

3063/22

3031/2022



पश्चिम बंगाल WEST BENGAL

27AA 9244

2/2242961/22

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

3
Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

26 JUL 2022

27 JUL 2022

DEED OF GIFT

THIS DEED OF GIFT is made this the 14th day of April, 2022

(Two Thousand Twenty-Two)

1/3032

Alok Bajaj

NAME	
ADD	
Rs	207/-
22 JUL 2021	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Road, Kolkata-1	

66 SK Deb road

19-48

22 JUL 2021
22 JUL 2021



31

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

26 JUL 2022

Sylvic Bajaj

Alok Bajaj

Address: 66, S.K. Deb road
 5th Bye lane near
 Suran palli chiv masjid
 Patipukur, lake town.
 Kolkata - 48.
 Occupation :- House wife.

BY

SMT. VIDYA BAJAJ, wife of Sri Govind Prasad Bajaj, having PAN ADAPB9335L and AADHAAR No. 5719 8382 6122, by faith Hindu by Occupation Housewife, residing at 66, S.K. Deb Road, 5th Bye Lane, Post Office Sreebhumi, Police Station Lake Town, Kolkata - 700 048, hereinafter for the sake of brevity referred to as the **"DONOR" OF THE ONE PART ;**

TO

SRI ALOK BAJAJ, son of Sri Govind Prasad Bajaj, having PAN AHHPB0732G and AADHAAR No. 9132 7868 8794 by faith Hindu by Occupation Business, residing at 66, S.K. Deb Road, 5th Bye Lane, Post Office Sreebhumi, Police Station Lake Town, Kolkata - 700 048, for the sake of brevity referred to as the **"DONEE"** (which expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include his heirs, successors, executors, assigns and administrators) **OF THE OTHER PART ;**

W H E R E A S

- A) By a **DEED OF CONVEYANCE** dated 09.02.1966 made between Sri Loknath Dey, referred to as the Vendor therein sold conveyed transferred unto and in favour of Sushil Kumar Mukherjee, since deceased and his two sons namely (1) Santanu Kumar Mukherjee and (2) Surath Kumar

Mukherjee ALL THAT a piece and parcel of land 3 (three) Cottahs 0 (zero) Chittack 23 (twenty-three) square feet be the same a little more or less having right, title and interest lying and situate at premises No. 66, S.K. Deb Road, 5th Bye Lane, Post Office Sreebhumi, Police Station Lake Town, Kolkata – 700 048, District : North 24-Parganas. Ward No. 23, Dag No. Dag No.754, Khatian No.209, J.L. No.25, Revenue Survey No.6. G.D No.1, Division II, Sub Division – VI, Holding No.92, Touzi No.1298/2833, Mouza Dakshindari Additional District Sub-Registration office Bidhannagar, Salt Lake City, Calcutta within the Municipal limit of South Dum Dum Municipality and registered the same with the Sub-Registrar, Cossipore, Dum Dum being recorded therein Book No. 1, Volume No. 30. Pages 9 to 16, Deed No. 1090 for the year 1966 ;

- B) Sushil Kumar Mukherjee, since deceased during his lifetime and his two sons Sri Santanu Kumar Mukherjee and Sri Surath Kumar Mukherjee, after the completion of the said purchase of land, have mutated their names in records of the South Dum Dum Municipality as true, lawful and absolute owners thereof and constructed a dwelling house of two storied building in the year 1969 for their absolute use and occupation.
- C) The said Sushil Kumar Mukherjee died intestate on 18th February, 1983 leaving behind him his legal heirs and heiresses namely (1) SRI SANTANU KUMAR MUKHERJEE, (2) SRI SURATH KUMAR MUKHERJEE, (3) SRI SANAT KUMAR MUKHERJEE, (4) SMT SURAMA

CHATTERJEE and (5) SMT PURNIMA BANERJEE;

- D) After the death of said Sushil Kumar Mukherjee his legal heirs being (1) SRI SANTANU KUMAR MUKHERJEE, (2) SRI SURATH KUMAR MUKHERJEE, (3) SRI SANAT KUMR MUKHERJEE, (4) SMT SURAMA CHATTERJEE and (5) SMT PURNIMA BANERJEE became seized and possessed of said land building and premises as absolutely, true and lawful owners thereof.
- E) By a **DEED OF SALE** dated 1st July, 1997 made between SRI SANTANU KUMAR MUKHERJE, (2) SRI SURATH KUMAR MUKHERJEE, (3) SRI SANAT KUMR MUKHERJEE, (4) SMT SURAMA CHATTERJEE and (5) SMT PURNIMA BANERJEE, referred to as the Vendors therein sold conveyed transferred unto and in favour of **SMT. VIDYA BAJAJ AND DEEPAK BAJAJ**, being the Purchasers therein **ALL THAT** piece and parcel of revenue free Bastu Land measuring about 1(one) Cottah, 8(eight) Chittacks 11.5(eleven point five) square feet which is equivalent to $\frac{1}{2}$ (one half) undivided share in respect of right, title and interest of whatsoever in nature in the total land measuring about 03(three) Cottahs 0(zero) Chittacks 23(twenty-three) square feet the same a little more or less alongwith right, title and interest in two storied existing old building more than 50 years old being 600 square feet on the Ground Floor and 600 square feet on the First Floor totaling 1200 square feet which is equivalent to $\frac{1}{2}$ (one-half) undivided share

comprising in the said two storied building having total 2400 square feet of pucca structure (where area of Ground Floor 1200 square feet and First Floor 1200 square feet) lying and situate at Municipal Premises No.66, S.K. Deb Road, Post Office Sreebhum, Police Station Lake Town, Kolkata - 700 048, District North 24 Parganas, Holding No.92(old), 147(New) Circle No.8, Ward No.23(old), 31(new), R.S. Dag No.754 R S Khatian No.209, J.L. No.25, Revenue Survey No.6, G.D.1 Division II, Sub Division VI, Touzi No.1298/2833, Mouza Dakshindari with common facilities and amenities within the Municipal limit of South Dum Dum Municipality, morefully and particularly described in the Schedule set out herein below and registered the same in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City in Book No.1, Volume No.93, Pages 89 to 108, Being No.3355 for the year 1997;

F) **SMT. VIDYA BAJAJ** the Donor herein, decided to make a gift of her entire undivided share which in the said land togetherwith building unto and in favour of her son **ALOK BAJAJ** absolutely unconditionally and forever out of love and affection (morefully laid down in the **SCHEDULE** written hereunder) ;

NOW THIS DEED OF GIFT WITNESSETH that the Donor herein makes this gift in favour of her son ALOK BAJAJ, the Donee herein, her entire share in the property which is 50% of land measuring 1(one) Cottah 8(eight) Chittacks 11.5(eleven point five) square feet which comes to 12(twelve) Chittacks 6.25(Six point two-five) Square feet together with her entire share in the Two storied building which is 50% of 600 Square feet in the Ground Floor plus 50% of 600 Square Feet in the First Floor which comes to 600 Square Feet in total lying and situate at Municipal Premises No.66, S.K. Deb Road, Post Office Sreebhumi, Police Station Lake Town, Kolkata - 700 048, District North 24 Parganas, Holding No.92(old), 147(New) Circle No.8, Ward No.23(old), 31(new), R.S. Dag No.754, R.S. Khatian No.209, J.L. No.25, Revenue Survey No.6, G.D.1 Division II, Sub Division VI, Touzi No.1298/2833, Mouza Dakshindari. The DONOR doth hereby grant, convey, transfer, gift, assure and assign unto and to the use of the Donee being her son, freely, truly and voluntarily the said property and delivered peaceful and khas possession of the same jointly and severally unto and in favour of the DONEE who has accepted the same and have taken possession thereof TO HAVE AND TO HOLD the same unto and to the use of the Donee, his heirs, executors, administrators, assigns absolutely and forever togetherwith all Deeds, writings, muniments and other evidences of the title AND the Donor doth hereby covenant with Donee, his heirs, executors, administrators representatives and assigns that notwithstanding any acts, deed or matter or thing hereto before done, executed or knowingly committed or omitted or knowingly suffered to the contrary the Donor is now lawfully seized and

possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the Donor has full rightful power and absolute authority to transfer the said property by way of Gift unto and to the use of the Donee in the manner aforesaid with the absolute right and authority to convey, sell, assign, mortgage or transfer in any manner AND the Donee shall hereafter peacefully and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Donor or any person claiming through or under her to enter upon and possess and enjoy the said property described in the Schedule hereinafter written and further that the Donor having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof under or in trust for the Donor shall and will from time to time and at all times hereafter at the request of the Donee do execute all such further lawful and reasonable acts deeds things and matters in the said property for better assuring the said property and every part thereof unto and in favour of the Donee as the Donee shall be required. The Donee accepts the Gift and take possession of the said property of the Donor in the said Land and Building hereunder made as testified by them being parties hereto and executing these presents. The value of the said property is Rs.10,00,000/- (Rupees Ten Lacs) only.

THE SCHEDULE ABOVE REFERRED TO
(Share of property of VIDYA BAJAJ, DONOR HEREIN
which is the Gifted Property)

ALL THAT 50% of land measuring 1(one) Cottah 8(eight) Chittacks 11.5(eleven point five) square feet which comes to 12(twelve) Chittacks 6.25(Six point two-five) Square feet together with her entire share in the Two storied building which is 50% of 600 Square feet in the Ground Floor plus 50% of 600 Square Feet in the First Floor which comes to 600 Square Feet in total lying and situate at Municipal Premises No.66, S.K. Deb Road, Post Office Sreebhum, Police Station Lake Town, Kolkata - 700 048, District North 24 Parganas, Holding No.92(old), 147(New) Circle No.8, Ward No.23(old), 31(new), R.S. Dag No.754, R.S. Khatian No.209, J.L. No.25, Revenue Survey No.6, G.D.1 Division II, Sub Division VI, Touzi No.1298/2833, Mouza Dakshindari (having zone from Jyoti Weaving Mill to T.B. Hospital), Additional District Sub Registration Office Bidhannagar, Salt Lake City, within the Municipal limit of South Dum Dum Municipality butted and bounded as follows :

ON THE NORTH	:	By 16' feet wide common passage ;
ON THE SOUTH	:	By House of Mr. S.K. Roy and also a private passage;
ON THE EAST	:	By 20' feet wide S.K. Deb Road ;
ON THE WEST	:	By the land of Ashutosh Pal alongwith Building

IN WITNESS WHEREOF the Donor has executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

BY VIDYA BAJAJ, the DONOR

herein in the presence of following

Witnesses-

- 1 *Govind Prasad Bajaj*
66, S.K. Dev. Road.
Kolkata 700048
- 2 *Deebak Bajaj*
66, S.K. Dev. Road.
Kolkata - 700048

Vidya Bajaj

(SMT VIDYA BAJAJ)

DONOR

I, ALOK BAJAJ the Donee herein accept this Gift and take delivery of the possession of the said property.

Alok Bajaj

(ALOK BAJAJ)

DONEE

Drafted by :

Subhashis Saha

Subhashis Saha, Advocate
High Court, Calcutta,
6, Old Post Office Street,
Kolkata - 700 001.
WB / 1314 / 2004

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN: 192022230082126898 Payment Mode: Online Payment (SBI Epay)
GRN Date: 25/07/2022 21:19:06 Bank/Gateway: SBIEPay Payment Gateway
BRN: 4133700120736 BRN Date: 25/07/2022 21:20:21
Gateway Ref ID: 222064143961 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002242961/7/2022
[Query No*/Query Year]

Depositor Details

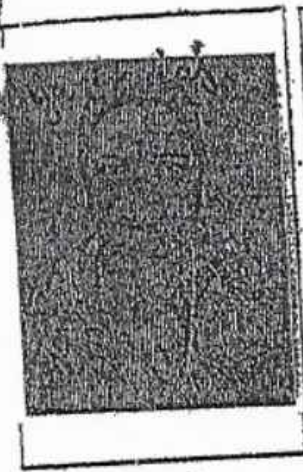
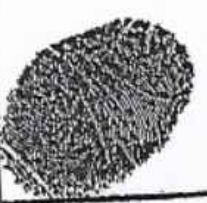
Depositor's Name: ALOK BAJAJ
Address: 66 S K DEB ROAD 5TH BYE LANE, LAKE TOWN
Mobile: 9830088996
Email: alok.gowell@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002242961
Applicant's Name: Mr Subhasish Saha
Identification No: 2002242961/7/2022
Remarks: Gift, Gift in Favor of family members Payment No 7

Payment Details

Sl. No. Query No. Payment Mode Description Code Amount				
1	2002242961/7/2022	Property Registration- Stamp duty	- 0030-02-103-003-02	10570
2	2002242961/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	21190
Total				31765

IN WORDS: THIRTY ONE THOUSAND SEVEN HUNDRED SIXTY FIVE ONLY.



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name VIDYA BAJAJ
 Signature Vidya Bajaj

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ALOK BAJAJ
 Signature Alok Bajaj

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name _____
 Signature _____

Major Information of the Deed

	I-1504-03055/2022	Date of Registration	27/07/2022
	1504-2002242961/2022	Office where deed is registered	
	23/07/2022 5:50:38 PM	A.D.S.R. BIDHAN NAGAR, District: North Parganas	
Applicant Name, Address & Other Details	Subhasish Saha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No. : 7980141388, Status : Advocate		
[0201] Gift, Gift In Favour of family members			
Rs. 10,00,000/-	Rs. 21,18,994/-		
Rs. 10,595/- (Article:33(I))	Rs. 21,190/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(Jyotimill Hospital), Mouza: Dakshindari, , Ward No: 31, Holding No:147 JI-No: 25, Touz No: 1298 Pin Code : 700048

Sch. No.	Plot Number	Khatian Number	Land Use	Proposed Use	Area of Land	Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	RS-754	RS-209	Bastu	Bastu	12 Chatak 6.25 Sq Ft	9,00,000/-	18,43,594/-	Width of Ap Road: 20 F Reference No :1504-I 1997
Grand Total :					1.2518Dec	9,00,000 /-	18,43,594 /-	

Structure Details :

Sch. No.	Structure Details	Area of Structure	Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1,00,000/-	2,75,400/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 65 Years, Roof Type Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 65 Years, Roof Type Pucca, Extent of Completion: Complete

Total :	600 sq ft	1,00,000 /-	2,75,400 /-	
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Donor Details :

Name Address Photo Finger Print and Signature

1

Mrs VIDYA BAJAJ
Wife of Mr GOVIND
PRASAD BAJAJ
Executed by: Self, Date of
Execution: 14/04/2022
, Admitted by: Self, Date of
Admission: 26/07/2022 ,Place
: Office



26/07/2022



LTI
26/07/2022

Handwritten signature of Mrs VIDYA BAJAJ

26/07/2022

S K DEB ROAD, 66, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Homemaker, Citizen of: India, PAN No.: ADxxxxxx5L, Aadhaar No: 57xxxxxxxx6122, Status :Individual
Executed by: Self, Date of Execution: 14/04/2022
, Admitted by: Self, Date of Admission: 26/07/2022 ,Place : Office

Donee Details :

Name Address Photo Finger Print and Signature

1

Mr ALOK BAJAJ
(Presentant)
Son of Mr GOVIND PRASAD
BAJAJ
Executed by: Self, Date of
Execution: 14/04/2022
, Admitted by: Self, Date of
Admission: 26/07/2022 ,Place :
Office



26/07/2022



LTI
26/07/2022

Handwritten signature of Mr ALOK BAJAJ

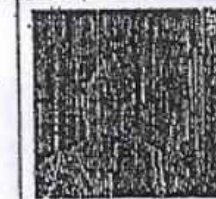
26/07/2022

Son of Mr GOVIND PRASAD BAJAJ S K DEB ROAD, 66, City:- South Dum Dum, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx2G, Aadhaar No: 91xxxxxxxx87, Status :Individual, Executed by: Self, Date of Execution: 14/04/2022
, Admitted by: Self, Date of Admission: 26/07/2022 ,Place : Office

Identifier Details :

Name Address Photo Finger Print and Signature

Mrs SYLVIE BAJAJ
Wife of Mr ALOK BAJAJ
66 S K DEB ROAD KOLKATA - 48, City:-
South Dum Dum, P.O:- SREEBHUMI,
P.S:-Lake Town, District:-North 24-
Parganas, West Bengal, India, PIN:-
700048



26/07/2022



26/07/2022

Handwritten signature of Mrs SYLVIE BAJAJ

26/07/2022

Identifier Of Mrs VIDYA BAJAJ, Mr ALOK BAJAJ

Transfer of Land from Donor To Donee

Sch No	Donor Name	Donee Name	Relationship of Donor and Donee (Write fully)	Transferred Area	Share Value
L1	Mrs. VIDYA BAJAJ	Mr ALOK BAJAJ	Y	1.25182 Dec	18,43,594

Transfer of Structure from Donor To Donee

Sch No	Donor Name	Donee Name	Relationship of Donor and Donee (Write fully)	Transferred Area	Share Value
S1	Mrs VIDYA BAJAJ	Mr ALOK BAJAJ	Y	600 Sq Ft	2,75,400/-

Endorsement For Deed Number : I - 150403055 / 2022

On 26/07/2022

Presented for registration at 11:54 hrs on 26-07-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr BAJAJ, Claimant.

Certificate of Market Value (WB POMV Rules 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,18,994/-. Family Members amount Rs 21,18,994/-

Admission of Execution (Under Section 64, WB Registration Rules, 1962)

Execution is admitted on 26/07/2022 by 1. Mrs VIDYA BAJAJ, Wife of Mr GOVIND PRASAD BAJAJ, S K DEB 66, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Mr ALOK BAJAJ, Son of Mr GOVIND PRASAD BAJAJ, S K DEB ROAD, 66, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mrs SYLVIE BAJAJ, , Wife of Mr ALOK BAJAJ, 66 S K DEB ROAD KOLKATA - 48, P.O: SREEBHUMI, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,190/- (A(1) = Rs 21,190/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,190/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 25/07/2022 9:20PM with Govt. Ref. No: 192022230082126898 on 25-07-2022, Amount Rs: 21,190/- SBI EPay (SBlePay), Ref. No. 4133700120736 on 25-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,595/- and Stamp Duty paid by Stamp Rs 10,595/- online = Rs 10,575/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 43862, Amount: Rs.20/-, Date of Purchase: 22/07/2021, Vendor name: S. Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 25/07/2022 9:20PM with Govt. Ref. No: 192022230082126898 on 25-07-2022, Amount Rs: 10,575/- SBI EPay (SBlePay), Ref. No. 4133700120736 on 25-07-2022, Head of Account 0030-02-103-003-02

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 27/07/2022

Certificate of Admissibility (Rule 40, WB Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number (i) of Indian Stamp Act 1899.

Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

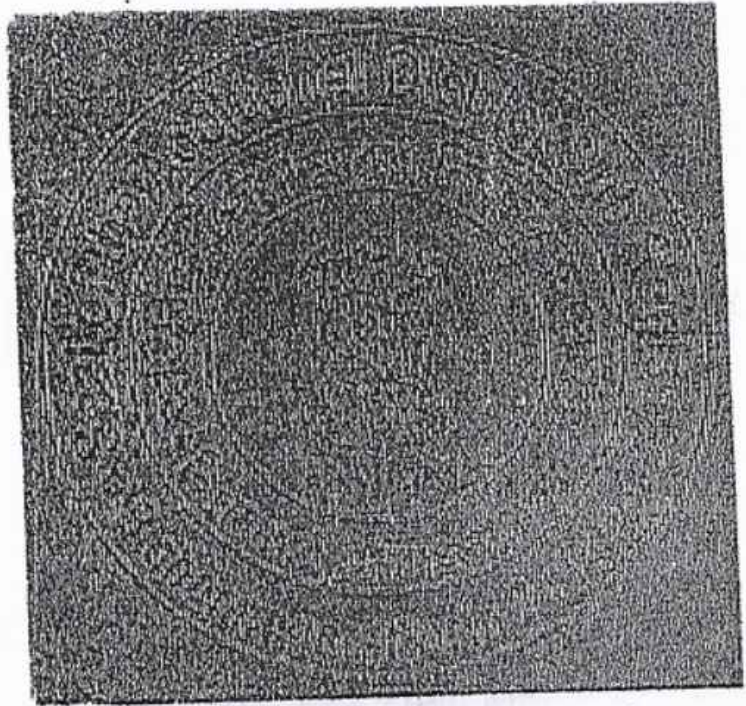
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 133763 to 133781

being No 150403055 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.07.28 15:23:52 +05:30
Reason: Digital Signing of Deed.

A handwritten signature in black ink, appearing to be 'Rita Lepcha', located below the digital signature text.

Rita Lepcha) 2022/07/28 03:23:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)