

34/12/11

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731

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

H 551841



APR 2011

B-D NO. 633996 DT 25/4/11 - Rs- 49051/-

**DEED OF GIFT**

This **DEED OF GIFT** made this 25<sup>th</sup> day of April Two Thousand and Eleven **BETWEEN PYRAMID ENCLAVE PRIVATE LIMITED**, a Company registered under the Indian Companies Act, 1956 having its registered office at P-3 Kalakar Street, Kolkata-700007, represented by its **DIRECTOR - Shri N.M. Modi**, son of late Kishan Lal Modi, by nationality Indian, by faith Hindu, by profession business, residing at 862, Jessore Road, Kolkata-700055 hereinafter called and referred to as "the **DONOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators and/or assigns) of the **ONE PART**

**A-N-D**

**MAHESH YOUTH RECREATION CLUB**, a Society registered under the Societies Registration Act, having Registered No. 92675 and having its registered office at Baishnab Para 1<sup>st</sup> Lane & K. L. Goswami Sarani, P.O. Mahesh, P.S. Serampore, District-Hooghly, represented by its **GOVERNING BODY**-

*Amulya Kumar Das*

*(B.K. Das)*  
*B.K. Das*

*28.4.11*  
*29.4.11*  
*Ush*  
*M.C.M.*

- (1) **PRESIDENT – SRI BIJAY AGARWAL**, son of Sri Niranjan Lal Gujarwasia, by nationality Indian, by faith Hindu, by profession business, residing at 7, Ganesh Chandra Avenue, 3<sup>rd</sup> floor, Kolkata – 700013.
- (2) **VICE-PRESIDENT – SRI ANUP KUMAR DAS**, son of Late Ruhidas Das, by nationality - Indian, by faith - Hindu, by profession business, residing at 27/6, K.L. Goswami Sarani, P.O. Mahesh, P.S. Serampore, District – Hooghly, PIN-712202.
- (3) **SECRETARY – SRI BISWAJIT NANDY**, son of Sri Parimal Nandy, by nationality - Indian, by faith - Hindu, by profession business, residing at 27/5, K.L. Goswami Sarani, P.O. Mahesh, P.S. Serampore, District – Hooghly, PIN-712202.
- (4) **JOINT SECRETARY– SRI BISWANATH DEY**, son of Late Radhika Mohan Dey, by nationality - Indian, by faith - Hindu, by profession business, residing at 3/168, Mahesh Colony, P.O. Mahesh, P.S. Serampore, District – Hooghly, PIN-712202.
- (5) **CASHIER – SRI SHYAMAL KUMAR BOSE**, son of Sri Makhan Lal Bose, by nationality - Indian, by faith - Hindu, by profession business, residing at 27/1, K.L. Goswami Sarani, P.O. Mahesh, P.S. Serampore, District – Hooghly, PIN-712202. hereinafter called and referred to as the “**DONEE**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its members for the time being and their respective heirs executors administrators successors successors-in-office, executors, administrators and/or assigns) of the **OTHER PART**.

**WHEREAS** the **DONEE** is a Club and requested the **DONOR** to help the Club by donating a portion of the **DONOR**'s property at Mouza - Mahesh for being used by the **DONEE** for good and beneficial purpose for the betterment of the local community without any personal gain of any members of the Club.

**AND WHEREAS** the **DONOR** has agreed to Gift to the **DONEE** **ALL THAT** piece of parcel of bastu land with structure standing thereon containing a land of 5 (five) Cottahs 10 (ten) Chittacks 41 (forty-one) Square feet more or less situate and lying at and being a portion of Dag No. 2621 recorded in L.R. Khatian No. 11337 in Mouza Mahesh, P.S. Serampore, J.L. No. 15, District Hooghly, West Bengal, fully described in the Schedule hereunder written and hereinafter referred to as “**THE SAID PROPERTY**” on AS IS

*[Signature]*

*Note ( )*

*RAM*

*A.K. - [Signature]*

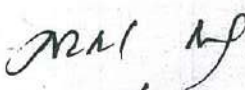
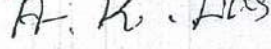




*RAM*

WHERE IS & WHATEVER IS basis and the DONEE has agreed to accept the said Gift with gratitude and best wishes to the DONOR.

(I) **NOW THIS DEED WITNESSETH** that in consideration of the Social Development and Welfare Objects of the Club, the DONOR do hereby freely and voluntarily convey and transfer unto and to the DONEE, as and by way of Gift **ALL THAT** piece and parcel of land with structure standing thereon containing a land of 5 (five) Cottahs 10 (ten) Chittacks 41 (forty-one) Square feet more or less situate and lying at and being a portion of Dag No. 2621 recorded in L.R. Khatian No. 11337 in Mouza Mahesh, P.S. Serampore, J.L. No. 15, District Hooghly, West Bengal, fully described in the Schedule hereunder written and hereinafter referred to as "**THE SAID PROPERTY**" on AS IS WHERE IS & WHATEVER IS basis **TOGETHER WITH** all appendages and appurtenances whatsoever belonging or in any way appertaining thereto **AND** reversion or reversions, remainder or remainders of the said properties and rent, issues and profits thereof and every part thereof **AND** all the estate, right, title and interest of the DONOR into out of or upon the said property hereby conveyed and transferred **TO HAVE AND TO HOLD** the same unto and to the use of the DONEE absolutely and forever according to the nature and tenure thereof and the DONEE hereby accepts the same freely and voluntarily.

(II) **THE DONOR DOTH HEREBY COVENANT WITH THE DONEE THAT** the DONOR hath not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the properties, benefits, advantages and rights hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title and the DONOR shall at the request and costs of the DONEE do and execute or cause to be done and executed all such acts, deeds and things for further better and more perfectly assuring the said property unto and to the use of the DONEE in the manner aforesaid as shall or may reasonably be required by the DONEE.

(III) **AND** the DONEE do hereby accept the Gift envisaged hereunder by executing these presents and agrees and confirms that the DONEE shall use the same for any legal or moral purpose as well as the benefit of Social Welfare but shall not do any act, deed or thing in the said property causing nuisance, annoyance, inconvenience or obstruction in the peaceful use, enjoyment, development or transfer of the remaining properties of the DONOR. The Donee further covenants with the Donor not to claim or permit any member of the Club to do any unlawful or illegal activities in the said property and to keep the same secured by proper boundary walls and shall not enter upon or have access to the remaining properties of the Donor or any part thereof in any manner whatsoever or howsoever.

(IV) **NOW THIS DEED OF GIFT FURTHER WITNESSETH** that in pursuant to the said agreement the DONOR doth hereby admit and acknowledge in full and forever discharge and acquit and release the DONEE of **ALL THAT** the said land as delineated in the annexed map or plan and described in the Schedule hereafter written or every part thereof **TOGETHER WITH** all rights to use public road abutting thereto, lights, liberties and easement privileges and all other appurtenances whatsoever to the said plot of land, hereditament hereby gifted for the use of the DONEE absolutely and forever and the DONOR doth hereby covenant with the DONEE that **NOTWITHSTANDING** any act, deed, thing by the DONOR done or executed or knowingly suffered to the contrary and that the said land or every part thereof is hereby gifted on as is where is and whatever is basis and that the DONEE shall and may at all times hereafter peacefully and quietly possess and enjoy the said land and receive all sorts of profit and benefits emanating therefrom and receive rent, issues in its own name without any claim or demand from or by the DONOR or its heirs, successors, administrators, legal representatives and assigns or its predecessors-in-title or interest or any person lawfully or equitably claiming from, under or interest for the DONOR in respect of the said land hereby gifted. The DONOR further covenants with the DONEE that if it ever transpires that the land or any part thereof hereby not free from all encumbrances then the DONOR and its heirs, successors, administrators, legal representatives and/or assigns shall and will remain bound to co-operate with the Donee in the Donee taking necessary legal steps at the request and costs of the DONEE and that the DONOR has given absolute khas possession of the said land at the time of execution of this Deed of Gift which the Donee confirms and accepts to have received.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece or parcel of bastu land containing an area of 5 (five) Cottahs 10 (ten) Chittacks 41 (forty-one) Square feet more or less with a small structure standing thereon measuring 200 Square feet more or less on a portion thereof, situate, lying at and being a divided and demarcated portion of Dag No. 2621 recorded in L. R. Khatian No. 11337 formerly R.S.Dag No.2498 in Mouza Mahesh, P.S. Serampore, J. L. No. 15, District Hooghly, West Bengal and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted & bounded as follows:-

<b>On the North</b>	:	By remaining portion of Dag No. 2621 belonging to the DONOR;
<b>On the South</b>	:	By K. L. Goswami Sarani;
<b>On the East</b>	:	By remaining portion of Dag No. 2621 belonging to the DONOR;
<b>On the West</b>	:	By remaining portion of Dag No. 2621 belonging to the DONOR;

The annual rent of the said property is payable to the B.L. and L.R.O. Serampore - Uttarpara Block, as per revised rates.

The plan annexed hereto shall be deemed to be a part and parcel of this Deed.

B.A.

B.A.

mal of

A.K. Das

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals, the day, month and year, first above written.

**SIGNED SEALED AND DELIVERED**

by the abovenamed **DONOR** at

**Serampore** in the presence of:

Y.A. Salim, Adv  
c/o Pankaj Shroff & Co.  
1 Govt. Place (w), Kol-1

Animesh Sen, Adv  
c/o Pankaj Shroff & Co.  
4, Govt. Place (w) Kol-1

**SIGNED SEALED AND DELIVERED**

by the abovenamed **DONEE** at

**Serampore** in the presence of:

Y.A. Salim, Adv  
Animesh Sen, Adv








Drafted by me:












Y.A. Salim,












Advocate












PYRAMID ENCLAVE PVT. LTD.  
*M. M. M.*  
DIRECTOR












- .. *S. S. S.*
- (Bijay Rajan)
- .. *A. K. S.*
- (Anand Kumar S.)
- .. *Biswajit Mondy*
- .. *Bijay Saha Dey*
- .. *Sajamal Kumar Bose*












<i>Finger prints of the executant</i>					
 <p><i>None</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 <p><i>Bit</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>

<i>Finger prints of the executant</i>					
 <p><i>At the 12:15</i></p>					
	<b>Little</b>	<b>Ring</b>	<b>Middle (Left Hand)</b>	<b>Fore Hand</b>	<b>Thumb</b>
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle (Right Hand)</b>	<b>Ring Hand</b>	<b>Little</b>

Finger prints of the executant					
 Bishwasjit Mondy					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant					
 Shyamal Kumar Bose					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Finger prints of the executant					
 Bishu Mondy					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

Endorsement For Deed Number : I - 00731 of 2011  
(Serial No. 03412 of 2011)

On

Payment of Fees:

On 26/04/2011

**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(ii) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 9071/-, on 26/04/2011

( Under Article : A(1) = 8987/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 26/04/2011 )

**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 for Gift in f/o others except family members, Government, Local Body has been assessed at Rs.- 817515/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 49051 /- and the Stamp duty paid as:  
Impresive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 49051/- is paid 63399625/04/2011 State Bank of India, CALCUTTA MAIN  
BRANCH, received on 26/04/2011

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

Presented for registration at 11.12 hrs on :26/04/2011, at the Office of the A.R.A.-III KOLKATA by  
Nathmal Modi ,Executant.

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

Execution is admitted on 26/04/2011 by

1. Nathmal Modi  
Director, Pyramid Enclave Private Limited, P-3, Kalakar Street, Kolkata, District:-Kolkata, WEST  
BENGAL, India, P.O. :- Pin :-700007 .  
, By Profession : Business
2. Bijay Agarwal  
President, Mahesh Youth Recreation Club, Baishnab Para 1st Lane & K. L. Goswami Sarani,  
Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- .  
, By Profession : Business

*W.B.* 29.6.11  
Additional Registrar of  
Assurances (Kolkata)

ADDITIONAL REGISTRAR OF ASSURANCE-III  
EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 00731 of 2011**  
**(Serial No. 03412 of 2011)**

3. Anup Kumar Das  
Vice- President, Mahesh Youth Recreation Club, Baishnab Para 1st Lane & K. L. Goswami Sarani,  
Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- .  
, By Profession : Business
4. Biswajit Nandy  
Secretary, Mahesh Youth Recreation Club, Baishnab Para 1st Lane & K.L. Goswami Sarani,  
Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- .  
, By Profession : Business
5. Biswanath Dey  
Joint Secretary, Mahesh Youth Recreation Club, Baishnab Para 1st Lane & K. L. Goswami Sarani,  
Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- .  
, By Profession : Business
6. Shyamal Kumar Bose  
Cashier, Mahesh Youth Recreation Club, Baishnab Para 1st Lane & K. L. Goswami Sarani,  
Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- .  
, By Profession : Business  
  
Identified By Y. A. Salim, son of . , 4, Govt. Place ( N), 8th Floor, District:-Kolkata, WEST BENGAL,  
India, P.O. :- Pin :-700001 , By Caste: Muslim, By Profession: Advocate.

( Noor Baks Mandal )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

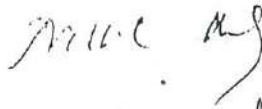
*Handwritten signature* 29.4.11  
28.4.11

( Noor Baks Mandal )  
ADDITIONAL REGISTRAR OF ASSURANCE-III



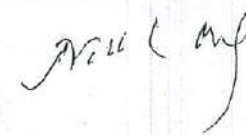


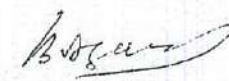


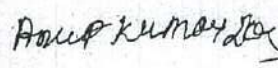


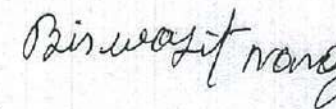
EndorsementPage 2 of 2


**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A.-III KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 03412 / 2011, Deed No. (Book - I , 00731/2011)**

I . Signature of the Presentant

Name of the Presentant	Signature with date
Nathmal Modi	 26/4/11

II . Signature of the person(s) admitting the Execution at Office.






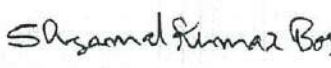
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nathmal Modi Address -862, Jessore Road, , Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055	Self		 LTI	
			26/04/2011	26/04/2011	
2	Bijay Agarwal Address -7, Ganesh Chandra Avenue, 3rd Floor,, Kolkata, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700013	Self		 LTI	
			26/04/2011	26/04/2011	
3	Anup Kumar Das Address -27/6, K. L. Goswami Sarani, Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- Pin :-712202	Self		 LTI	
			26/04/2011	26/04/2011	
4	Biswajit Nandy Address -27/5, K. L. Goswami Sarani, Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- Pin :-712202	Self		 LTI	
			26/04/2011	26/04/2011	

  
 28.4.11  
 29.4.11  
 Additional Registrar of  
 Assurances II, Kolkata  
 29 APR 2011  
 (Noor Baks Mandal)

**ADDITIONAL REGISTRAR OF ASSURANCE-III**  
 Office of the A.R.A.-III KOLKATA

Government of West Bengal  
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
 Office of the A.R.A.-III KOLKATA, District- Kolkata  
 Signature / LTI Sheet of Serial No. 03412 / 2011, Deed No. (Book - I , 00731/2011)


II . Signature of the person(s) admitting the Execution at Office.

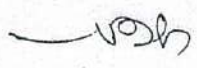
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Biswanath Dey Address -3/168, Mahesh Colony,, Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- Pin :-712202	Self		 LTI	
			26/04/2011	26/04/2011	
6	Shyamal Kumar Bose Address -27/1, K. L. Goswami Sarani, Thana:-Serampore, District:-Hooghly, WEST BENGAL, India, P.O. :- Pin :-712202	Self		 LTI	
			26/04/2011	26/04/2011	

Name of Identifier of above Person(s)

Y. A. Salim  
 4, Govt. Place ( N), 8th Floor, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001

Signature of Identifier with Date

  
 26/4/11

 29.4.11

29 APR 2011

(Noor Baks Mandal)

ADDITIONAL REGISTRAR OF ASSURANCE-III  
 Office of the A.R.A.-III KOLKATA

GIFT DEED PLAN SHOWING THE LAND & STRUCTURE AT MUNICIPAL HOLDING  
 NO:~ 29, K.L. GOAWAMI SARANI ( ROYLAND CIRCULAR ROAD ); UNDER R. S. DAG  
 NO:~ 2498 ;UNDER L. R. DAG NO:~ 2621; UNDER L. R. KHATIAN NO:~11337;  
 MOUZA:~ MAHESH; J.L. NO:~15; UNDER SERAMPORE MUNICIPALITY; P.O.& P.S.:~  
 SERAMPORE; DIST.:~ HOOGHLY.

SCALE:~1"=16'-0"

GIFT DEED AREA OF LAND :~ 05 KA. 10 CH. 41 Sq. Ft. DEED AREA SHOWN IN :~ RED

R.C.C. ROOF AREA :~ 200 Sq. Ft.

DONER :~

PYRAMID ENCLAVE PRIVATE LIMITED  
 Represent it's Director :  
Sir. NATHMAL MODI

DONEE :~

YOUTH RECREATION CLUB

Represent as

- President : 1. Sir. BIJAY AGARWAL.
- Vice President : 2. Sir. ANUP KUMAR DAS.
- Secretary : 3. Sir. BISWAJIT NANDI.
- Cashier : 4. Sir. SHYAMAL KUMAR BOSE.
- ~~Joint Secretary~~ : 5. Sir. BISWANATH DEY.

JOINT SECRETARY

*Anup Kumar Das*

*Biswajit Nandi*

*Shyamal Kumar Bose*

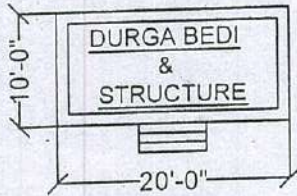
*Biswanath Dey*

WITNESSES  
 PVT. LTD.  
*Nathmal Modi*  
 DIRECTOR  
 SIGNATURE



PORTION OF DONOR  
 RS. DAG No 2507  
 83'-0"

SIGNATURES



R.S. DAG No 2498  
 PORTION OF DONOR  
 88'-0"  
 Boundary Brick Wall (All Side)

104'-6" GATE  
 K. L. GOSWAMI SARANI

TRACED BY :~

*Surajit Ghosh*

SURAJIT GHOSH (D.C.E.)  
 MAHESH, SERAMPORE, L.B.S.  
 OF SERAMPORE MUNICIPALITY.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 2360 to 2373  
being No 00731 for the year 2011.



*(Handwritten signature)*

(Noor Baks Mandal) 29-April-2011  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A.-III KOLKATA  
West Bengal

29-4-11