

7782/16

33

ANNEXURE E

8883/2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 370513



Certified that the Document is admitted to
Registration. The Stamp and the
endorsement are the part of this document

Additional Registrar
of Assurance-IV, Kolkata

6 SEP 2016

DEED OF GIFT

THIS DEED OF GIFT is made on this the 3rd day of
September, Two Thousand and Sixteen (2016)

BETWEEN

08 MAY 2014

SL. NO. 6656 DATE.....
NAME.....
ADD.....
AMT.....

Bajoria.
Sri Sanjay Kumar, ZAIR Ghosh
59, Ballygunge Circular Rd.
P.S. Ballygunge.
KOL-19.

Sanjay Kumar Bajma
Laddu gune Sonari

(Sanjay Kumar Bajma)

Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

✓ Madhavika Bajoria
✓ Abhiguday Bajoria



✓ For PANIHATI RUBBER LTD.
Harsh Agarwal
Director

RECEIVED
3 SEP 2016



34





Government of West Bengal

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

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

Signature/ LTI Sheet of Query No/Year 19040001227098/2016





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	Shri LADDU GOPAL BAJORIA 59, BALLYGUNGE CIRCULAR ROAD, TRIPURIA ENCLAVE, UN, P.O:- BALLYGUNGE, P.S:- Ballygunge Circular, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Donor			<i>Laddu Gopal Bajoria</i> 03/09/2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri SANJAY KUMAR BAJORIA 59, BALLYGUNGE CIRCULAR ROAD, TRIPURIA ENCLAVE, UN, P.O:- BALLYGUNGE, P.S:- Ballygunge Circular, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Donee			<i>Sanjay Kumar Bajoria</i> 3/9/16

For PANIHATI RUBBER LTD.

✓ Harsh Agarwal
Director

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
3	Miss MADHAVIKA BAJORIA 59, BALLYGUNGE CIRCULAR ROAD, TRIPURA ENCLAVE, UNI, P.O:- BALLYGUNGE, P.S:- Ballygunge Circular, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Donee		 5067	Madhavi Bajoria 03/09/16
4	Shri ABHYUDAY BAJORIA 59, BALLYGUNGE CIRCULAR ROAD, TRIPURA ENCLAVE, UNI, P.O:- BALLYGUNGE, P.S:- Ballygunge Circular, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Donee		 5068	Abhyuday Bajoria 03/09/16
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr SHIBSUNDAR CHANDRA Son of Late ASHUTOSH CHANDRA 3/1, RAM BALLAV DAS LANE., P.O:- KHURUT, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711101	Shri LADDU GOPAL BAJORIA, Shri SANJAY KUMAR BAJORIA, Miss MADHAVIKA BAJORIA, Shri ABHYUDAY BAJORIA		Shibsundar Chandra 03/09/16	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR
OF ASSURANCEOFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal

For PANIHATI RUBBER LTD.

Harsh Agarwal
Director

SRI LADDU GOPAL BAJORIA (PAN-AEHPB1504R), son of Late Bajinath Bajoria, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Tripura Enclave, Unit No. I, 5th Floor, 59, Ballygunge Circular Road, Post Office Ballygunge, and Police Station Ballygunge Circular, Kolkata- 700019, in the District of South 24 Parganas, 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.**

AND

(1) SRI SANJAY KUMAR BAJORIA (PAN-AHHPB8149D), son of Sri Laddu Gopal Bajoria, by faith Hindu, by Occupation Business, by Nationality Indian, **(2) MISS MADHAVIKA BAJORIA (PAN- ATAPB6550D)** daughter of Sri Sanjay Kumar Bajoria, by faith Hindu, by Occupation Student, by Nationality Indian and **(3) SRI ABHYUDAY BAJORIA (PAN-BILPB4181K)** son of Sri Sanjay Kumar Bajoria, by faith Hindu, by Occupation Student, by Nationality Indian, all are residing at Tripura Enclave, Unit No. III, 7TH Floor, 59, Ballygunge Circular Road



Post Office Ballygunge, and Police Station Ballygunge Circular, Kolkata- 700019, in the District of South 24 Parganas, hereinafter referred to jointly and collectively as the "**DONEES**" (which expression shall unless excluded by or repugnant to these presents include his heirs, executors, administrators, legal representatives and/ or assigns) of the **OTHER PART**.

WHEREAS by a registered Deed of Conveyance dated 22nd November 1942 executed by and between one James Kelly Wilson described therein as the Vendor and Smt. Gini Devi, wife of Baijnath Bajoria, described therein as the Purchaser, the said James Kelly Wilson sold, transferred and conveyed **ALL THAT** piece or parcel of land being Plot No. 3 therein measuring about 0.37 Acres be the same little more or less appertaining to Premises No. 44, Barasat Road West under Ward No. 21 at Barrackpore Municipality, P.S. Titagarh, 24-Parganas (North) more particularly described in the schedule hereunder written to the said Smt. Gini Devi for and at a consideration mentioned therein and the said Deed of Conveyance was registered in Book No. I, Volume No. 16, pages 1 to 9 being number 617 for the year 1942 (hereinafter referred to as the "**SAID PROPERTY**").



(46)

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

AND WHEREAS the said Bajinath 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 Sanganerla, 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 Sanganerla, Chanda Devi Poddar, Bina



41

Devi Khemka, Usha Devi Bagaria and Gita Devi Saraf released and relinquished their right title and interest into and upon or in respect of the entire estate including the said property of their deceased father Bajj Nath Bajoria in favour of their brother Sri Laddu Gopal Bajoria.

AND WHEREAS Sri Laddu Gopal Bajoria thus became the absolute owner of ALL THAT piece or parcel of land measuring about 0.37 Acres be the same little more or less alongwith structures measuring about 445 sq. ft. built up thereon being the said property more particularly described in the schedule hereunder written.

AND WHEREAS Sri Laddu Gopal Bajoria the DONOR herein is seized and possessed of ALL THAT piece or parcel of land measuring about 0.37 Acres be the same little more or less alongwith structures thereon measuring about 445 sq. ft. built up being the said property more particularly described in the schedule hereunder written and name of the Donor is recorded in Barrackpore Municipality as the recorded owner and also in the State Land & Land Records Dept., Barrackpore as the Rayati.



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

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

AND WHEREAS the said DONOR out of natural love and affection for his son Sri Sanjay Kumar Bajoria, his granddaughter Miss Madhavika Bajoria, daughter of Sri Sanjay Kumar Bajoria and his grand son Sri Abhyuday Bajoria, son of Sri Sanjay Kumar Bajoria the **DONEES**, is desirous of making gift of ALL THAT piece or parcel of land measuring about 0.37 Acres be the same little more or less alongwith structures thereon measuring about 445 sq. ft. built up being the said



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

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

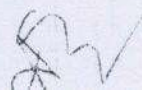
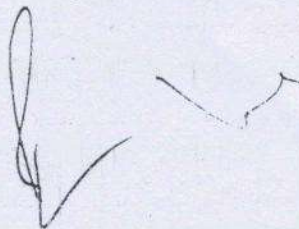
NOW THEREFORE THIS DEED OF GIFT WITNESSETH:

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 Donee by way of gift **ALL THAT** piece or parcel of land measuring about 0.37 Acres be the same little more or less along with structures thereon measuring about 445 sq. ft. built up appertaining to Premises No. 44, Barasat Road West under Ward No. 21 at Barackpore Municipality, P.S. Titagarh, 24 -Parganas (North) being the **SAID PROPERTY** more particularly described in the schedule hereunder written **TOGETHER WITH** all easement rights to path, ways, sewers, privileges, lateral and vertical supports, right



(44)

of passage in common, electricity, telephone, water, through pipes, cases, wires, drain or any connector lying or being under through or over the said property and all other facilities as are available or to be made available at the **SAID PROPERTY AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said property AND all the right, title and interest property claim and demand whatsoever of the Donor into or upon the said property hereby gifted and every part thereof **TO HAVE AND TO HOLD** the said property 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 use of the **DONEES** absolutely and for ever free from all encumbrances whatsoever **TO HAVE AND TO HOLD** the said property hereby gifted, granted, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the **DONEES** absolutely and for ever free from all encumbrances whatsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Donor hereafter contained.



M B

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

- a) **THAT** notwithstanding any act, deed or thing by the Donor done, executed or knowingly suffered to the contrary, the Donor is lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part thereof free from all encumbrances and without any manner of condition, uses, trust or other things whatsoever to alter, defeat encumber or make void the same.
- b) **THAT** notwithstanding any such act, deed and/or thing whatsoever as aforesaid, the Donor has now good right and full power to grant, transfer and convey by way of gift the said property unto and to the use of the **DONEES** in the manner aforesaid.
- c) **THAT the DONEES** shall, at all times hereafter, be entitled to peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or Demand



whatsoever from or by the donor or any person or persons lawfully or equitably claiming through, under or in trust for him.

- d) **THAT** save as mentioned herein, the **DONEES** shall be kept absolutely freed, discharged, saved, harmless and kept indemnified against all estates, encumbrances and claims whatsoever made, occasioned or suffered by the Donor or any person or persons lawfully or equitably claiming from, under or in trust for him.
- e) **THAT** the Donor and all person or persons having or lawfully or equitably claiming any interest in the said property or any part thereof from under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and at the cost of the **DONEES**, do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the **DONEES** in the manner aforesaid as shall in any way be reasonably required by the Donee at his costs and expenses.



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

4. For the purposes of Stamp duty to be paid on these presents the said property is valued at Rs. 10,00,000/- (Rupees Ten Lacs only).

**THE SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)**

ALL THAT piece and parcel of the Rayat Sthitiban land measuring 0.37 Acres more or less situated at Mouja - Chandanpukur; P.S. Titagarh, District - North 24-Parganas appertaining to J.L. No. 2, Touzi No. 340 recorded in Khatian No. 567, comprising C.S. Dag No. 1737 Bagan Land along with structures thereon measuring about 445 sq. ft. built up appertaining to Premises No. 44, Barasat Road West, Ward No. 21 of Barrackpore Municipality, P.S. Titagarh, District North 24-Parganas.

Butted and bounded by:

ON THE NORTH	: C.S.Dag Nos. 1735 & 1736 of Donees
ON THE SOUTH	: Shantipur Colony
ON THE EAST	: Shantipur Colony
ON THE WEST	: Telephone Exchange



IN WITNESSS WHEREOF the DONOR has executed these presents and the DONEES has accepted the gift on the day, month and year first abovewritten.

SIGNED, SEALED AND DELIVERED
at Kolkata In the presence of
WITNESSES:

1. Barun Moy Bhattacharya
S/o Late Rajmohan Bhattacharya
G-50/B Baghijatin.
KOL- 700086

Laddu Gopal Bajoria
(LADDU GOPAL BAJORIA)
DONOR

2. Shri. S. S. Choudhary
810 Lt Ashwini Choudhary
31, Ram Ballab Das Lane
Howrah-711101

Sanjay Kumar Bajoria
(SANJAY KUMAR BAJORIA)
DONEE

Madhavi Bajoria
(MISS MADHAVIKA BAJORIA)
DONEE

Abhyuday Bajoria
(ABHYUDAY BAJORIA)
DONEE

Drafted by me:

Bimal Kumar Purohit

BIMAL KUMAR PUROHIT
Advocate,
High Court, Calcutta

WB/617/85

The said property hereby gifted is
accepted by the DONEES

For PANIHATI RUBBER LTD.

Harsh Agarwal
Director

(B.M)

SPECIMEN FORM FOR TEN FINGERPRINTS

49



Ladon geph B joria

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sanjay Kumar Bajaria

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Madhavi Bapat

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

54

of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2016, Page from 314240 to 314263
being No 190408383 for the year 2016.



Al

Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.09.08 17:06:40 +05:30
Reason: Digital Signing of Deed.

Asit Kumar Joarder) 08-09-2016 17:06:39
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

✓ For PANIHATI RUBBER LTD.
Harsh Agarwal
Director

(This document is digitally signed.)