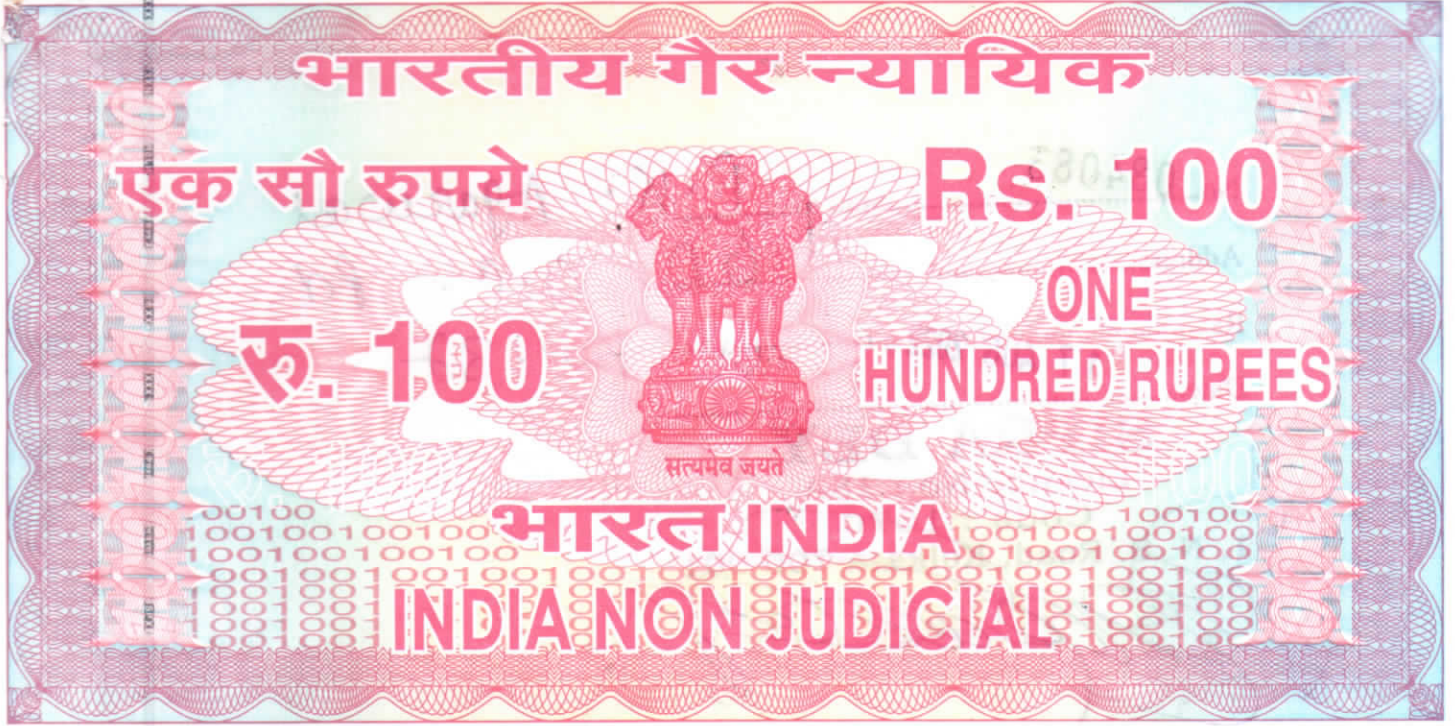


07613/2022

I-07316/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 138761



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

18 AUG 2022

DEED OF GIFT TO K.M.C.

Reg : K.M.C 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 25.378 Square Metre equivalent to 273.17 square feet. On the southern side and 8.981 Square Metre equivalent to 96.67 square feet. On the northern side

THIS INDENTURE is made on 18th day of August, Two thousand and Twenty Two.

No. 084083

Sold to P.K. Agarwal

Address 116D, O.C. Rd.

Rs. KOI-32

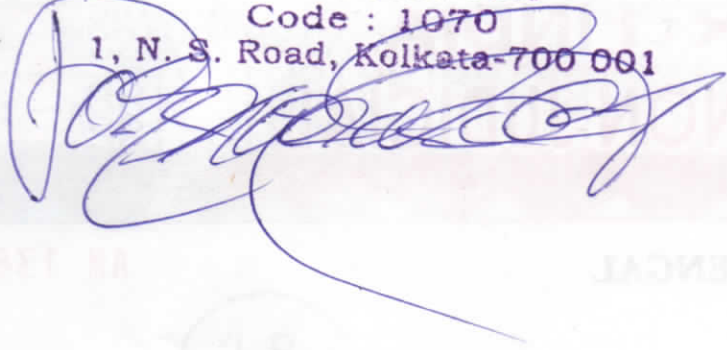
Date 17 AUG 2022

SIPRA DEY

Licence No.: 18A

Code : 1070

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



REGD. OFFICE TO K.M.C.

REGD. OFFICE TO K.M.C. Premises No. 116D, O.C. Rd. West No. 107, through

Police Station - Stationary Post Office - Badarpore, Kolkata -

The area of the plot is 25.75 square meters (approximately 25.75 square

feet) the southern side and 5.88 meters (approximately 5.88

feet) on the northern side.

The N.T.R.C. is made on 15th day of August, Two thousand and Twenty

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 owner 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 the Donors herein have expressed their desire to free gift a strip of land admeasuring 25.378 Square Metre equivalent to 273.17 square feet more or less, being the Portion of the Southern part of the land of "**Said Premises**" which is more fully described in the **Schedule A** hereunder written ; delineated and demarcated with red border line in the Plan annexed hereto.

AND WHEREAS the Donors herein have further expressed their desire to free gift another strip of land admeasuring 8.981 Square Metre equivalent to 96.67 square feet more or less, being the Portion of the Northern part of the land of "**Said Premises**" which is more fully described in the **Schedule B**

hereunder written ; delineated and demarcated with red border line in the Plan annexed hereto.

AND WHEREAS the aforesaid strips of land as described in **Schedule A & Schedule B** which are hereby conveyed is to make the width of road 1.750 Metre from the centre line of existing road and as such will widen the Road adjacent to the "**Said Premises**" as required under The Kolkata Municipal Act, 1980 & Building Rules 2009 for sanction of building plan in respect of the "**Said Premises**".

AND WHEREAS the aforesaid strips of land as described in **Schedule A & Schedule B** hereunder written will be left open without any boundary wall or any other construction by the Donors forever and moreover the said strips 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 strips of land as described in **Schedule A & Schedule B** hereunder written are for the purpose of sanction of building plan in respect of the "**Said Premises**".

AND WHEREAS that in consideration as herein 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 aforesaid strips of land as described in **Schedule A & Schedule B** hereunder written; delineated and demarcated with Red border line in the Plans annexed hereto.

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

AND WHEREAS the aforesaid strips of land as described in **Schedule A & Schedule B** hereunder written are free from all encumbrances and this gift is made for the purpose of widening the road of The Kolkata Municipal Corporation and making the width of road 1.750 Metre from the centre line of existing road adjacent to the "**Said Premises**" as required under The Kolkata Municipal act, 1980 & Building Rule 2009 for sanction of building plan.

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 A

ALL THAT piece or parcel of land admeasuring 25.378 Square Metre equivalent to 273.17 Square Feet being the portion of the Southern part of land 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 and is butted and bounded by:

- ON THE NORTH: Remaining portion of Premises No. 7, Nanda Lal Bose Lane.
- ON THE SOUTH: 1067 mm wide Uma Charan Mitra Lane.
- ON THE EAST: Erstwhile portion (strip of land) of land of Premises No. 7, Nanda Lal Bose Lane and currently by Nanda Lal Bose Lane.
- ON THE WEST: Premises No.13A, Uma Charan Mitra Lane.

SCHEDULE B

ALL THAT piece or parcel of land admeasuring 8.981 Square Metre equivalent to 96.67 Square Feet being the portion of the Northern part 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: Thakur RadhaKanta Lane width varies from 914 mm to 1219 mm.
- ON THE SOUTH: Remaining portion of Premises No. 7, Nanda Lal Bose Lane.
- ON THE EAST: Premises No. 3, Thakur RadhaKanta Lane.
- ON THE WEST: 1aThakur RadhaKanta 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. Arghya Dip Singha

S/o Sankar Singha

Ad 25/3 Raja Manindra Road

M.I.G Housing Estate

PS Tala

ALL THAT piece or parcel of land measuring 25378 Square Metre equivalent to 27377 Square Feet being the portion of the Southern part of land of the Premises No. 7, Nanda Lal Bose Lane, Ward No. - 007, Borough No. - I, Police Station - Shyamshukur P.O. - Bagbazar, Kolkata - 700003 under the Kolkata Municipal Corporation and is butted and bounded by:

- ON THE NORTH: Remaining portion of Premises No. 7, Nanda Lal Bose Lane
- ON THE SOUTH: 1087 mm wide Uma Charan Mitra Lane
- ON THE EAST: Entire portion (strip of land) of land of Premises No. 7, Nanda Lal Bose Lane and currently by Nanda Lal Bose Lane
- ON THE WEST: Premises No. 13A, Uma Charan Mitra Lane

SCHEDULE B

ALL THAT piece or parcel of land measuring 8281 Square Metre equivalent to 8887 Square Feet being the portion of the Northern part of the Premises No. 7, Nanda Lal Bose Lane, Ward No. - 007, Borough No. - I, Police Station - Shyamshukur P.O. - Bagbazar, Kolkata - 700003 under the Kolkata Municipal Corporation which is butted and bounded by:

- ON THE NORTH: Thakur Radhakantha Lane width varies from 914 mm to 1218 mm
- ON THE SOUTH: Remaining portion of Premises No. 7, Nanda Lal Bose Lane
- ON THE EAST: Premises No. 3, Thakur Radhakantha Lane
- ON THE WEST: Thakur Radhakantha Lane



IN WITNESS WHEREOF the abovesaid 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:

(Handwritten signatures and text)
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...

Pawan Kumar Agarwal.

SIGNATURE OF THE DONORS

Shikha Agarwal

SIGNATURE OF THE DONORS

Himadri Saha
S/o Hari Das Saha
Ad 1A Thakur Radha
2. Kanta Lane. 03

As per K.M.C. Proforma

prepared by

Shikha Das
Advocate.

Enrollment No -

WB/263/2002



[Faint signature]
SIGNATURE OF THE DONORS

[Faint signature]
SIGNATURE OF THE DONORS

[Faint handwritten text]
2 KANAR LANE .03
#1A THAKUR ROAD
210 HARI DAS BABA
MUMBAI, INDIA

As per K.M.C. Protoms

prepared by

[Faint handwritten notes]
- 20/03/2022
- 20/03/2022



ADDITIONAL REGISTRAR
OF COMPANIES, MUMBAI
18 AUG 2022

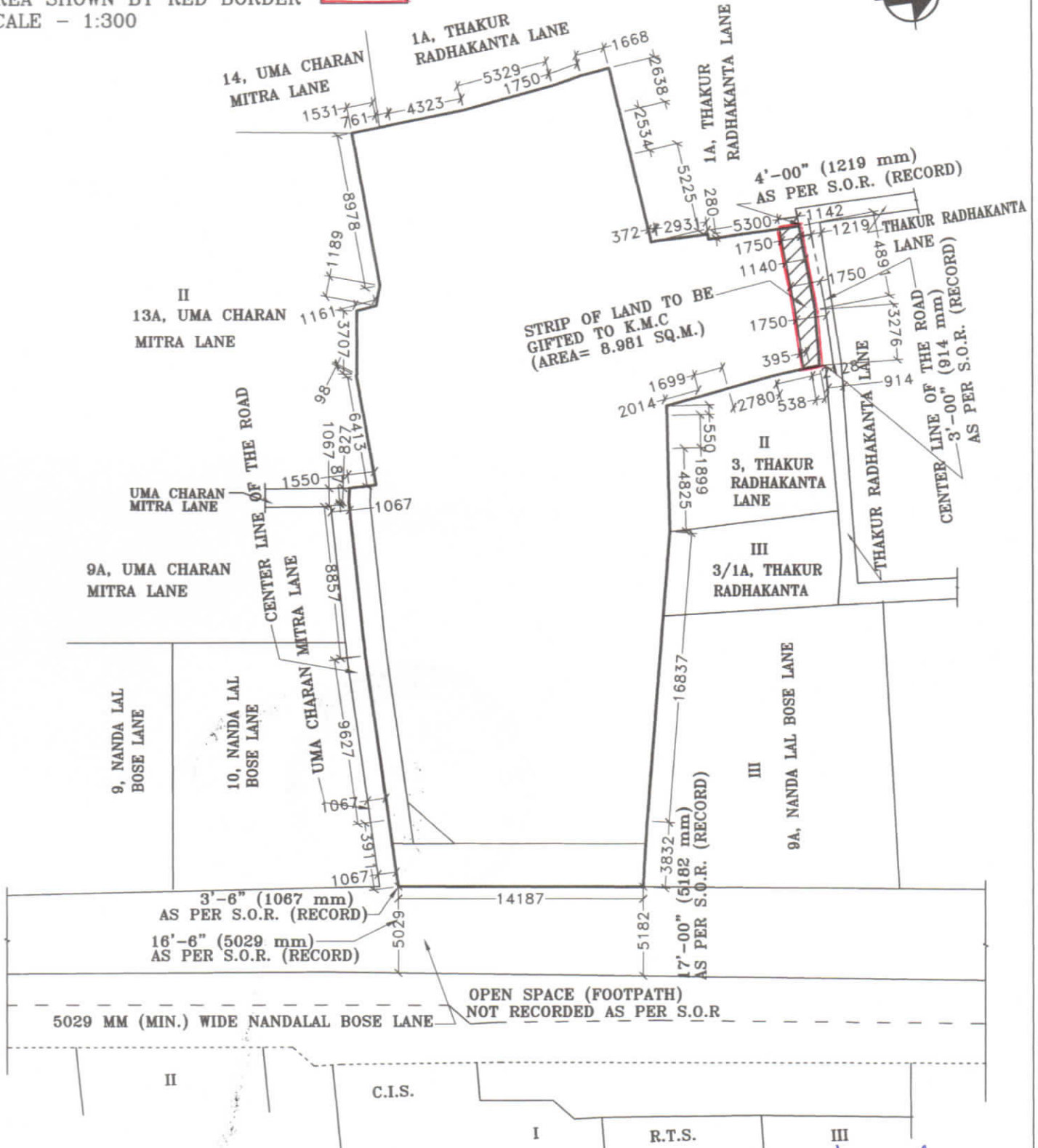
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING BUILDING RULES 2009 AT PREMISES NO.- 7, NANDA LAL BOSE LANE, IN WARD NO.-007, BOROUGH NO.-I, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA-700 003, P.S.-SHYAMPUKUR, P.O.-BAGBAZAR

AREA OF LAND = 834.448 SQ.M.

AREA OF STRIP OF LAND (SIDE) = 8.981 SQ.M.

AREA SHOWN BY RED BORDER

SCALE - 1:300



Pawan 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.

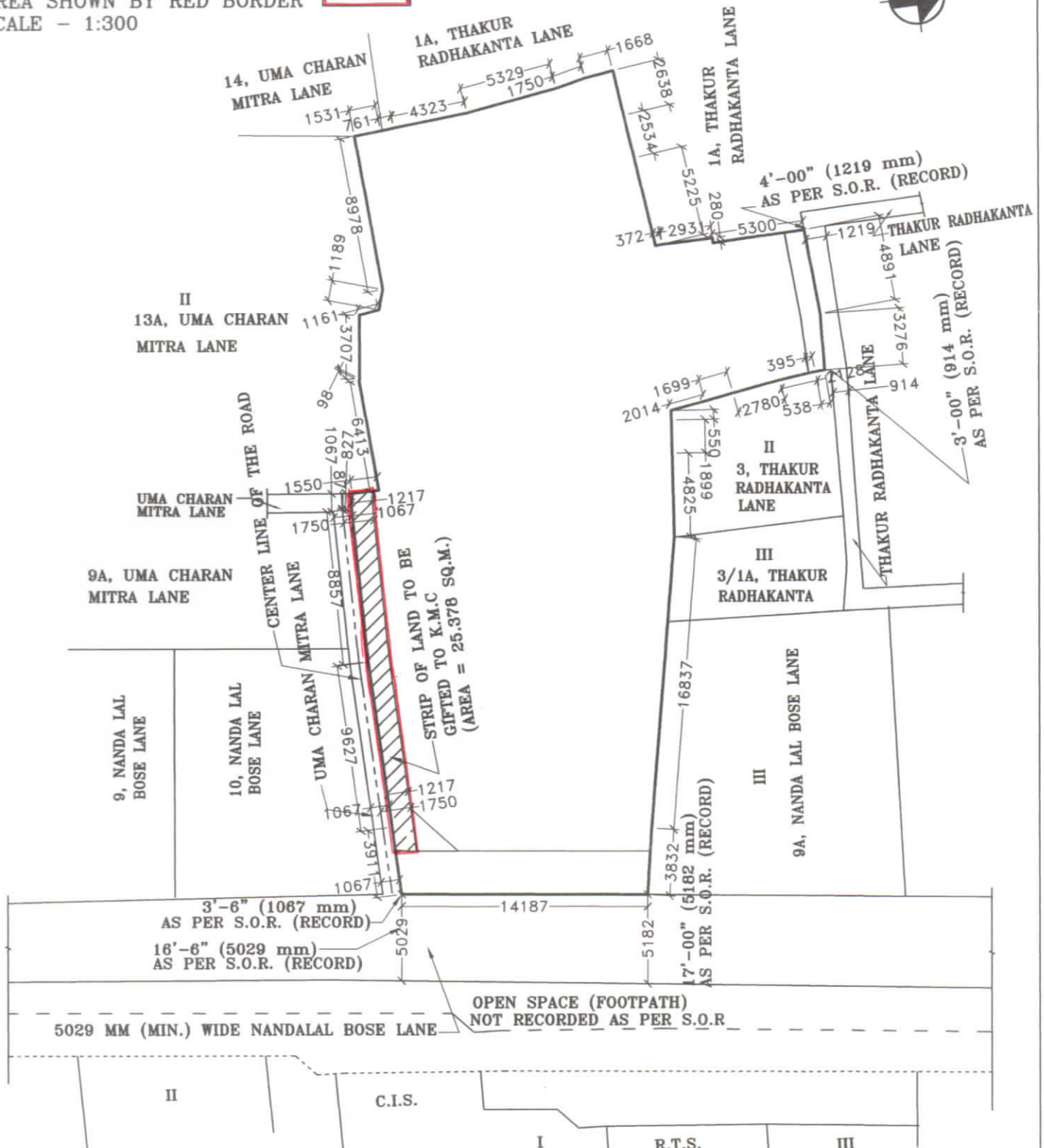


ADDITIONAL REGISTRAR
OF ASSAM - TEZGAON, KOLAAS
16 AUG 2022

ASHIS KUNDU
H.O. & S.O. (I) KMC
22 B, M. J. Road, Gandhi Road
Kolkata-700 082

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 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 (SIDE) = 25.378 SQ.M.
 AREA SHOWN BY RED BORDER
 SCALE - 1:300



*Paroon 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.

ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KOLAKATA
18 AUG 2022

ASHIS KUNDU
BCE (Jr) E. & T. in KMD
25 B, Mahatma Garden Road,
Kolkata-700 083

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:- *Pawan Kumar Agarwal*

| | | | | | | |
|--|-----|--|--|---|--|--|
|  | L.H |  |  |  |  |  |
| | R.H |  |  |  |  |  |

ATTESTED:- *Shikha Agarwal*

| | | | | | | |
|--|-----|--|--|--|--|--|
| | L.H | | | | | |
| | R.H | | | | | |

ATTESTED:-

| | | | | | | |
|--|-----|--|--|--|--|--|
| | L.H | | | | | |
| | R.H | | | | | |

ATTESTED:-



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 AUG 2022

Major Information of the Deed



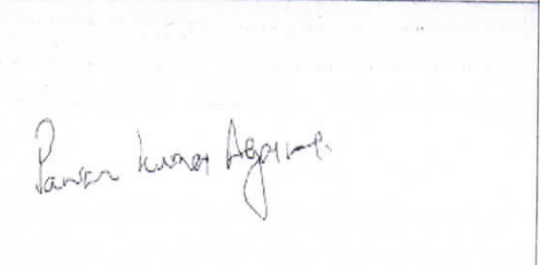
| | | | |
|---|---|---------------------------------------|------------|
| Deed No : | I-1901-07316/2022 | Date of Registration | 18/08/2022 |
| Query No / Year | 1901-2002489002/2022 | Office where deed is registered | |
| Query Date | 17/08/2022 10:42:23 AM | A.R.A. - I KOLKATA, District: Kolkata | |
| 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. 13,73,033/- | | |
| 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 :



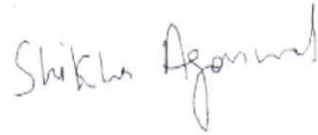
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 7, , Ward No: 007 Pin Code : 700003

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|--------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 273.17 Sq Ft | | 10,14,145/- | Property is on Road |
| L2 | (RS :-) | | Bastu | 96.67 Sq Ft | | 3,58,888/- | Property is on Road |
| | | TOTAL : | | .8476Dec | 0 /- | 13,73,033 /- | |
| | | Grand Total : | | .8476Dec | 0 /- | 13,73,033 /- | |

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 13/03/2022 | 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 :

| SI 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 | | 0.313008 Dec | 5,07,073/- |
| L1 | Smt SHIKHA AGARWAL | THE KOLKATA MUNICIPAL CORPORATION | | 0.313008 Dec | 5,07,073/- |

| | | | | | |
|----|-----------------------------|---|--|--------------|------------|
| L2 | Shri PAWAN KUMAR AGARWAL | THE KOLKATA MUNICIPAL CORPORATION | | 0.110768 Dec | 1,79,444/- |
| L2 | Smt SHIKHA AGARWAL | THE KOLKATA MUNICIPAL CORPORATION | | 0.110768 Dec | 1,79,444/- |

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 16:41 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 334872 to 334887

being No 190107316 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.08.19 13:50:34 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/08/19 01:50:34 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)