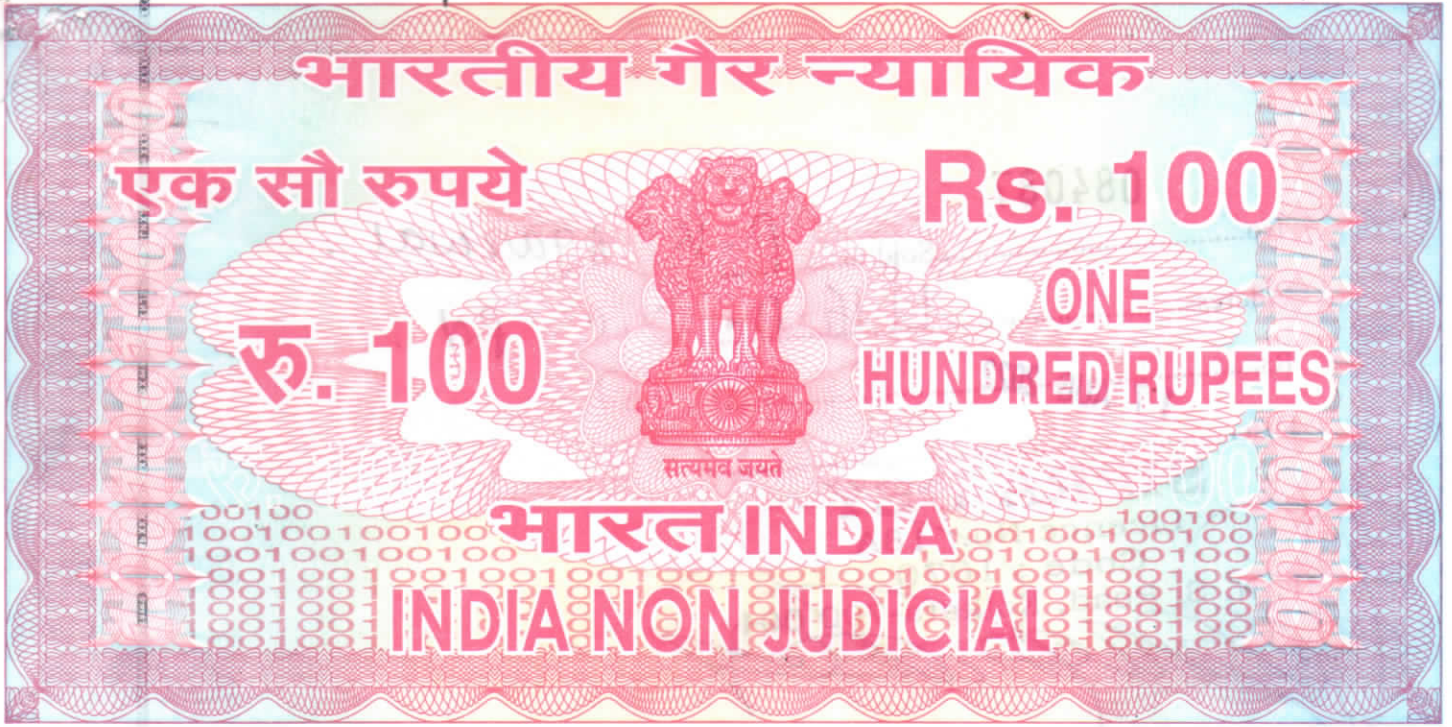


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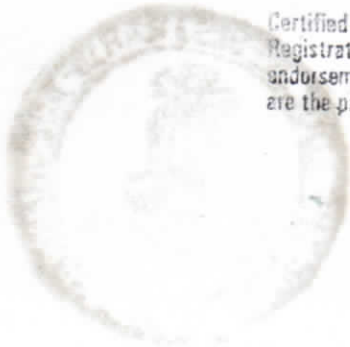
I-07314/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 138765

S. 2/2466/22



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar
of Assurances-I, Kolkata

8 AUG 2022

DEED OF GIFT

Ref : Gift of strip of land of Premises No. 7, Nanda Lal Bose Lane, Ward No. - 007, Borough No. - I, Police Station - Shyampukur, Post Office - Bagbazar, Kolkata - 700003.

The area of gifted portion is 36.099 Square Metre equivalent to 388.57 Square feet.

084087

No. Sold to P. K Agarwal .

Address..... 11 B.D. O.C. Rd .

Rs..... 17 AUG 2022 201-37 .

Date.....

SIPRA DEY

Licence No. : 18A

Code : 1070

1, N. S. Road, Kolkata-700 001

[Handwritten signature]



18 AUG 2022

DEED OF GIFT

[Faint, mirrored text from the reverse side of the document, including 'The area of office...']

THIS DEED OF GIFT is made on 18th day of August, Two thousand and Twenty Two.

BETWEEN

(1) **SRI PAWAN KUMAR AGARWAL**, having PAN No. AGVPA4644H, ADHAAR No. 288700103456 and Mobile No. 9830135432, son of Sri Kailash Prasad Agarwal, aged about 45 years, by faith- Hindu, by citizen- Indian, by occupation - Business, residing at 1/16 D, Olai Chandi Road, Post Office- Belgachia, Police Station-Tala, Kolkata-700037,(2) **SMT. SHIKHA AGARWAL**, having PAN No. AKLPA7387B, ADHAAR No. 515669605908 and Mobile No.9830990121, wife of Sri Krishna Kumar Agarwal, aged about 36 years, by faith-Hindu, by citizen-Indian, by occupation - Business, residing at 1/16D, Olai Chandi Road, Post Office-Belgachia, Police Station-Tala, Kolkata 700037, hereinafter called the "**DONORS**" (which expression, where the context will so admit, shall mean and include their heirs, legal representatives, successors and assigns) of the **ONE PART**.

AND

THE KOLKATA MUNICIPAL CORPORATION, a body Corporate Constituted under the West Bengal Act., LIX of 1980, having its Central Office No. 5, Surendra Nath Banerjee Road, Police Station-Taltola, Kolkata – 700013, hereinafter called the "**DONEE**" (which expression shall mean and include its successors and assigns) of the **OTHER PART**.

WHEREAS the Donors herein are the absolute of Premises No. 7, Nanda Lal Bose Lane, Ward No. - 007, Borough No. - I, Police Station - Shyampukur, Post Office-Bagbazar, Kolkata – 700003 under The Kolkata Municipal Corporation, hereinafter referred to as the "**Said Premises**".

AND WHEREAS the Donors herein have prepared proposed plans for due sanction from The Kolkata Municipal Corporation for construction of a building at the "**Said Premises**" and as such the Donors are going to submit the same before The Kolkata Municipal Corporation.

AND WHEREAS in accordance to Rule 74 of The KMC Building Rule 2009, the Donors herein have voluntarily proposed out of their free will to gift a strip of land admeasuring 36.099 Square Metre equivalent to 388.57 Square feet. on the Eastern Portion of the "**Said Premises**" which is more fully described in the **Schedule** hereunder written; delineated in the Map/Plan annexed hereto and demarcated with Red border line.

AND WHEREAS the aforesaid strip of land being the portion of the land of the "**Said Premises**" which is hereby conveyed will widen the Road adjacent to

Two thousand and

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
18 AUG 2022



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
18 AUG 2022

the "**Said Premises**" and the same will be left open without any boundary wall or any other construction by the Donors forever and moreover the said strip of land for all practical purpose will remain as a part and parcel of the wide road.

AND WHEREAS the said proposal/offer has been accepted by The Kolkata Municipal Corporation and it has been decided inter-alia that the said gift of the aforesaid strip of land admeasuring 36.099 Square Metre equivalent to 388.57 Square Feet is for sanction of building plan in respect of the "**Said Premises**".

AND WHEREAS that in consideration as above the Donors of their own free will and accord and while in ascend state of body and mind hereby grants and conveys unto The Kolkata Municipal Corporation all that strip of land admeasuring 36.099 Square Metre equivalent to 388.57 Square Feet being the portion of the eastern side of the "**Said Premises**" which is more fully described in the **Schedule** hereunder written; delineated in the Map/Plan annexed hereto and demarcated with Red border line.

AND WHEREAS the Donors herein hereby further declare that they will not transfer otherwise dispose of the said strip of land to any one else, as the part and parcel of the "**Said Premises**" forever.

AND WHEREAS the aforesaid strip of land admeasuring 36.099 Square Metre equivalent to 388.57 Square Feet being the portion of the eastern side of the "**Said Premises**" is free from all encumbrances and this gift is for the purpose of widening the road of The Kolkata Municipal Corporation.

AND WHEREAS the Donors hereby covenant with The Kolkata Municipal Corporation that notwithstanding anything done by them or knowingly suffered, the Donors have full power to convey and grant the aforesaid strip of land hereby conveyed.

SCHEDULE

ALL THAT piece or parcel of gifted land area admeasuring 36.099 Square Metre equivalent to 388.57 Square Feet more or less being the portion of the eastern side of the Premises No. 7, Nanda Lal Bose Lane, Ward No. - 007, Borough No. - I, Police Station - Shyampukur, P.O. - Bagbazar, Kolkata - 700003 under the Kolkata Municipal Corporation which is butted and bounded by:

ON THE NORTH: Premises No. 9A, Nanda Lal Bose Lane

...to the ...
...of the ...
...to the ...

...of the ...
...to the ...
...of the ...

...of the ...
...to the ...
...of the ...

...of the ...
...to the ...
...of the ...



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLLAM
18 AUG 2022

- ON THE SOUTH: 1067 mm wide Uma Charan Mitra Lane as per SOR.
- ON THE EAST: Nanda Lal Bose Lane width varies from 5029mm to 5182mm wide as per SOR .
- ON THE WEST: Remaining portion of Premises No. 7, Nanda Lal Bose Lane.

IN WITNESS WHEREOF the abovenamed Donors have set and subscribed their hands and signature hereunto on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In the presence of :

1. Anghya Dip Singha
S/o Sri Sankar Singha
25/3 Raja Manindra Road
M.I.G Housing Est
P.S - Tala

Pawan Kumar Agarwal.
SIGNATURE OF THE DONORS

Himadri Saha
S/o Hazi Das Saha
14 Thakur Radha
2. Kanta Lane
KOL 03

Shikha Agarwal
SIGNATURE OF THE DONORS

As per K.M.C. Proforma

prepared by

Apriha Datta
Advocate.
Enrollment No -
WB 263 / 2002

FOR THE USE OF THE REGISTRAR

OF THE REGISTERED SOCIETIES ACT, 1932

SECTION 10(1)

REGISTERED SOCIETY



ADDITIONAL REGISTRAR
OF SOCIETIES, KOLKATA
18 AUG 2022

SIGNATURE OF THE
PRESENTANT/EXECUTANT/
SELLER/BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	L.H					
	R.H					

ATTESTED:- *Ravon Kumar Agarwal.*

	L.H					
	R.H					

ATTESTED:- *Shikha Agarwal*

	L.H					
	R.H					

ATTESTED:-

	L.H					
	R.H					

ATTESTED:-

REGISTRATION ACT 1908

REGISTRATION ACT 1908



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLAR
18 AUG 2022

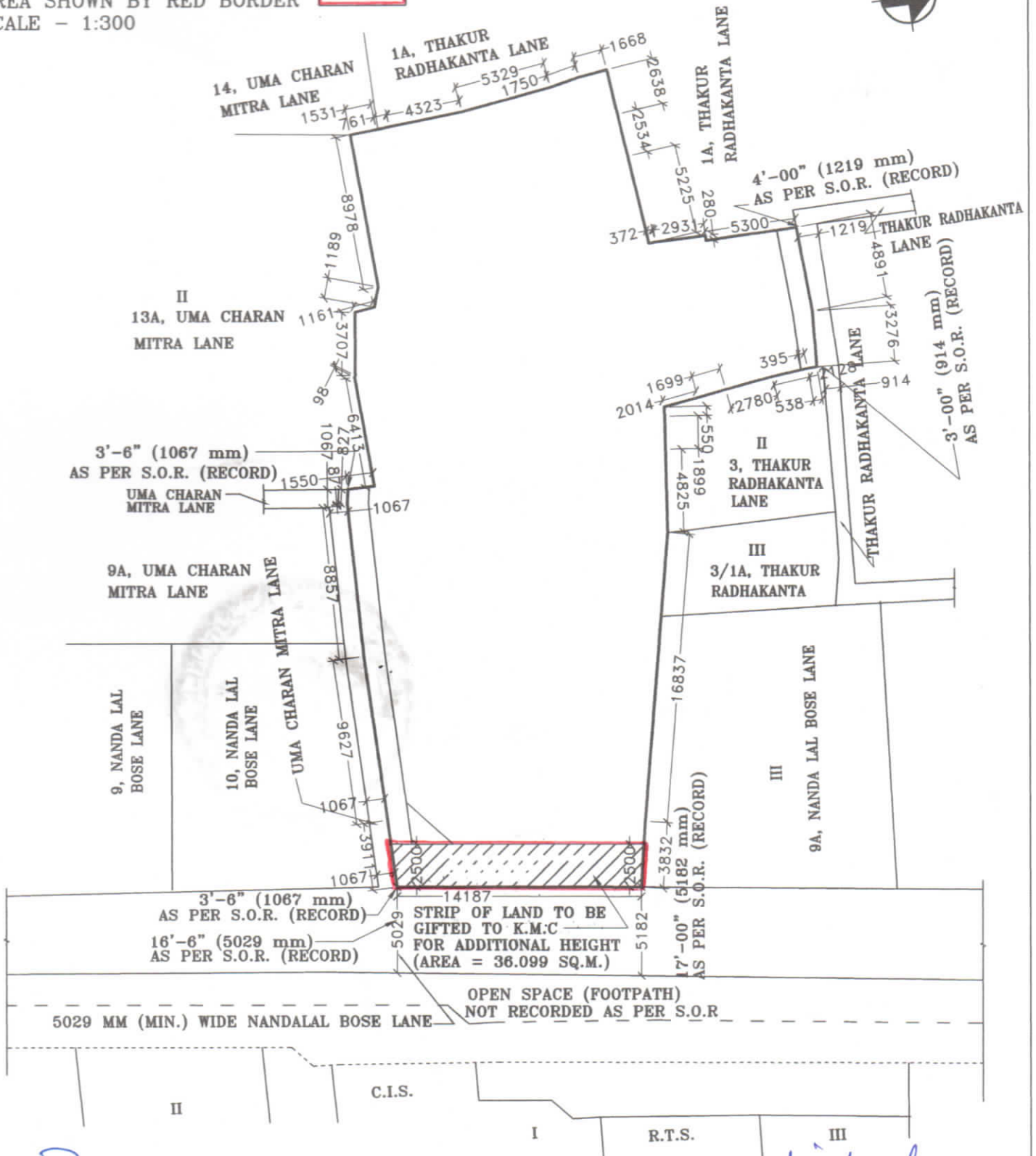
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1930 COMPLYING BUILDING RULES 2009 AT PREMISES NO.- 7, NANDA LAL BOSE LANE, IN WARD NO.-007, BOROUGH NO.-I, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA-700 003, P.S.-SHYAMPUKUR, P.O.-BAGBAZAR

AREA OF LAND = 834.448 SQ.M.

AREA OF STRIP OF LAND (FRONT) = 36.099 SQ.M.

AREA SHOWN BY RED BORDER

SCALE - 1:300



Parveen Kumar Agarwal
Shikha Agarwal

SIGNATURE OF OWNER

Ashis Kundu
ASHIS KUNDU
B.C.E. (J.U.) L.B.S. No.679 (I) KMC
25 B, Mahatma Gandhi Road
Kolkata-700 082

SIGNATURE OF L.B.S.



l

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 AUG 2022

ASHIS KUNDU
B.C.E. (U.L.S. No. 679 (I) KMC
25 B, Mahatma Gandhi Road
Kolkata-700 082

Major Information of the Deed



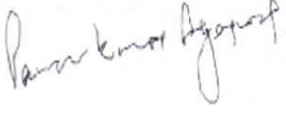
Deed No :	I-1901-07314/2022	Date of Registration	18/08/2022
Query No / Year	1901-2002466822/2022	Office where deed is registered	
Query Date	15/08/2022 1:08:55 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DEBASISH MISHRA BAGBAZAR,Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700003, Mobile No. : 9830135432, Status :Seller/Executant		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 14,42,569/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:33(ii))	Rs. 0/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



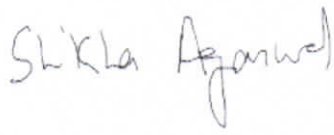
Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 7, , Ward No: 007 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	388.57 Sq Ft		14,42,569/-	Property is on Road
Grand Total :				.8905Dec	0 /-	14,42,569 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PAWAN KUMAR AGARWAL (Presentant) Son of Shri KAILASH PRASAD AGARWAL Executed by: Self, Date of Execution: 18/08/2022 , Admitted by: Self, Date of Admission: 18/08/2022 ,Place : Office			
		18/08/2022	LTI 18/08/2022	18/08/2022
1/16 D, Olai Chandi Road, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx4H, Aadhaar No: 28xxxxxxxx3456, Status :Individual, Executed by: Self, Date of Execution: 18/08/2022 , Admitted by: Self, Date of Admission: 18/08/2022 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Smt SHIKHA AGARWAL Wife of Shri KRISHNA KUMAR AGARWAL Executed by: Self, Date of Execution: 18/08/2022 , Admitted by: Self, Date of Admission: 18/08/2022 ,Place : Office			
	18/08/2022	LTI 18/08/2022	18/08/2022	
1/16 D, Olai Chandi Road, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx7B, Aadhaar No: 51xxxxxxxx5908, Status :Individual, Executed by: Self, Date of Execution: 18/08/2022 , Admitted by: Self, Date of Admission: 18/08/2022 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION 5, Surendra Nath Banarjee Road, City:- Kolkata, P.O:- DHARAMTALA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ARGHYADIP SINGHA Son of Shri SANKAR SINGHA MIG QUATERS, Raja Manindra Road, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037			
	18/08/2022	18/08/2022	18/08/2022
Identifier Of Shri PAWAN KUMAR AGARWAL, Smt SHIKHA AGARWAL			

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	Shri PAWAN KUMAR AGARWAL	THE KOLKATA MUNICIPAL CORPORATION		0.445237 Dec	7,21,285/-
L1	Smt SHIKHA AGARWAL	THE KOLKATA MUNICIPAL CORPORATION		0.445237 Dec	7,21,285/-

On 18-08-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted FROM stamp duty.

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

Presented for registration at 16:44 hrs on 18-08-2022, at the Office of the A.R.A. - I KOLKATA by Shri PAWAN KUMAR AGARWAL , one of the Executants.

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

Execution is admitted on 18/08/2022 by 1. Shri PAWAN KUMAR AGARWAL, Son of Shri KAILASH PRASAD AGARWAL, 1/16 D, Road: Olai Chandi Road, , P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 2. Smt SHIKHA AGARWAL, Wife of Shri KRISHNA KUMAR AGARWAL, 1/16 D, Road: Olai Chandi Road, , P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Shri ARGHYADIP SINGHA, , , Son of Shri SANKAR SINGHA, MIG QUATERS, Road: Raja Manindra Road, , P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Business

Payment of Stamp Duty

Pradipta

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 334888 to 334900

being No 190107314 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.08.19 13:54:40 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/08/19 01:54:40 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)