

1923/2020

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1642/20

भारतीय गैर न्यायिक INDIA NON JUDICIAL



₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

9/0/483798/20

14/11/20 5,16,99,160/-

Additional Registrar of Assurances-II
Kolkata

17 MAR 2020



F 354550

Certified that the Document is admitted to
Registration in the Sheet and the
endorsement on this document
are the per ofAdditional Registrar
of Assurances II Kolkata

8-6-2020

DEED OF GIFTTHIS DEED OF GIFT is made on this the 17th of March, 2020

BETWEEN

For PANIHATI RUBBER LTD.

✓ Harsh Agarwal
Director

Visit Case No. 138 dt 17/3/20

J(1)- 250

J(2)- 500

Total 750

Realised on 8/6/20

Rajma

202215

Madhavika Bajaria & Anr.

NAME	
ADD	
Rs.	5000/-
17 MAR 2020	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

601 Ballygunge
Circular Road
Kt-17

17 MAR 2020



ADDITIONAL REGISTRAR OF ASSURANCE, KOLKATA
17 MAR 2020





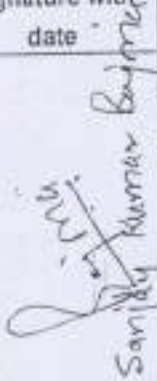


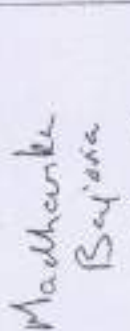
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19020000483995/2020





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJAY KUMAR BAJORIA Shiromani Building, Ballygunge Kolkata - 700019., 60/1, P.O.- Ballygunge, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Donor		 477	 Sanjay Kumar Bajoria 17/3/2020
2	Miss MADHAVIKA BAJORIA Shiromani Building, Ballygunge, Kolkata - 700019., 60/1, P.O.- Ballygunge, P.S.- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Donee		 478	 Madhavi Bajoria 17/03/2020

For PANIHATI RUBBER LTD.

✓ Harsh Agarwal
Director

1. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ABHYUDAY BAJORIA Shiromani Building, Ballygunge, Kolkata - 700019, 60/1, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Donee			Abhyuday Bajoria 17/3/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SHIB SUNDAR CHANDRA Son of Late Ashutosh Chandra Ram Ballav Des Lane, P.O:- Howrah, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711101	Mr SANJAY KUMAR BAJORIA, Miss MADHAVIKA BAJORIA, M ABHYUDAY BAJORIA			Shib Sunder Chandra-17/03/20

(Tushar Kanti Mandal)

ADDITIONAL REGISTRAR

ADDITIONAL OFFICE OF ASSURANCE,
OFFICE OF THE A.R.A. II KOLKATA

17 MAR 2020
Kolkata, West Bengal

For PANIHATI RUBBER LTD.

Director

SRI SANJAY KUMAR BAJORIA (PAN NO AHHPB8149D), son of Sri Laddu Gopal Bajoria, residing at Shiromani, 10th Floor, 60/1, Ballygunge Circular Road, Kolkata- 700 019, P.O. & 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.

A N D

MISS MADHAVIKA BAJORIA (PAN NO. ATAPB6550D) daughter of Sri Sanjay Kumar Bajoria and SRI ABHYUDAY BAJORIA (PAN NO. BILPB4181K) son of Sri Sanjay Kumar Bajoria, both residing at Shiromani, 10th Floor, 60/1, Ballygunge Circular Road, Kolkata- 700019, P.O. & 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

Bajina



Bajoria, described therein as the Purchaser, the said James Kelly Wilson sold, transferred and conveyed ALL THAT piece or parcel of land comprising of Plot No. 1 therein measuring about 1.72 Acres be the same little more or less comprising C.S. Dag Nos. 1725, 1734, 1735 and 1736, Plot No. 2 therein measuring about 0.11 Acres be the same little more or less comprising C.S. Dag Nos. 1726 and Plot No. 3 therein measuring about 0.37 Acres be the same little more or less comprising C.S. Dag Nos. 1737 aggregating about 2.20 acres 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 written therein to the said Smt. Gini Devi for and at a consideration mentioned therein and the said deed of conveyance was registered in Book No. 1, Volume No. 16, pages 1 to 9 being number 617 for the year 1942 (hereinafter referred to as the "SAID MOTHER 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 mother 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

Baijnath



District Judge of 24 Parganas, the said Baijnath Bajoria became the absolute owner of the said mother 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 mother property of their deceased father Baijnath Bajoria in favour of their brother Sri Laddu Gopal Bajoria **AND WHEREAS** the

Baijnath



said Laddu Gopal Bajoria became the absolute owner of the said mother property.

AND WHEREAS in Land Acquisition Case No. D/12/65-66 the Govt. of India acquired from the said Sri Laddu Gopal Bajoria for purposes of a Telephone Exchange **ALL THAT** piece or parcel of land measuring about 0.59 Acres be the same little more or less, comprising of C.S. Dag Nos. 1726 of 0.11 acres and C.S. Dag No. 1734 of about 0.48 Acres, out of the said mother property AND WHEREAS thereafter the said Laddu Gopal Bajoria became the absolute owner of the balance piece or parcel of land comprising of 1.61 acres or 97 kothas 6 chittak and 22 sq feet more or less comprised of C. S. Dag nos. 1725, 1735, 1736 and 1737 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) (hereinafter referred to as the "SAID PROPERTY") and more particularly described in the Schedule hereunder.

AND WHEREAS Laddu Gopal Bajoria by a Deed of Gift dated 29th March, 2012 registered before the Addl. Registrar of Assurances - II, Kolkata in Book-I CD Volume No. 17 Pages from 1077 to 1093 being



No. 04014 for the year 2012 and by another Deed of Gift dated 3rd September, 2016 registered before the Addl. Registrar of Assurances - IV, Kolkata in Book-I Volume No. 1904-2016 Pages from 314240 to 314263 being No. 190408383 for the year 2016 as the Donor therein gifted **ALL THAT** piece or parcel of land measuring about 1.61 Acres or 97 Kottahs 6 chittaks 22 sq. ft. be the same little more or less comprised of C. S. Dag nos. 1725, 1735, 1736 and 1737 alongwith structures thereon measuring about 25400 sq. ft. built up being the said property more particularly described in the Schedule hereunder jointly to Sri Sanjay Kumar Bajoria, Miss Madhavika Bajoria and Sri Abhyuday Bajoria, the Donees therein.

AND WHEREAS the said Sri Sanjay. Kumar Bajoria, Miss Madhavika Bajoria and Sri Abhyuday Bajoria thus became the absolute joint owners of the said property and accordingly their names are recorded in Barrackpore Municipality as the recorded Co-owners holding one-third share each of the said property and also in the State Land & Land Records Dept., Barrackpore as the Rayati of the said Property.

Bajoria



AND WHEREAS the said Shri Sanjay Kumar Bajoria, Ms. Madhavika Bajoria and Mr. Abhyuday Bajoria as Co-owners of the said property comprising of 97 Cottahas 6 Chitacks and 22 Sq. ft. being the same little more or less comprised of C.S Dag Nos. 1725, 1735, 1736 and 1737 along with structures thereon measuring about 25400 Sq. Ft. have divided the said property in Two Lots being Lot -A in the southern side comprising of 42 Kottahs 3 chittaks and 3 Sq. ft. more or less comprised of C. S. Dag nos. 1725 (Part), 1735 (Part), 1736 (Part) and 1737 along with structures thereon measuring about 8900 Sq. ft. built up and Lot-B on the northern side comprising of 55 Kottahs 3 chittaks and 19 Sq. ft. more or less comprised of Dag Nos. C. S. Dag nos. 1725 (Part), 1735 (Part), 1736 (Part) along with structures thereon measuring about 16500 Sq. ft. built up and the said Two Lots of the said property are more particularly described in the Schedule hereunder.

AND WHEREAS Shri Sanjay Kumar Bajoria, the Donor herein is seized and possessed of all that undivided $1/3^{\text{rd}}$ (one-



third) Share of piece and parcel of land measuring about 42 Kottahs 3 chittaks and 3 Sq. ft. be the same little more or less comprised of C. S. Dag nos. 1725 (Part), 1735 (Part), 1736 (Part) and 1737 along with structures thereon measuring about 8900 Sq. ft. built up being the Lot-A of the said property more particularly described in the Schedule hereunder written.

AND WHEREAS the said DONOR out of natural love and affection for his Daughter Ms. Madhavika Bajoria and his son Shri Abhyuday Bajoria, the DONEES, is desirous of making gift of ALL THAT undivided 1/3rd (one third) Share in the piece or parcel of land measuring about 42 Kottahs 3 chittaks and 3 Sq. ft. be the same little more or less comprising of C. S. Dag nos. 1725 (Part), 1735 (Part), 1736 (Part) and 1737 along with structures thereon measuring about 8900 Sq. ft. being Lot -A of the said property more particularly described in the Schedule hereunder in favour of the Donees.



Bajoria

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

NOW THEREFORE THIS DEED OF GIFT WITNESSETH:

1. 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 undivided 1/3rd (one third) Share in the piece or parcel of land measuring about 42 Kottahs 3 chittaks and 3 Sq. ft. be the same little more or less comprised of C. S. Dag nos. 1725 (Part), 1735 (Part), 1736 (Part) and 1737 alongwith structures thereon measuring about 8900 sq. ft. built up being part of Premises No. 44, Barasat Road West under Ward No. 21 at Barrackpore Municipality, P.S. Titagarh, 24-Parganas (North) being demarcated LOT-A of 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 Lot-A of said property and all other facilities as are available or to be made available at the LOT-A of the SAID PROPERTY AND the reversion or reversions remainder or remainders and the rents issues and profits of the Lot-A of the said property AND all the right, title and interest property claim and demand whatsoever of the Donor into or upon the Lot-A of the said property hereby gifted and every part thereof TO HAVE AND TO HOLD the Lot-A of the said property jointly hereby granted, conveyed, transferred, assigned and assured by way of gift or expressed or intended so to be and each and every part thereof unto and to the joint use of the DONEES 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 undivided 1/3rd (one third) share of the LOT-A of 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.
- 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 undivided 1/3rd (one third) share in the Lot-A of 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 Lot-A of the said property jointly and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or Demand



A handwritten signature in dark ink, appearing to read "B. M. M.", written over a horizontal line.

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 LOT-A of the said property or any part thereof from under or in trust for the Donor shall and will from 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 LOT-A of the said property and every part thereof unto and to



Signature

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 undivided 1/3rd (one third) Share in the LOT-A of the said property being about 14 Kottahs 1 chittak and 1 Sq. ft. more or less and structures thereon of 2967 sq ft is valued at Rs. 10,00,000/- (Rupees Ten Lacs only).

THE SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

ALL THAT piece and parcel of the Rayat Sshitiban land measuring 1.61 Acres more or less being 97 kathas, 6 chittaks 22 sq ft more or less situated at Mouja - Chandanpukur, P.S. Titagarh, District - North 24-



Raymond

Parganas appertaining to J.L. No. 2 recorded in Khatian No. 15/1 and 567 comprising of :-

R.S./C.S. Dag No.	North	Nature	Area
1725	Drain	Bastu	.36 acres
1735	Nijbastu	Bahutal Abasan	.29 acres
1736	Nijbastu	Bagan	.59 acres
1737	Nijbas	Bagan	.37 acres
			1.61 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 "GREEN".

Butted and bounded by:



Rajma

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

(LOT -A OF THE SAID PROPERTY)

ALL THAT piece and parcel of the Rayat Sthitiban land measuring being 42 Kottahs 3 chittaks and 3 Sq. ft. 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 and 567 being 0.70 acres more or less comprising of

R.S./C.S. Dag No.	North	Nature	Area
1725	Drain	Bastu	.04 acres
1735	Nijbastu	Bahutal Abasan	.03 acres
1736	Nijbastu	Bagan	.26 acres
1737	Nijbas	Bagan	.37 acres

0.70 acres



Rajma

along with structures thereon measuring about 8900 sq. ft. built up being part of 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 coloured by "RED" and undivided $1/3^{\text{rd}}$ share thereof being gifted under this Deed being 14 Kottahs 1 chittak and 1 Sq. ft. i.e. 10,126 sq ft more or less with structures of 2967 sq ft.

Butted and bounded by:

On the North	-	Barasat Road West & Lot-B of Pre No. 44 Barasat Road (West)
On the South	-	Shantipur Colony
On the East	-	Shantipur Colony
On the West	-	Telephone Exchange & Lot-B of Pre No. 44 Barasat Road (West)



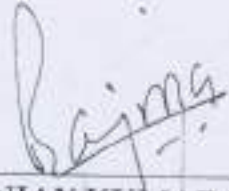
Rajma

IN WITNESS 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

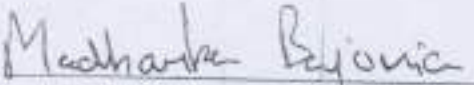
at Kolkata in the presence of witnesses:

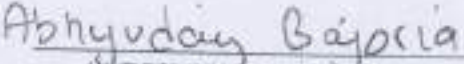
1. Swapan Dutta
Anusara Pally
KOL-57


(SANJAY KUMAR BAJORIA)
DONOR

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

2. Ramkrishna Maity
20/1 (13) Freemans Road -
P.O. N.C. Pukur
SI-24 Pali (N)


(MADHAVIKA BAJORIA)
DONEE

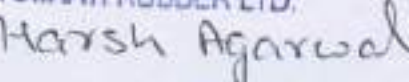

(ABHYUDAY BAJORIA)
DONEE

Drawn by: Bimal Kumar Purohit

Bimal Kumar Purohit
Advocate, High Court, Calcutta

WB-617/85

For PANIHATI RUBBER LTD.

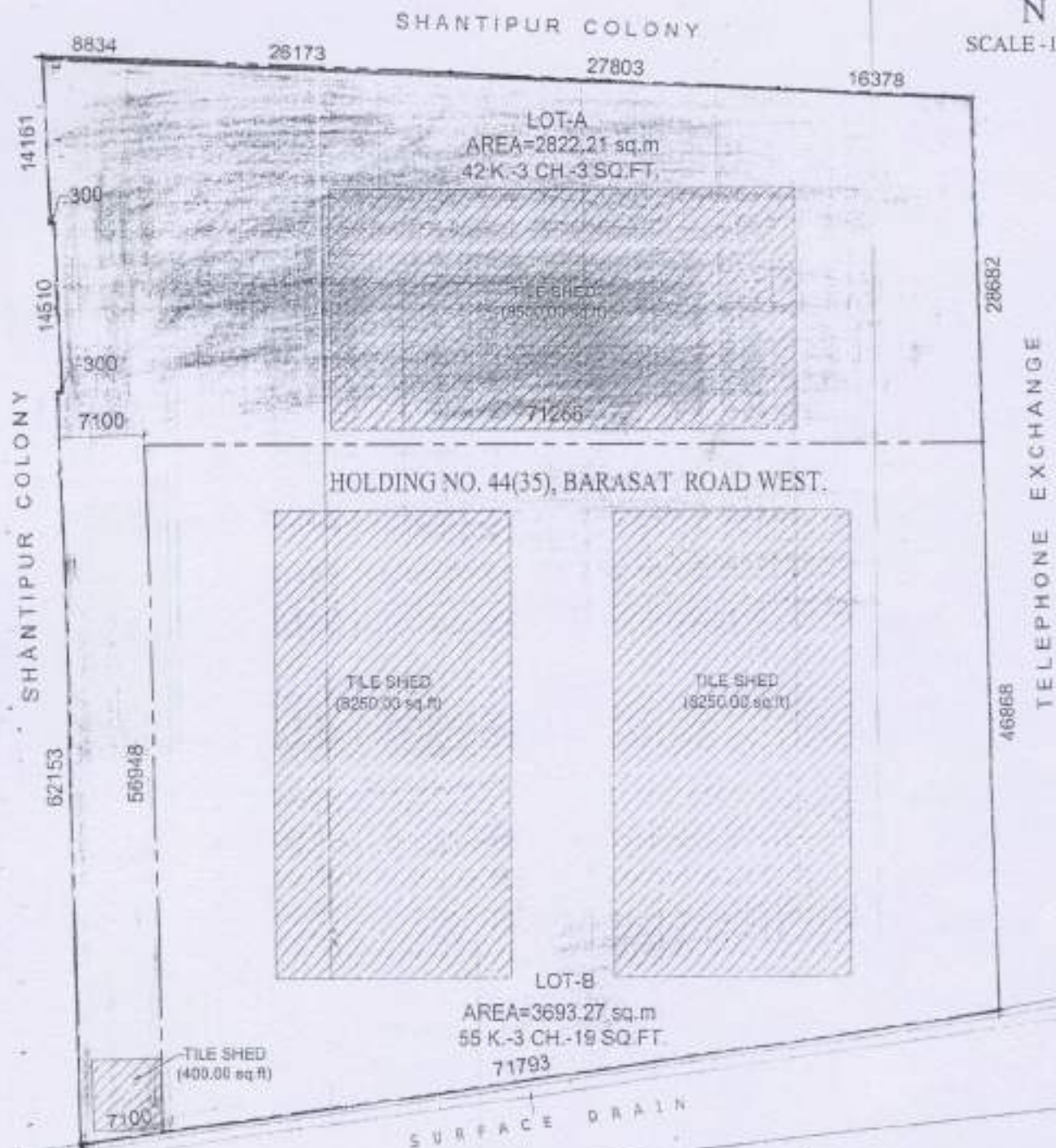


Director

PLAN OF HOLDING NO. 44(35), BARASAT ROAD WEST, AT MOUZA
 ANDANPUKUR, WARD NO-21, BARRACKPUR MUNICIPALITY, COMPRISING OF DAG
 NOS. 1725, 1735, 1736 AND 1737, POLICE STATION-TITAGARH, DISTRICT-24 PARGANS (N).
 AREA OF LAND - 6515.48 SQ.M. (97K.- 6CH.- 22 SQ.FT.)



N
 SCALE - 1:500



III

III

OVERHEAD BRIDGE

WEST BARASAT ROAD

For PANIHATI RUBBER LTD.

Harsh Agarwal

Madhanika Bajaria

Abhyuday Bajaria

DATED THIS DAY OF MARCH, 2020

BETWEEN

SRI SANJAY KUMAR BAJORIA

DONOR

AND

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
Volume number 1902-2020, Page from 66036 to 66074
being No 190201642 for the year 2020.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2020.06.13 11:43:12 +05:30
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 2020/06/13 11:43:12 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

For PANIHATI RUBBER LTD.

✓ *Harsh Agrawal*
Director

(This document is digitally signed.)