

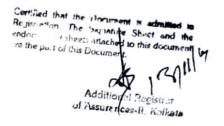
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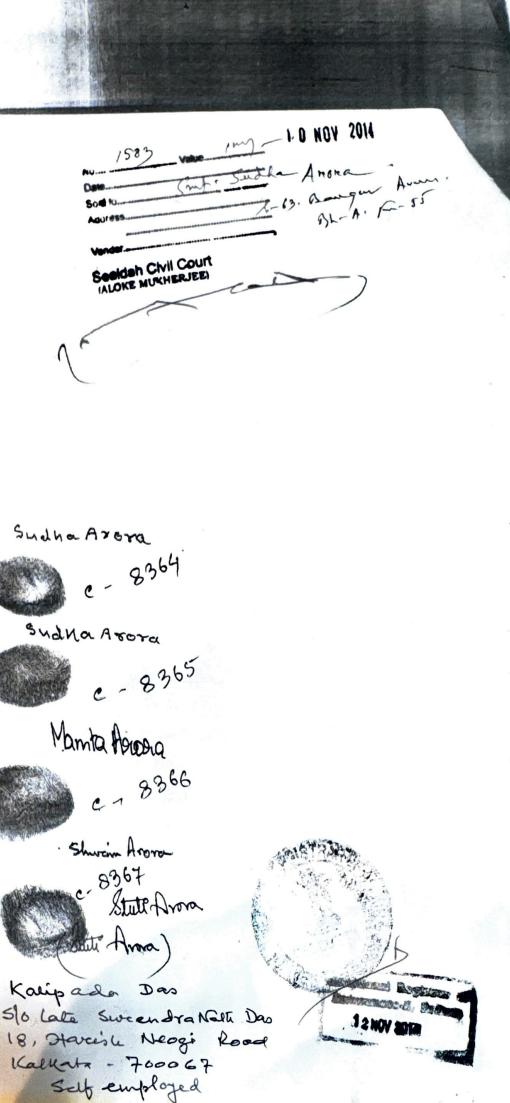
Nr. 7495948



2 to Re.

Fourteen of Ehristian Era <u>BETWEEN</u> <u>SMT. SUDHA ARORA</u> (PAN ACUPA 0286C), wife of Late Mohan Sarup Arora, residing at 63, Bangur Avenue, Block-'D', Kokkata - 700 055, Police Station Lake Town in the District of North 24-Parganas by faith Hindu, by occupation housewife by Nationality Indian hereinafter referred to and called the <u>DONOR</u> (which expression

THIS DEED OF GIFT made this 12th day of November I wo thousand and



on 121

Pres



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

District:-Kolkata

Endorsement For Deed Number : I - 13684 of 2014 (Serial No. 13382 of 2014 and Query No. 1902L000031355 of 2014)

On 12/11/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 20.00 hrs on :12/11/2014, at the Private residence by Smt Arora Executant Sudha

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

Execution is admitted on 12/11/2014 by

- 1. Smt Sudha Arora, wife of Late Mohan Sarup Arora, 63, Bangur Avenue, Block D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession: House wife
- 2. Smt Mamta Arora, wife of Late Amit Arora, 63, Bangur Avenue, Block D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : **Business**
- 3. Shivam Arora, son of Late Amit Arora, 63, Bangur Avenue, Block D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession :
- 4. Stuti Arora, daughter of Late Amit Arora, 63, Bangur Avenue, Block D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Student

Identified By Kalipada Das, son of Late Surendra Nath Das, 18, Harish Neogi Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin:-700067, By Caste: Hindu, By Profession: Others.

> (Dulal chandra Saha) ADDL. REGISTRAR OF ASSURANCES-II

On 13/11/2014

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 33(i), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 82543.00/-, on 13/11/2014

(Under Article : A(1) = 82445/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/11/2014)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-74,95,946/-

1 3 NOV 2012

(Dulai chandraSa ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

13/11/2014 13:14:00

written:



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

Endorsement For Deed Number : I - 13684 of 2014 (Serial No. 13382 of 2014 and Query No. 1902L000031355 of 2014)

Certified that the required stamp duty of this document is Rs.- 37500 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 36500/- is paid , by the draft number 693162, Draft Date 10/11/2014, Bank : State Bank of India, Brabourne Road, received on 13/11/2014

(Duial chandre Saha) ADDL. REGISTRAR OF ASSURANCES-II





(Dulai chandra Sana) ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 2

13/11/2014 13:14:00

written;

shall unless excluded by or repugnant to the context be deemed to include her heirs executors administrators legal representatives and assigns) of the ONE PART

AND

(1) <u>SMT. MAMTA ARORA</u> (PAN ACSPA5169Q), wife of Late Amit Arora, by occupation business, (2) <u>SHIVAM ARORA</u> (PAN AMTPA9593P), son of Late Amit Arora, by occupation student, (3) <u>KUMARI STUTI ARORA</u> (PAN BALPA6959E), daughter of Late Amit Arora, by occupation student, all of 63, Bangur Avenue, Block-'D', Kolkata - 700 055, Police Station Lake Town in the District of North 24-Parganas, all by faith Hindu, all by Nationality Indian, hereinafter jointly called and referred to as <u>DONEES</u> (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors administrators legal representatives and assigns) of the <u>OTHER PART</u>;

WHEREAS by a Conveyance dated 18th day of May, 1961 and registered at the office of the Sub-Registrar Cossipore Dum Dum in Book No.1, Volume No.66, pages 88 to 97 Being No.4025 for the year 1961, M/s. Amalgamated Development Limited for and in consideration therein mentioned sold transferred and conveyed to Smt. Sudha Arora, ALL THAT piece or parcel of land and premises measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less situate and lying at and being Scheme Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 within the jurisdiction of South Dum Dum Municipality, comprised in part of C.S. Dag No. 1307/1327 under C.S. Khatian No. 88, R.S. No. 180, Touzi No. 228 and 229, J.L. No. 17 of Mouza Krishnapore, Police Station Lake Town formerly Police Station Dum Dum in the District of North 24-Parganas formerly District 24-Parganas as fully described in the Schedule thereunder written;

AND WHEREAS on Revisinal Survey Settlement the land comprised in C.S. Plot (Dag) No. 1307/1327, under C.S. Khatian No. 88, J.L. No. 17 of Mouza Krishnapore has since been transferred to Mouza Shyamnagar, Police Station Dum Dum (at present Police Station Lake Town) due to division of Mouza Krishnapore and the said C.S. Plot (Dag) No. 1307/1327 under C.S. Khatian No. 88, J.L. No. 17 was changed and renumbered;

AND WHEREAS by a Deed of Release dated 30th day of August, 1967 registered at the office of the Sub-Registrar at Cossipore Dum Dum in Book No.1, Volume No.104, Pages 252 to 255, being No. 7608 for the year 1967, the said Smt. Sudha Arora declared that she purchased in Benami as Benamdar of her husband, Mohan Sarup Arora who is the real owner of the said property and by the said Deed she released, freed and transferred the said property in favour of her husband, Mohan Sarup Arora, the real owner who paid the entire price or consideration for the purchase of the said property including all costs and incidental expenses for such purchase;

AND WHEREAS the said Mohan Sarup Arora in the manner hereinabove recited became the sole and absolute owner of the said land and property at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, Police Station Lake Town formerly Police Station Dum Dum, District 24 Parganas at present North 24 Parganas;

AND WHEREAS the said Mohan Sarup Arora accordingly mutated his name in the records of the South Dum Dum Municipality as sole recorded owner of the said property and paid rates and taxes in his name as owner of the said property indexed as Municipal Holding No. 585 at present Municipal Holding No. 1206, Bangur Avenue within Ward No.22, at present Ward No.29 of South Dum Dum Municipality;

AND WHEREAS the said Mohan Sarup Arora thereafter erected a four storied building on the said Plot No. 63, Bangur Avenue, Block-'D', Kolkata -

700 055 as per sanctioned building plan of South Dum Dum Municipality being No. 758 in the month of March, 1968;

AND WHEREAS the said Mohan Sarup Arora, while seized and possessed of as sole and absolute owner of four storied building Together With the piece and parcel of land thereunto belonging whereon the same is erected or built measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 as fully described in the Schedule "A" hereunder died intestate on 29th day of October, 2004 leaving him surviving his wife, Smt. Sudha Arora and two sons namely (1) Amit Arora and (2) Rohit Arora as his legal heirs and successors under the present Hindu Law of Succession to which he was Governed at the time of his death;

AND WHEREAS on the death of said Mohan Sarup Arora, his wife Smt Sudha Arora, his two sons namely (1) Amit Arora and (2) Rohit Arora by inheritance became the joint owners in respect of the said land and four storied building at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 left by the said Mohan Sarup Arora and each of his heir having undivided 1/3rd (one-third) share or part in the said property at P-63, Bangur Avenue, Block-'D', Kolkata - 700 055 as fully described in the Schedule 'A' hereunder written;

AND WHEREAS the said Amit Arora while in Joint possession and enjoyment of the said property at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 died intestate on 12th day of April, 2008 leaving behind him surviving his mother, Smt. Sudha Arora, his wife Smt. Mamta Arora, only son Shivam Arora and only daughter Kumari Stuti Arora as his legal heirs and successors under the present Hindu Law of Succession to which he was Governed at the time of his death and each of them having undivided 1/12th (one- twelveth) share or part in the said property situate and lying at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206,

Bangur Avenue within Ward No.29 of South Dum Dum Municipality as fully described in the Schedule 'A' hereunder written;

AND WHEREAS on the death of said Amit Arora, his undivided 1/3rd share in the said land and property at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 devolved upon his mother, Smt. Sudha Arora, his wife Smt. Mamta Arora, his son Shivam Arora and only daughter Kumari Stuti Arora in equal, undivided 1/12th share each;

AND WHEREAS in the manner herein above recited, by inheritance, said Smt. Sudha Arora became the owner of All That undivided 5/12th (five-twelveth) share or part in All That piece or parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with undivided 5/12th (five-twelveth) share or part in A:! That four storied building thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, comprised in Part of C.S. Plot Nos.1307/1327, C.S. Khatian No.88 R.S. No.180, under Touzi Nos.228 and 229, J.L. No.17 of Mouza Krishnapore, (at present Mouza Shyamnagar, J.L. No. 32/20), Police Station Lake Town in the District of North 24-Parganas;

AND WHEREAS by a Deed of Gift dated 5th day of August, 2014 and registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book No. I, CD Volume No. 50, pages 2255 to 2269, being Deed No. 10284 for the year 2014, the said Smt. Sudha Arora in consideration of natural filial love and affection towards her younger son, Rohit Arora gave, donated, transferred and conveyed by way of Gift unto the said Rohit Arora her undivided 1/6th (one sixth) share or part (out of her 5/12th (five-twelve) share or part) in All That piece and parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same

a little more or less together with undivided 1/6th (one-sixth) share or part in All That four storied building thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, comprised in Part of C.S. Plot Nos.1307/1327, C.S. Khatian No.88 R.S. No.180, under Touzi Nos.228 and 229, J.L. No.17 of Mouza Krishnapore, (at present Mouza Shyamnagar, J.L. No. 32/20), Police Station Lake Town in the District of North 24-Parganas as fully described in the Schedule thereunder written;

AND WHEREAS the Donor has decided to give grant convey and transfer by way of Gift unto the Donees her remaining undivided 1/4th (one-fourth) share or part in All That the said four storied building together with undivided proportionate share of land underneath the four storied building at Scheme Plot No. 63, Bangur Avenue, Block - 'D', Kolkata - 700 055 as fully described in the Schedule - 'B', hereunder;

AND WEHREAS the Donee No. 1, Smt. Mamta Arora, Donee No. 2, Shivam Arora and Donee No. 3, Miss. Stuti Arora are respectively wife, son and daughter of deceased Amit Arora, the elder son of the Donor;

AND WHEREAS the Donor, Smt. Sudha Arora, mother in law of the Donee No. 1 and grandmother of Donee No. 2 and 3 intends to transfer by way of Gift her undivided $1/4^{th}$ (one-fourth) share or part in the said land and four storied building out of love and affection towards the Donees, (i) Smt. Mamta Arora (ii) Shivam Arora, (iii) Miss. Stuti Arora so as to become the Donees owners of undivided half $(\frac{1}{2})$ or fifty percent (50%) share or part in the said land and four storied building as fully described in the Schedule 'A' hereunder written;

AND WHEREAS in consideration of natural love and affection which the Donor bear towards the Donee No. 1, Smt. Mamta Arora who is the daughter-in-law of the Donor, Donee No. 2, Shivam Arora who is the grandson of the

Donor and Donee No. 3, Kumari Stuti Arora who is the granddaughter of the Donor and for other good and sufficient consideration the Donor doth hereby and hereunder grant convey transfer assign and assure by way of Gift unto and to the use of the Donees freely, voluntarily and unconditionally All That undivided 1/4th (one-fourth) share or part in All That undivided 1/4th (one-fourth) share or part in All That the four storied building together with undivided proportionate share in the land and common areas and facilities of the building and premises situate and lying at and being Plot No. 63, Bangur Avenue, Block - 'D', Kolkata - 700 055 being Municipal Holding No. 1206, Bangur Avenue within Ward No. 29 formerly Ward No. 22 of the South Dum Dum Municipality, Police Station Lake Town in the District of North 24-Parganas more fully and particularly mentioned and described in the Schedule -'B' hereunder written hereinafter referred to as 'the said property';

AND WHEREAS the value of the said undivided 1/4th (one-fourth) share or part of the property described in the Schedule 'B' herein conveyed by way of Gift is Rs. 20,60,000/- (Rupees twenty lacs sixty thousand only);

NOW THIS DEED OF GIFT WITNESSETH that for the purpose of giving effect to the said desire and in consideration of her natural love and affection which the Donor bears toward the Donees who are the daughter-in-law, grandson and granddaughter of the said Donor, the Donor doth hereby give donate grant transfer convey and assigns unto the said Donees, their heirs executors administrators legal representatives and assigns and the said Donees doth hereby accept the Gift of the said undivided 1/4th (one-fourth) share or part in All That the four storied building together with undivided proportionate share in the land and common areas and facilities of the building and premises at P-63, Bangur Avenue, Block - 'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No. 29 of South Dum Dum Municipality, Police Station Lake Town in the District of North 24-Parganas more particularly described in the Schedule - 'B'

hereunder written TOGETHER WITH all fittings and fixtures, sewers, drains ways, paths, passages, walls, water, water courses, lights rights liberties privileges easements appendages appurtenances whatsoever to the said building belonging or anywise appertaining or usually held or enjoyed thereto therewith or reputed to belong or be appurtenant thereto and all the title interest claim and demand whatsoever into and upon the said building or any part thereof of the Donor into or upon the undivided share in the land ground roads common passages water tanks overhead separate reservoir lights motor pump sewerage back and side spaces walls fences situate lying at and being Plot No.63, Bangur Avenue, Block - 'D', Kolkata - 700 055, Police Station Lake Town in the District of North 24-Parganas fully described in the Schedule -'B' hereunder written TO HAVE AND TO HOLD the said undivided 1/4th (onefourth) share in the land and undivided 1/4th (one-fourth) share in All That the four storied building together with the common areas and amenities of the building hereby gave donated transferred or conveyed so to be unto and to the use of the Donees absolutely unconditionally and forever and delivered possession to the Donees AND the Donees shall be entitled to use and enjoy the said property as owner with right to sell transfer and to receive rent, issues and profits of the said property herein donated AND the Donees shall own and enjoy the said undivided 1/4th (one-fourth) share of the four storied building together with undivided 1/4th (one-fourth) share in the land thereunto belonging on part whereof the same is erected or built free from all encumbrances AND the Donor will from time to time and at all times hereafter at the request of the Donees do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said undivided 1/4th (one-fourth) share in the land and undivided 1/4th (one-fourth) share in the building hereby donated conveyed or expressed or intended so to be and every part thereof unto and to the use of the Donees as shall or may be reasonably required AND FURTHER that the said Donor her heirs executors administrators legal representatives and assigns and all other person or persons having or claiming any estate right title interest use trust property claim or demand whatsoever into upon the said property and the Donor will from time to time and at all times hereafter upon every reasonable request and at the costs and expenses of the said Donees their heirs executors administrators legal representatives and assigns make do execute and perfect or cause to be made done executed or perfected all such further and other assurances acts deeds and things whatsoever for further and more perfectly assuring or confirming the said property and premises unto and to the use of the said Donees their heirs executors administrators representatives and assigns as may be reasonably required and the Donees hereby accept the Gift of the 1/4th (one-fourth) share or part in the land and property described in the Second Schedule hereunder.

THE SCHEDULE 'A' ABOVE REFERRED TO: (Entire Property)

ALL THAT piece or parcel of land and premises measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with Four storied building (measuring total area 7700 square feet covered area that is to say (a) entire Ground floor 1928 square feet covered area consisting (i) one flat measuring 1340 square feet covered area, (ii) one servant quarter/room measuring 330 square feet covered area, (iii) one covered Garage room measuring 258 square feet, (b) one room (Mosaic floor) measuring 300 square feet on the Mezzanine floor, (c) Flat covering entire First Floor measuring 1773 square feet covered area, (d) Flat covering entire Second floor measuring 1880 square feet covered area, (e) entire Third floor measuring 1819 square feet covered area consisting of (i) one flat measuring 1354 square feet covered area (ii) one open terrace (right to construction) measuring 465 square feet covered area) thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-10', Kolkata - 700 055, being Municipal Holding No. 1206 (old 585), Bangur

Avenue within Ward No.29 of South Dum Dum Municipality, comprised in C.S. Dag No. 1307/1327 under C.S. Khatian No.88, R.S. No. 180, Touzi No. 228 and 229, J.L. No. 17 of Mouza Krishnapore, (at present J.L. No.32/20 of Mouza Shyamnagar), Additional District Sub-Registrar at Bidhannagar (Salt Lake City), Police Station Lake Town in the District of North 24-Parganas. The said Plot No.63 is butted and bounded as follows:-

ON THE NORTH BY

: 20' feet wide road;

ON THE SOUTH BY

: Plot No.106

ON THE EAST BY

: Plot No.64

ON THE WEST BY

: Plot No.62

All of Bangur Avenue, Block 'D', Kolkata - 700 055.

THE SCHEDULE - 'B' ABOVE REFERRED TO: (undivided 1/4th share herein transferred by way of Gift)

ALL THAT undivided 1/4th (one-fourth) share or part in ALL THAT Four storied brick built dwelling house/building consists of several flats, servant quarter and garage room etc. total measuring 7700 square feet that is to say undivided 1925 square feet be the same a little more or less (floor wise measurement in details below) together with proportionate share or land and common areas and facilities of the building situate at and being Plot No. 63, Bangur Avenue, Block - 'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue, within Ward No. 29 formerly Ward No. 22 within South Dum Dum Municipality, Police Station Lake Town in the District of North 24-Parganas. The Schedule - 'B' is part of the Schedule - 'A' above.

Floor wise undivided $1/4^{th}$ share or part in the four storied building in details following manner:-

Four storied Building		of	Total measurement Square feet	Undivided 1/4 th share Square feet
Ground	Flat	Mosaic	1340 Covered area	335 (covered area)
floor Ground floor	Servant Quarter	Mosaic	330 Covered area	82.5 (covered area)

Ground	Covered Garage	Cement	258	64.5
floor Mezzanine	room	Mosaic	300	75 / orange area
Floor	Flat	Mosaic	1773 Covered area	443.25(covered area) 470 (covered area)
First Floor Second	Flat	Mosaic	1880 Covered area	338.5 (covered area)
floor Third floor	Flat	Mosaic	1354 Covered area	116.25
Third floor	Open terrace (right to	Cement	465	
	construction)		7700 Sq. ft.	1925 square feet

IN WITNESS WHEREOF the Donor and the Donees have hereunto set and subscribed their respective hands the day, month and year first above Sudha Arora written.

SIGNED AND DELIVERED

By the **DONOR**

In the presence of :-

1. Kalipada Das

(Wina).

2. ROHIT AKOKA.

ACCEPTED by the DONEES And also SIGNED

In the presence of :-

1. Kalepada Das 18. Harish Neogi Road Kal Kata - 700067. Manta Agraea

Shwain Arora /

Stute Avora

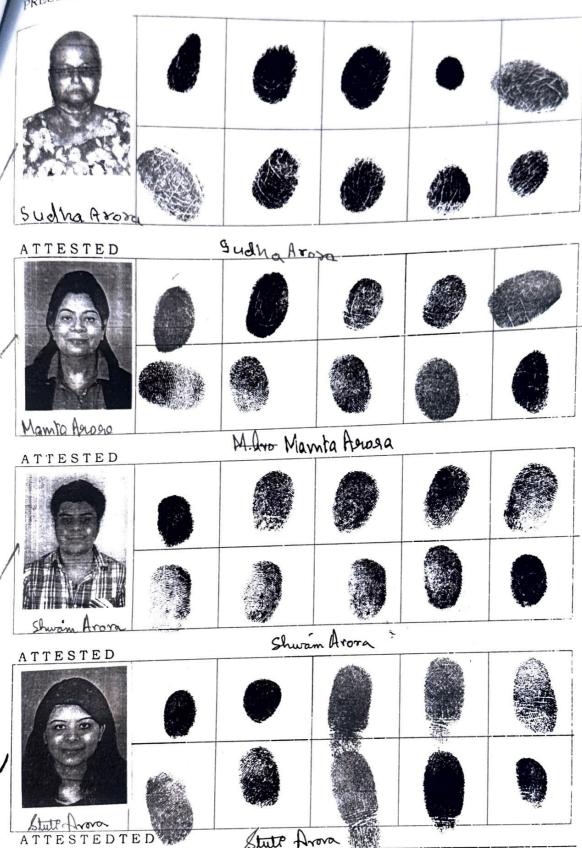
(ROHIT ALOKA) PES Block, D, Kolkette - 700155.

Gopes Charles Bhoselogya Forbes Charles Bhoselogya Arrocat Sealdan Civi Court.

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE EXECUTANTS/ PRESENTED

N.B: L.H.F - Small to Thumb R.H.F - Thumb to Small



DATED THIS 12 TO DAY OF NOVEMBER, 2014

BETWEEN

SMT. SUBHA ARORA.

DONOR

AND

- (1) SMT. MAMTA ARORA,
- (2) SHIVAM ARORA,
- (3) MISS. STUTI ARORA, DONEES.

DEED OF STET

Re: Undivided 1/4th (one-fourth) share or part in the Four storied building together with undivided proportionate share in the land and common areas and farcicalities of the building at P-63, Bangur Avenue, Block 'D', Kolkata 700 055, Police Station Lake Town in the District of North 24 Parganas.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 67 Page from 3836 to 3851 being No 13684 for the year 2014.



(Dulal chandrasaha) 14-November-2014 ADDL. REGISTRAR OF ASSURANCES-II Office of the A.R.A. - II KOLKATA West Bengal