SANJAY KUMAR BAJORIA)
DONEE

2.
Bopal Pinede Paripurna
13, Chittaranjan Avenue,
Kolkata - 700019.

/ Vinita Bajoria
(SMT. VINITA BAJORIA)
as mother and legal representative
of Miss Madhavika Bajoria
DONEE

/ Abhyuday Bajoria
(ABHYUDAY BAJORIA)
DONEE

Drawn by:

Bimal Kumar Purohit
Bimal Kumar Purohit
Advocate, High Court, Calcutta

Typed by:

Jitendra Kumar Jha
Jitendra Kumar Jha

For PANIHATI RUBBER LTD.

✓ Marsh Agarwal
Marsh Agarwal
Director

SPECIMEN FORM FOR TEN FINGERPRINTS



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
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Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

DATED THIS DAY OF MARCH, 2012

BETWEEN

SRI LADDU GOPAL BAJORIA

DONOR

AND

SRI SANJAY KUMAR BAJORIA

MISS MADHAVIKA BAJORIA

SRI ABHYUDAY BAJORIA

DONEES

DEED OF GIFT

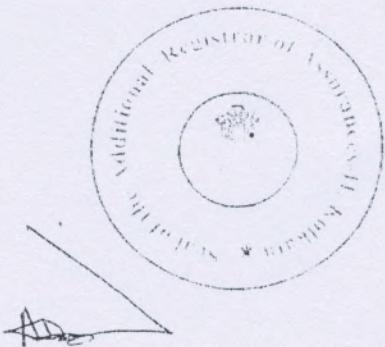


BIMAL PUROHIT

Advocate
High Court, Calcutta.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 1077 to 1093
being No 04014 for the year 2012.



(Abani Kumar Dey) 21-April-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

✓ For PANIHATI RUBBER LTD.
Harsh Agarwal
Director