

6731/18

I-5804/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 602129

SNO. 234889/2018.

MV = Rs. 1.16, 61, 683/-

[Signature]

DEED OF GIFT

VALUED AT RS. 5,00,000/-

28 AUG 2018

THIS DEED OF GIFT is made this 24th day of August, 2018 (Two Thousand and Eighteen)

BETWEEN

285761

11 AUG 2018

No.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



Identified by

Indramil Roy Chowdhury
S/O Robin Roy Chowdhury
Advocate
Alipore Police Court-

M- 9681443273



AMIT RUA, Son of Late Pashupati Kumar Ruia, by faith: Hindu, by occupation: Business, having his PAN – ADJPR3608R, having his Mobile No. 9830162772, by Nationality: Indian, residing at 117, Southern Avenue, P.O. Gariahat, P.S. Gariahat, Kolkata – 700029, hereinafter called and referred to as the “**DONOR**” (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

ABHSHEK RUIA, Son of Late Pashupati Kumar Ruia, by faith: Hindu, by occupation: Business, having his PAN – ADIPR8820N, having his Mobile No. 9163170000, by Nationality: Indian, residing at 1/111/1, Jodhpur Park, P.O. Jodhpur, P.S. Lake, Kolkata – 700068, hereinafter called and referred to as the “**DONEE**” (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS with a view to build up a residential Scheme styled as Tollygunge Scheme, the Bengal Secretariat Co-operative Land Mortgage Bank and Housing Society Limited (herein after called as the society), acquired a large piece and parcel of land comprised in Mouza – Dhakuria, Gobindapur and Selimpur, which area is collectively known and identified as Premises No. 1, Garahat Road, within the limits of Kolkata Municipal Corporation (Formerly within the limits of Tollygunge Municipality), P.S. Tollygunge, Registration office at Alipore, Pargana – Khaspur, District: South 24 Parganas (herein after called as the entire land).

AND WHEREAS the Society developed the entire land and after making provisions for sewages, roads, parceled the same into a number of plots of



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different sizes and offered them for sale to the intending Purchasers required to be its members.

AND WHEREAS by a Deed of Sale dated December 24 1965, registered before the Office of the Sub-Registry at Alipore, recorded in Book No. I, Volume No. 166, Pages on and from 105 to 124, being Deed No. 9667 for the year 1967, the Society, for the consideration therein mentioned, sold, conveyed and transferred one of the aforesaid Plots identified as Plot No. 277, being ALL THAT piece and parcel of land ad-measuring about 5 cottahs 3 chittacks 13 sq. ft., in favour of one Tara Prosad Chatterjee absolutely and forever whereupon the Purchaser therein became the sole owner of the said Plot of land which was renumbered as 1/277, Gariahat Road, by the then Calcutta Municipal Corporation (presently Kolkata Municipal Corporation) and after purchase of the said land, the said Tara Prosad Chatterjee absolutely seized and possessed of the said land.

AND WHEREAS the said Tara Prosad Chatterjee mutated his name in respect of the said land before the Tax Assessment Collection Department of the then Calcutta Municipal Corporation (presently Kolkata Municipal Corporation) and assessed as Premises No. 1/277, Gariahat Road, Ward No. 93.

AND WHEREAS by a Deed of Sale dated August 3, 1967, registered before the Office of the Sub-Registry at Alipore, recorded in Book No. I, Volume No. 114, Pages on and from 30 to 36, being Deed No. 582 for the year 1967, the said Tara Prosad Chatterjee sold, conveyed and transferred a portion of the aforesaid at the South-West corner of the said plot of land lying and situated at 1/277, Gariahat Road (commonly known as 277A, Jodhpur Park) in the records of the then Calcutta Municipal Corporation and continued to remain the absolute owner and in possession of the plot of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. inclusive of the area of 12' 11" wide Road



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(such remaining portion was renumbered as 1/277A, Gariahat Road (commonly known as 277A, Jodhpur Park) in the records of the Calcutta Municipal Corporation (presently Kolkata Municipal Corporation) herein after referred to as the 'said land'.

AND WHEREAS the said Tara Prosad Chatterjee mutated his name in respect of the 'said land' before the Tax Assessment Collection Department of the then Calcutta Municipal Corporation (presently Kolkata Municipal Corporation) and assessed as Premises No. 1/277A, Gariahat Road, Ward No. 93.

AND WHEREAS the said Tara Prosad Chatterjee constructed a two storied building on the said land and or on a part thereof hereinafter referred to as the said premises and inducted ejectable monthly tenants therein.

AND WHEREAS by another Deed of Sale dated December 16, 1977, registered before the office of the Sub-Registry at Alipore, recrded in Book No. I, Volume No 114, Pages on and from 185 to 195, being Deed No. 3858 for the year 1977, the said Tara Prosad Chatterjee sold, conveyed and transferred the said land and building to one Sekhar Guha, son of Sri Jadu Bhusan Guha.

AND WHEREAS the Sekhar Guha, by virtue of an Indenture of Conveyance dated June 6, 1980, sold, conveyed and transferred ALL THAT undivided one-half share in the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. together with the entire First Floor of the building and structure standing on the part of the said land comprised in and known and identified as Premises No. 1/277A, Gariahat Road, P.S. Lake (commonly known as 277A, Jodhpur Park), within the limits of the then Calcutta Municipal Corporation (presently Kolkata Municipal Corporation), Ward No. 93, District: South 24 Parganas, in favour of one Pranab Kumar Chaudhuri,



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and the said Indenture of Conveyance was duly registered before the office of the District Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 261, Pages on and from 25 to 36, being Deed No. 6718 for the year 1980.

AND WHEREAS the said Sekhar Guha, by virtue of another Indenture of Conveyance dated June 6, 1980, sold, conveyed and transferred ALL THAT undivided one-half share in the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. together with the entire Ground Floor of the building and structure standing on the part of the said land comprised in and known and identified as Premises No. 1/277A, Gariahat Road, P.S. Lake (commonly known as 277A, Jodhpur Park), within the limits of the then Calcutta Municipal Corporation (presently Kolkata Municipal Corporation), Ward No. 93, District: South 24 Parganas, in favour of one Aloka Chaudhuri, wife of Pranab Kumar Chaudhuri, and the said Indenture of Conveyance was duly registered before the office of the District Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 218, Pages on and from 68 to 78, being Deed No. 6719 for the year 1980.

AND WHEREAS thus the said Pranab Kumar Chaudhuri and his wife, the said Aloka Chaudhuri jointly became the owners of the entire property being the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. together with the entire Ground Floor and the entire First Floor of the building and structure standing on the part of the said land comprised in and known and identified as Premises No. 1/277A, Gariahat Road, P.S. Lake, Kolkata-700068 (commonly known as 277A, Jodhpur Park), within the limits of the then Calcutta Municipal Corporation (presently Kolkata Municipal Corporation), Ward No. 93, District: South 24 Parganas.

AND WHEREAS while seized and possessed of the said land and building standing thereon, the said Pranab Kumar Chaudhuri constructed another Floor, being the Second Floor at his own costs and upon having obtained



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due sanction plan and accordingly for their own mutual convenience the said Pranab Kumar Chaudhuri was treated to be the owner of the First Floor and the Second Floor of the building erected on the said land along with proportionate share in the land and the said Aloka Chaudhuri, since deceased, treated her to be the owner of the Ground Floor along with proportionate share in the land, lying and situated at the Premises No. 1/277A, Gariahat Road, P.S. Lake (commonly known as 277A, Jodhpur Park), within the limits of the Kolkata Municipal Corporation, Ward No. 93, District: South 24 Parganas.

AND WHEREAS the said Pranab Kumar Chaudhuri mutated his name before the Tax Assessment Collection Department of the Kolkata Municipal Corporation vide Mutation Case No. 0/093/21-JUN-15/25330 dated 12-06-2015 in respect of the said land and the structure contained therein, bearing Assessee No. 210930403878 and has been duly paying the taxes regularly.

AND WHEREAS during her lifetime, the said Aloka Chaudhuri, since deceased, has made and published her last Will and Testament dated June 17, 2010, whereby she, inter alia, granted and bequeathed all her right, title and interest in the said property being the Ground Floor of the said building and proportionate area in the land lying and situated at the Premises No. 1/277A, Gariahat Road, P.S. Lake (commonly known as 277A, Jodhpur Park), within the limits of the Kolkata Municipal Corporation, Ward No. 93, District: South 24 Parganas, in favour of Pranab Kumar Chaudhuri for his life and thereafter in favour of her elder son namely, Mr. Subrata Chaudhuri, absolutely and forever upon excluding her younger son, namely, Mr. Sudipta Chaudhuri, who had been given other valuable assets.

AND WHEREAS the said Aloka Chaudhuri died on October 10, 2010, leaving behind her husband and two sons named above.



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AND WHEREAS after demise of the said Aloka Chaudhuri, Mr. Subrata Chaudhuri, being executor of the said Will and Testament, upon obtaining consent of both Pranab Chaudhuri and Mr. Subrata Chaudhuri applied before the Learned District Delegate at Alipore, by filing Act 39 Case No. 16 of 2011 (P), inter alia for grant of Probate of the said Will.

AND WHEREAS after being satisfied and upon finding that all formalities to have been duly complied with on 9th July 2013, the Learned District Delegate was pleased to grant Probate of the said Will in favour of Subrata Chaudhuri, the Executor to the same and thereafter Mr. Pranab Kumar Chaudhuri, Mr. Subrata Chaudhuri and Mr. Sudipta Chaudhuri have acted upon and in terms of the desire expressed by Aloka Chaudhuri, since deceased, and have taken benefit of the same.

AND WHEREAS the said Pranab Kumar Chaudhuri by a Deed of Gift dated 04-02-2011 gifted ALL THAT the entire First Floor and the entire Second Floor ad-measuring about 900 sq. ft. each floor super built up area, together with all common areas and facilities and common passages and facilities provided to the said building and also together with the undivided and impartible share in the land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft., being Municipal Premises No. 1/277A, Gariahat Road, within the limits of Kolkata Municipal Corporation, Ward No. 93, P.S. Lake, District: South 24 Parganas, unto and in favour of his son Subrata Chaudhuri. The said Deed of Gift was duly registered before the office of the Additional Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, CD Volume No. 4, Pages on and from 2023 to 2038, being Deed No. 00849 for the year 2011.

AND WHEREAS thus the said Sbrata Chaudhuri has become the sole and absolute owner of the said land and the building contained therein (herein

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after referred to as the said property) morefully and particularly described in the Schedule "A" herein under written and has been enjoying khas and absolute physical possession thereof but subject to life interest of Pranab Kumar Chaudhuri in respect of the Ground Floor of the structure contained in the said land.

AND WHEREAS the said Subrata Chaudhuri mutated his name before the Tax Assessment Collection Department of the Kolkata Municipal Corporation vide Mutation Case No. 0/093/21-AUG-14/22358 dated 21-08-2014 in respect of the said land and the structure being the three storied building standing thereon, bearing Assessee No. 210930408190 and has been duly paying all taxes regularly.

AND WHEREAS thereafter the said Pranab Kumar Chaudhuri and the said Subrata Chaudhuri jointly decided to sell the entire Schedule "A" property being the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with the three storied building standing thereon, the constructed area ad-measuring about 900 sq. ft. on each floor and the roof thereon and the DONOR, namely, Amit Ruia and the DONEE, namely, Abhishek Ruia herein have jointly agreed to purchase the said Schedule "A" property.

AND WHEREAS thereafter the said DONOR and the DONEE jointly purchased the said Schedule "A" property being the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with the three storied building standing thereon, the constructed area ad-measuring about 900 sq. ft. on each floor and the roof thereon, lying and situated at 1/277A, Gariahat Road, P.S. Lake, Kolkata - 700068, within the limits of Kolkata Municipal Corporation, Ward No. 93, District: South 24 Parganas, from the said Pranab Kumar Chaudhuri and the said Subrata Chaudhuri, by virtue of a Deed of Conveyance dated 24th April 2018, duly registered before the

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office of the District Sub-Registrar – I, South 24 Parganas, recorded in Book No. I, Volume No. 1601-2018, Pages on and from 44934 to 44978, being Deed No. 160101323 for the year 2018.

AND WHEREAS after purchase of the aforesaid Schedule “A” property, the DONOR and DONEE jointly became the absolute owner of the said Schedule “A” property and absolutely seized and possessed of the same.

AND WHEREAS the DONOR herein became the absolute owner of the 1/2 share, i.e., 50% ownership and share over the said Schedule “A” property, i.e., 50% ownership and share over the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with the three storied building standing thereon, the constructed area ad-measuring about 900 sq. ft. on each floor and the roof thereon, lying and situated at 1/277A, Gariahat Road, P.S. Lake, Kolkata -700068, within the limits of Kolkata Municipal Corporation, Ward No. 93, District: South 24 Parganas, which is morefully and particularly described in the Schedule “B” herein under written.

AND WHEREAS the DONOR is the Elder Brother of the DONEE and he shares a very good and healthy relationship with his younger brother, the DONEE herein.

AND WHEREAS being thus in possession of 1/2 share, i.e., 50% ownership and share over the said Schedule “A” property, i.e., 50% ownership and share over the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with the three storied building standing thereon, the constructed area ad-measuring about 900 sq. ft. on each floor and the roof thereon, lying and situated at 1/277A, Gariahat Road, P.S. Lake, Kolkata -700068, within the limits of Kolkata Municipal Corporation, Ward No. 93, District: South 24 Parganas, as described in the SCHEDULE “B”



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hereunder, out of natural love and affection towards his younger brother, the DONOR is desirous to gift the same to the DONEE and in similar terms the DONEE being the younger brother of the DONOR has agreed to accept the said land and building as described in the SCHEDULE "B" hereunder.

AND WHEREAS after the execution of this Deed of Gift in respect of the said Schedule "B" property by the DONOR in favour of the DONEE, the DONEE shall become the absolute Owner and have absolute right, title and interest in respect of the entire Schedule "A" property, presently the DONEE has absolute right, title and interest over 50 % of the said Schedule "A" property.

NOW THIS INDENTURE WITNESSETH, that in consideration of natural love and affection which the DONOR had and still has for the DONEE, the latter being the younger brother of the DONOR, the DONOR doth hereby grant, convey, transfer, give and assure unto and to use of the DONEE freely and voluntarily the said land and building mentioned and described in the SCHEDULE "B" hereunder written and hereinafter referred to as the "Said property" and delivered possession of the same unto and in favour of the DONEE AND TO HAVE AND TO HOLD the same for his sole use and benefit absolutely and unconditionally AND THAT the DONOR do hereby grant and convey to the DONEE the "Said property" of the said 50% ownership and share over the land and building ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with a three storied building standing thereon, each floor ad-measuring about 900 sq. ft. super built up area, lying and situated at the Premises No. 1/277A, Gariahat Road, P.S. Lake, Kolkata - 700068, within the limits of Kolkata Municipal Corporation, Ward No. 93, District: South 24 Parganas, TOGETHER WITH with all easements, appurtenances, rights, liberties in all common areas and facilities hereby granted, gifted, transferred, released and confirmed absolutely and expressed or intended so to be unto and to the use of the DONEE absolutely and forever free from all encumbrances and the DONEE may and shall at all times hereafter



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peaceably and quietly possesses each and every part thereof without any lawful interruption from any quarter and free from all encumbrances AND the DONOR doth hereby covenant with the DONEE that NOTWITHSTANDING any act, deed, matter or thing by the DONOR made, done or executed or knowingly suffered to the contrary the DONOR have good right, full power and absolute authority to gift, grant, transfer, convey, release, confirm and assign the "Said property" being 50% ownership over the said land and building, TOGETHER WITH all rights, liberties, privileges in the common areas and facilities of the "Said property" thereof hereby gifted, granted, transferred, released, assigned and confirmed, expressed or intended so to be unto and to use of the DONEE absolutely and forever in the manner aforesaid. The DONEE shall be liable to pay directly to the authorities or contributing proportion to the "Said property" hereby gifted to the DONEE towards the payment of Municipal Taxes and other outgoings payable in respect of the property gifted by the DONOR, the DONEE also under takes to pay for the proportionate maintenance and upkeep of the said property.

1. The DONEE shall have full and absolute proprietary right such as the DONOR derive from his title in respect of the said land with building in any manner mentioned in schedule "B" property.
2. After the execution of this Deed of Gift in respect of the said Schedule "B" property by the DONOR in favour of the DONEE, the DONEE shall become the absolute Owner and have absolute right, title and interest in respect of the entire Schedule "A" property, presently the DONEE has absolute right, title and interest over 50 % of the said Schedule "A" property.



3. The DONEE shall also be entitled to sell, mortgage, let out or otherwise alienate the property hereby gifted, subject to the terms herein contained to anyone.
4. The DONEE shall have the common right and ownership of all common rooms/portion in the premises.

SCHEDULE "A" REFERRED TO ABOVE

ALL THAT the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with the three storied building standing thereon each floor ad-measuring about 900 sq. ft. super built up area and the roof thereof, together with all common areas and facilities and common passages and facilities provided to the said building, lying and situated at Municipal Premises No. 1/277A, Gariahat Road, Kolkata - 700068, within the limits of Kolkata Municipal Corporation, Ward No. 93, P.S. Lake, District: South 24 Parganas, the map of the property is annexed herewith and delineated in RED border, which is butted and bounded as follows:

On the North	:	Premises No. 261, Gariahat Road,
On the South	:	<u>60' feet Wide KMC Road and</u> KMC Premises No. 1/277B, Gariahat Road,
On the East	:	Premises No. 278, Gariahat Road,
On the West	:	Premises No. 276, Gariahat Road.

SCHEDULE "B" REFERRED TO ABOVE (PROPERTY TO BE GIFTED)

ALL THAT the 50% ownership and share of the piece and parcel of land ad-measuring about 3 cottahs 7 chittacks 16 sq. ft. along with the three storied building standing thereon on each floor ad-measuring about 900 sq. ft.



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super built up area and the roof thereof, together with all common areas and facilities and common passages and facilities provided to the said building, lying and situated at Municipal Premises No. 1/277A, Gariahat Road, Kolkata - 700068, within the limits of Kolkata Municipal Corporation, Ward No. 93, P.S. Lake, District: South 24 Parganas, which is butted and bounded as follows:

On the North	:	Premises No. 261, Gariahat Road,
On the South	:	60' feet Wide KMC Road and KMC Premises No. 1/277B, Gariahat Road,
On the East	:	Premises No. 278, Gariahat Road,
On the West	:	Premises No. 276, Gariahat Road.



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IN WITNESS WHEREOF the DONOR has executed these presents and the DONEE has accepted the GIFT on the date, month and year first above written.

SIGNED, SEALED & DELIVERED

By the DONOR and accepted by the
DONEE in presence of WITNESSES:

Rajm Kumar
24/A Kumbhari
St. Kol - 700005

Amr Kumar

SIGNATURE OF THE DONOR

Arunima Saha
1A/6 Ram Lal Agarwalla Lane
Kolkata - 700050.

Arunima Saha

SIGNATURE OF THE DONEE

Drafted By:

Indranil Roy Chowdhury

Indranil Roy Chowdhury, Advocate,

Enrolment No. F/814/2014

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		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Amit Rana

Signature Amit Rana



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ABHISHEK RANA

Signature Abhishek Rana

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

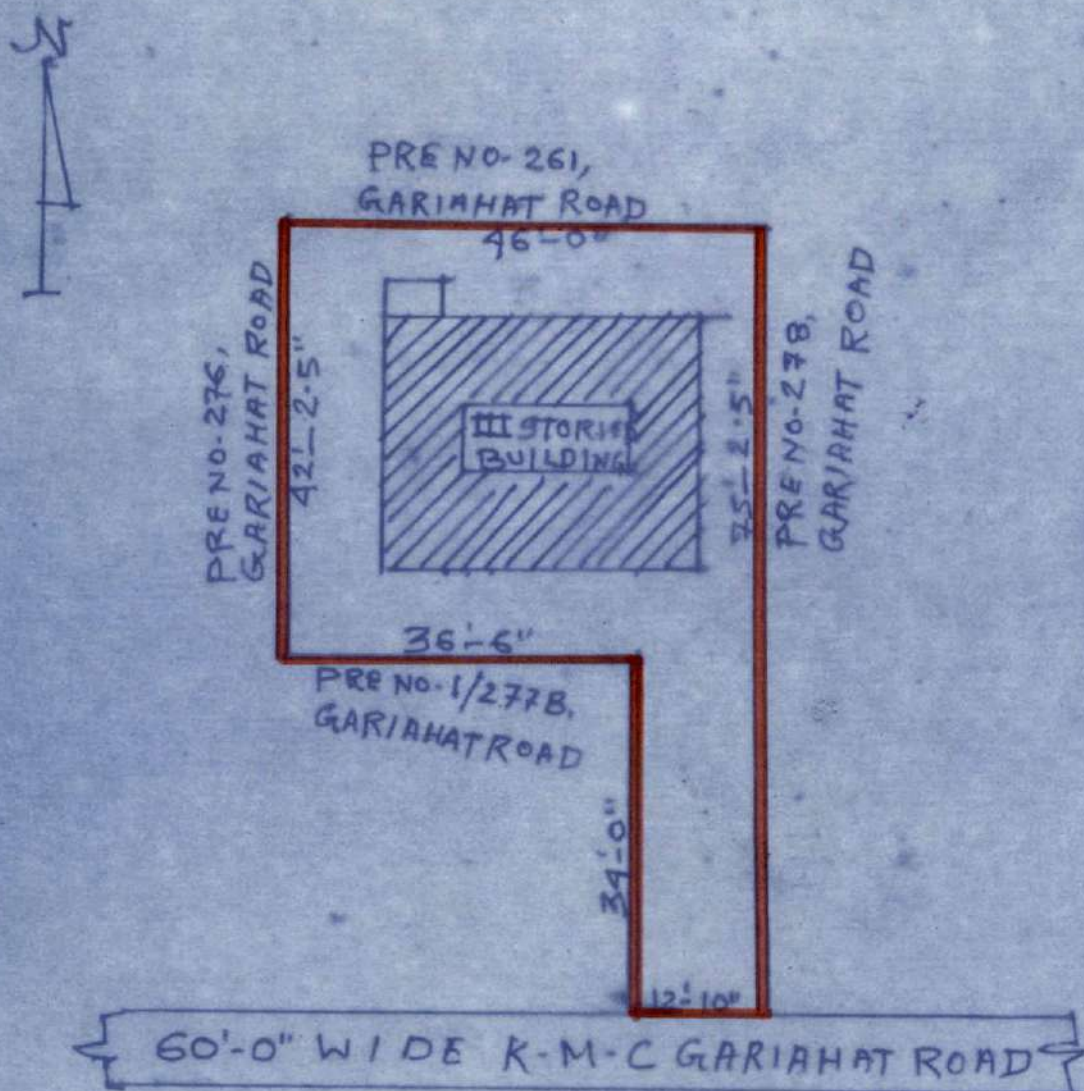


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SITE PLAN OF LAND WITH THREE STORIED BUILDING
AT PREMISES NO. 1/277A GARIAHAT ROAD (277, JODH-
PUR PARK) KOLKATA-700068. P-S-LAKE UNDER
K-M-C WARD NO. 93. DIST-24 PGS (5)

AREA OF LAND 03K-7CH-16 S-F-T WITH
THREE STORIED BUILDING AREA-2700 S-F-T
(EACH FLOOR AREA- 900 SQ-FT)
TOTAL LAND SHOWN IN RED BORDER



Amal Kishor

SIG OF DONOR

Abhishek Rana

SIG OF DONEE

TRACE B/

S. Mondal

SUBHASIS MONDAL
CIVIL ENGINEER & SURVEYOR
No - 492E



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[Handwritten signature]



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK RUIA

PASHUPATI KUMAR RUIA

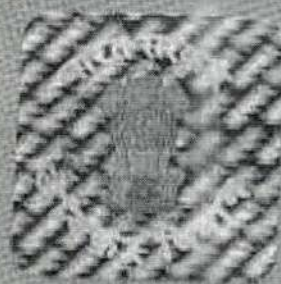
11/08/1977

Permanent Account Number

ADIPR8820N

Abhishek Ruia

Signature



20122011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजली, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Abhishek Ruia



AXIS BANK

Name of Depositor	: RUIA CAR RENTALS
Challan amount	: 1,74,959.00/- (Rupees One Lakhs Seventy Four Thousand Nine Hundred Fifty Nine Only)
Government Reference Number.	: 192018190278276781
Bank Reference Number(Net Banking)	: 8587284
Transaction Date and Time	: 24/08/2018 11:35:07 AM

(Note : This is a computer generated receipt and does not require any signature/stamp Please enclose this e-Receipt with e-Challan at the time of challan submission to the department)

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Major Information of the Deed

Deed No :	I-1605-05804/2018	Date of Registration	28/08/2018
Query No / Year	1605-1000234889/2018	Office where deed is registered	
Query Date	21/08/2018 11:36:18 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Indranil Roy Chowdhury Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9681443273, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,16,61,683/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 58,428/- (Article:33(i))	Rs. 1,16,631/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No. 1/277A, Ward No: 093

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1245.5 Sq Ft	1/-	1,03,79,183/-	Width of Approach Road: 60 Ft.,
Grand Total :					2.8543Dec	1 /-	103,79,183 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1350 Sq Ft.	1/-	12,82,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 450 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 450 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1350 sq ft	1 /-	12,82,500 /-	

Major Information of the Deed :- I-1605-05804/2018-28/08/2018

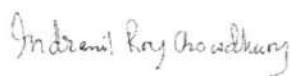
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Amit Ruia Son of Late Pashupati Kumar Ruia Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office	Photo  24/08/2018	Fingerprint  LTI 24/08/2018	Signature  24/08/2018
117, Southern Avenue, P.O:- Sarat Bose Road, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADJPR3608R, Status :Individual, Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Abhishek Ruia (Presentant) Son of Late Pashupati Kumar Ruia Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office	Photo  24/08/2018	Finger Print  LTI 24/08/2018	Signature  24/08/2018
Son of Late Pashupati Kumar Ruia Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADIPR8820N, Status :Individual, Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office				

Identifier Details :

Name & address	
Mr Indranil Roy Chowdhury Son of Mr Robin Roy Chowdhury Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Amit Ruia, Mr Abhishek Ruia	
	24/08/2018

Major Information of the Deed :- I-1605-05804/2018-28/08/2018

Transfer of Land 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.)
L1	Mr Amit Ruia	Mr Abhishek Ruia	Y	2.85427 Dec	1,03,79,183/-

Transfer of Structure from Donor To Donee

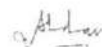
Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr Amit Ruia	Mr Abhishek Ruia	Y	1350 Sq Ft	12,82,500/-

Endorsement For Deed Number : I - 160505804 / 2018

On 21-08-2018

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 1,16,61,683/-. Family Members amount Rs 1,16,61,683/-



Md Shadman

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 24-08-2018

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

Presented for registration at 12:25 hrs on 24-08-2018, at the Office of the A.D.S.R. ALIPORE by Mr Abhishek Ruia ,Claimant.

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

Execution is admitted on 24/08/2018 by 1. Mr Amit Ruia, Son of Late Pashupati Kumar Ruia, 117, Southern Avenue, P.O: Sarat Bose Road, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. Mr Abhishek Ruia, Son of Late Pashupati Kumar Ruia, 1/111/1, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Major Information of the Deed :- I-1605-05804/2018-28/08/2018

Indetified by Mr Indranil Roy Chowdhury, , Son of Mr Robin Roy Chowdhury, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasis Patra
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 28-08-2018

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,16,631/- (A(1) = Rs 1,16,617/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,16,631/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2018 12:00AM with Govt. Ref. No: 192018190278276781 on 24-08-2018, Amount Rs: 1,16,631/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 8587284 on 24-08-2018, Head of Account 0030-03-104-001-16

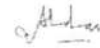
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,328/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 58,328/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 285761, Amount: Rs.100/-, Date of Purchase: 11/08/2018, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2018 12:00AM with Govt. Ref. No: 192018190278276781 on 24-08-2018, Amount Rs: 58,328/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 8587284 on 24-08-2018, Head of Account 0030-02-103-003-02



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-05804/2018-28/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2018, Page from 193817 to 193842
being No 160505804 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.09.13 13:13:08 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 13/09/2018 13:13:04
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)