

53

ORIGINAL WITH
DILIP BABU FOR BUILDING
SANCTION.

06731/15

206410/15



15/9.15

S-1-260214/15

certified that the signature sheets and the original documents attached with the document are the past of this document.

92AA 725605

us
 District Sub-Register-III
 Alipore, South 24-parganas
 15 SEP 2015

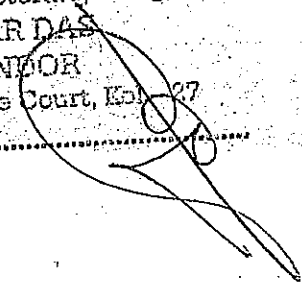
**DEED OF GIFT
 K.M.C**

THIS INDENTURE made this 15th day of *September*, in the year of Two Thousand and Fifteen A.D. B E T W E E M/s. Arun Properties Private Limited, a private limited company incorporated with the provisions of the companies Act, 1956 and having its registered office at Premises No 10, Clive Row, 3rd floor, Police Station and Post Office- Hare Street, Kolkata- 700 001, represented by its ~~Director~~ Mr. Aditya Vikram Harlalka son of Late Jayprakash Harlalka, hereinafter called and referred to as the DONOR (which expression where the context will so admit, shall mean and include its Director for the time being and their respective heirs , legal representatives successors-in-office and assigns) of the ONE PART.

07 SEP 2015

8886

No.....Rs 10/- Date.....
 Name:- **ARJUN GOPE**
 Advocate
 Address:- Alipore Police Court, Kol-27
 Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
 Alipore Police Court, Kol-27
 Vendor.....




THE NO. OF...

may be in... to get... this...
 subsequent... E T W E R...
 to... of... of...

Pradeep Roy
S/O. Mr. Pradmal Roy
82, New Tally George,
P.O. Purba Panchayat
P.S. Rajpur, Pakh...

District Sub-Registrar-III
 Alipore, South 24 Parganas

15 SEP 2015

11-93...

A N D

THE KOLKATA MUNICIPAL CORPORATION a body Corporate constituted under the West Bengal Act LIX of 1980, having its central office at No. 6, Surendra Nath Banerjee Road, Police Station - Taltola, Kolkata - 700 013, hereinafter called the DONEE (which expression where the context will so admit, shall mean and include its successors and assigns) of the OTHER PART.

WHEREAS the present Owner herein now seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 3 Bighas 5 Cottahs 9 Chittaks and 43 Sq.ft.= 4389.44 Sq. Meters with old dilapidated building standing thereon comprised in Premises No. 13/1, Ballygunge Park, Police Station - Karaya, Kolkata- 700 019 within the limits of the Kolkata Municipal Corporation Ward No. 065, Sub-Registry Office at Sealdah in the District of Twenty Four Parganas (South)..

AND WHEREAS the Donors expressed its desire to make a free gift of the front North- Western portions of land measuring 2.789 Sq. Mtr. be a little more or less from the front North- Western of the said plot of land, more fully described in the Schedule hereunder written and delineated in the map or plan annexed hereto and demarcated with RED Border line, as required under Rule and Provision of 59(2) of The Kolkata Municipal Corporation Building Rule 2009 for sanction of building plan.

AND WHEREAS the said proposal or offer of the DONOR has been accepted by The Kolkata Municipal Corporation, the DONEE herein and it has been decided inter alia, that the gift of the said front North- Western portion of land measuring about 2.789 Sq. Mtr. be a little more or less of the said plot of land for sanction of building plan in respect of the said hatched portion of the said plot of land be accepted under Rule and Provision of 59(2) of The Kolkata Municipal Corporation Building Rule 2009.



District Sub-Registrar-III
Alipore, South 24 Parganas

15 SEP 2016

NOW THIS INDENTURE WITNESSETH that in consideration of the premises the Donor of its own free will and accord and while in a sound state of body and mind , hereby grant and convey unto The Kolkata Municipal Corporation ALL THAT the piece and parcel of land measuring 2.789 Sq. Mtr. be a little more or less at Municipal Premises No. 13/1, Ballygunge Park, Police Station - Karaya, Kolkata- 700 019 within the limit of Ward No. 065 , Sub - Registry office at Sealdah , District - South 24 Parganas more fully described and delineated in the map annexed hereto and demarcated with RED border line therein , TO HAVE AND TO HOLD to The Kolkata Municipal Corporation , the said gifted portion of land free from all encumbrances as the Owner for the purpose of widening The Kolkata Municipal Corporation Road at the Front North- Western portion of the said plot of land.

AND THE DONOR HEREBY covenants with the Donee that notwithstanding anything done by the Donor or knowingly suffered, they the Donor have full power to convey and grant the aforesaid splayed corner, hereby conveyed AND further comments that the Donor shall at all times, at the cost of the Donor execute and do all such further acts, deeds and assurance for more perfectly and effectively conveying the said gifted portion of land to the Donee as by the latter shall be reasonably required.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of 2.789 Sq. Mtr. be a little more or less out of total land measuring 3 Bighas 5 Cottahs 9 Chittaks and 43 Sq.ft.= 4389.44 Sq. Meters be a little more or less within the limits of The Kolkata Municipal Corporation Ward No. 065, being Municipal Premises No. 13/1, Ballygunge Park, Police Station - Karaya, Kolkata- 700 019 , Assessee No. 11-065-02-0019-6, Borough- VIII, Sub Registry office at Sealdah, District 24 Parganas which is butted and bounded as follows :-

ON THE NORTH	:	By K.M.C. Road.
ON THE SOUTH	:	By portion of Premises No. 13/1, Ballygunge Park Road .
ON THE EAST	:	By portion of Premises No. 13/1, Ballygunge Park Road .
ON THE WEST	:	By K.M.C. Road .



[Handwritten signature]

District Sub-Registrar-III
Alipore, South 24 Parganas

15 SEP 2015

IN WITNESSES WHEREOF, the party hereto and hereunto sets and subscribed his hand on the day, month and year first above written.

SIGNED AND DELIVERED

by the DONOR at Kolkata

in presence of :

1) Rajan Das.

Alipore Police Court.
Cat. 27

2) Pradyumn Ray

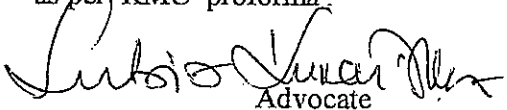
82, New Tolly Gunpowre.
Ud-93

ARUN PROPERTIES PVT. LTD.

Alipore 4-1141

~~Director~~/Authorised Signatory

DRAFTED BY ME
as per KMC proforma.


Advocate

Alipore Civil & Criminal Court,
Kolkata - 700 027. WB-2165/99.

TYPED BY :-

Malay Ray/Bowdler
18, Moore Avenue,
Kolkata - 700 040.

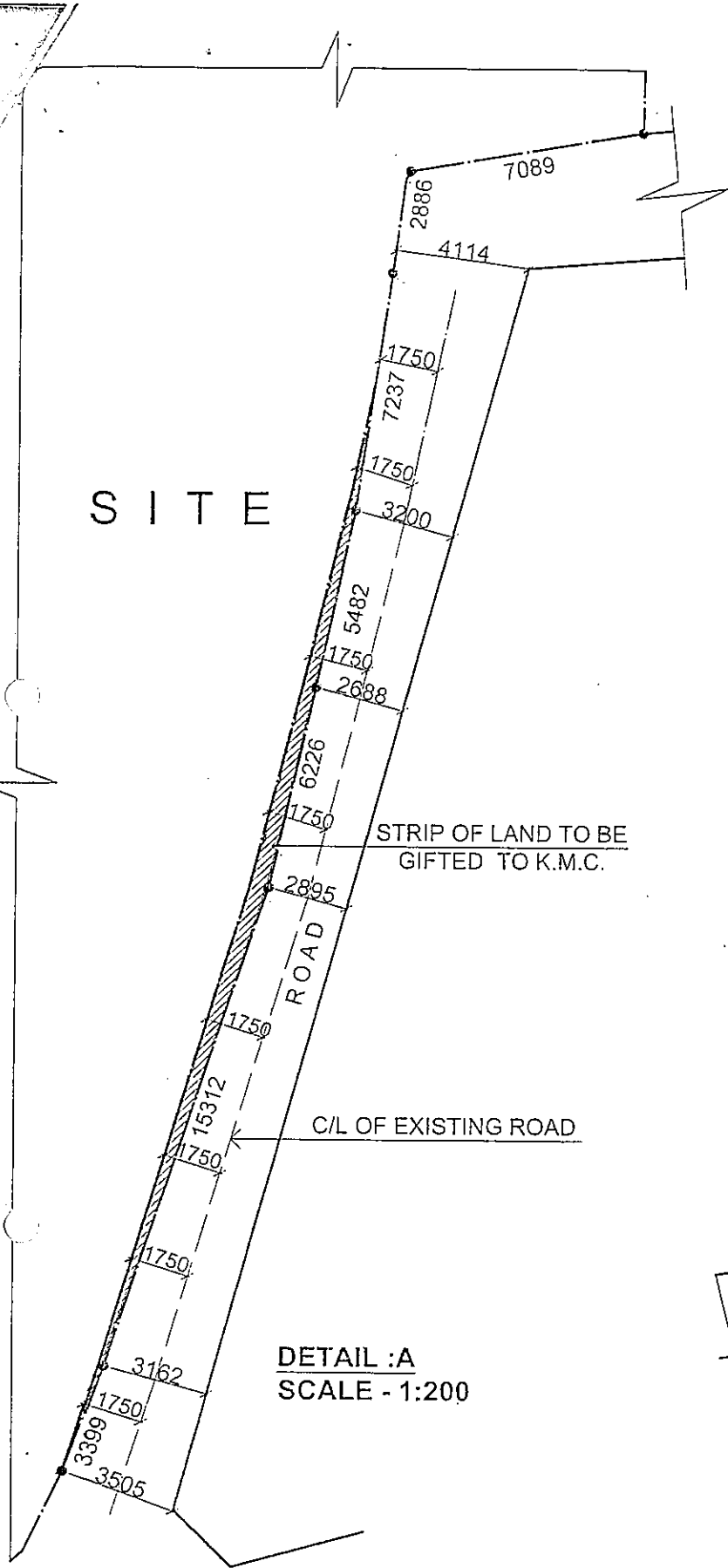


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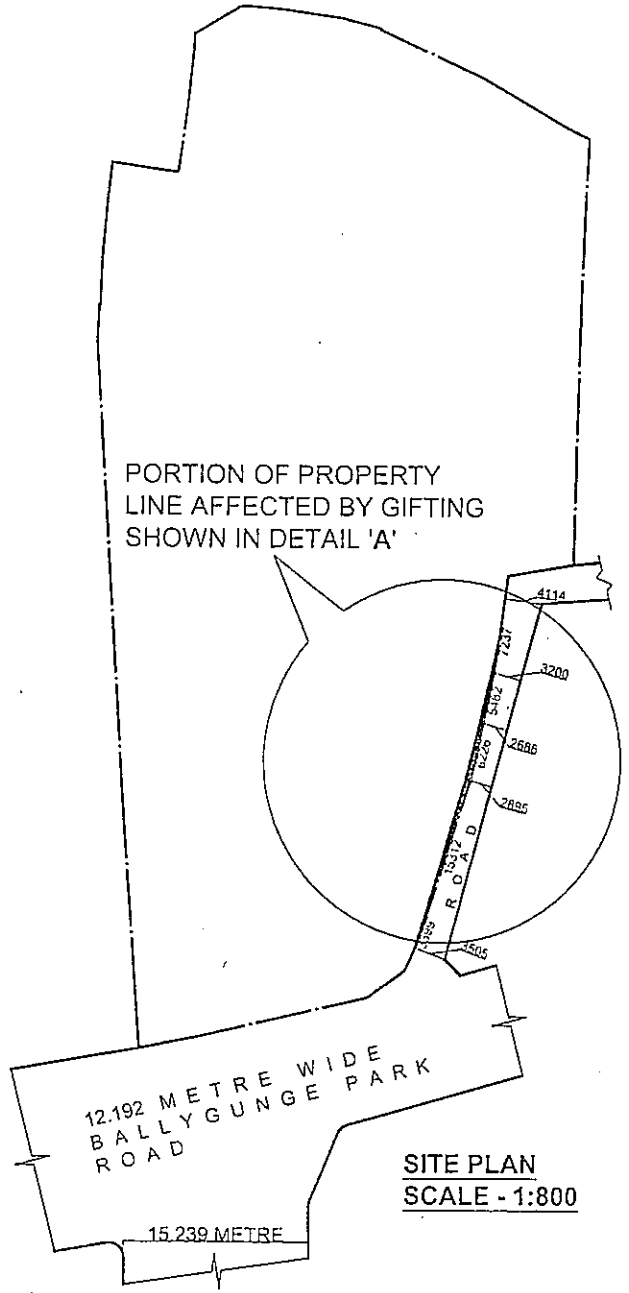
District Sub-Registrar-III
Allpore, South 24 Parganas

15 SEP 2015

Plan Showing Area of Land to be gifted to K.M.C. for widening of the street at
PREMISES No. 13/1 BALLYGUNGE PARK ROAD,
WARD No. 65,
BOROUGH -VII, KOLKATA: 700 019



DETAIL :A
SCALE - 1:200

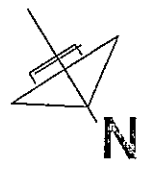


SITE PLAN
SCALE - 1:800

ASSESSEE No. 11-0650200196
 AREA OF STRIP OF LAND GIFTED TO K.M.C.-
 2.789 sq.m.

- NOTE:**
1. ALL DIMENSIONS ARE IN mm.
 2. WRITTEN DIMENSION SHOULD NOT BE SCALED.

ARUN PROPERTIES PVT. LTD.
Arun K. Mishra
 Director/Authorised Signatory



SIGNATURE OF THE OWNER/ C.A.

Date - 4.9.15



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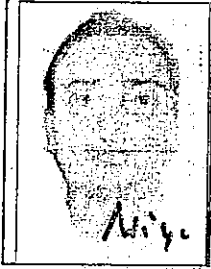
District Sub-Registrar-III
Alipore, South 24 Parganas

15 SEP 2015

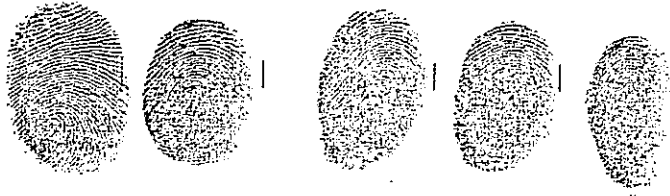
কর্তৃপক্ষের নিকট

স্বাক্ষর

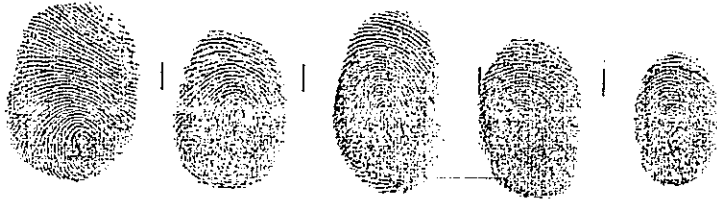
Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- ADITYA VENKATESH
HARKALWAR

Signature :-

ARUN PROPERTIES PVT. LTD.

Aditya Venkatesh

~~Director~~ / Authorised Signatory



District Sub-Registrar-III
Alipore, South 24 Parganas

15 SEP 2015

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160306410 / 2015

Query No/Year	16031000260214/2015	Serial no/Year	1603006771 / 2015
Deed No/Year	I - 160306410 / 2015		
Transaction	[0206] Gift, Gift in f/o-Govt./Local Bodies(Exempt Cases)		
Name of Presentant	Mr Aditya Vikram Harlalka	Presented At	Office
Date of Execution	15-09-2015	Date of Presentation	15-09-2015

Remarks

On 15/09/2015

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.

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

Presented for registration at 13:11 hrs on : 15/09/2015, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Aditya Vikram Harlalka ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) : [Representative]

Execution is admitted on 15/09/2015 by

Mr Aditya Vikram Harlalka , Director, M/s Arun Properties Pvt Ltd 10, Clive Row, 3rd Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Pradeep Roy, Son of Late Parimal Roy, 82, New Tollygunge Road, P.O: Purba Putiary, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (A(1) = Rs 0/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 725605, Purchased on 07/09/2015, Vendor named Subhankar.

UK Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Pradeep Roy Son of Late Parimal Roy 82, New Tollygunge Road, P.O:- Purba Putiary, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700093	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Aditya Vikram Harilalka

For Information only

Note:

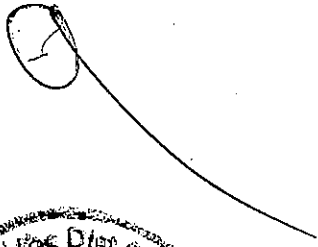
1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 24/10/2015.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

ARUN PROPERTIES PVT. LTD.

Aditya Harilalka
Director/Authorised Signatory

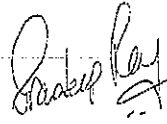


OFFICE OF THE DISTRICT ATTORNEY
DISTRICT OF COLUMBIA

Donee Details

SL No.	Name, Address, Photo, Finger print and Signature
1	K M C 5, S. N. Banerjee Road, P.O:- Taltala, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700013 Status : Organization

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Pradeep Roy Son of Late Parimal Roy 82, New Tollygunge Road, P.O:- Purba Putiary, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Aditya Vikram Harlalka	 9/15/2015 1:19:11 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunj park, Road Zone : (On Road -- On Road) , , Premises No. 13/1, Ward No: 65	(On Road -- On Road)	31 Sq Ft	1/-	3,22,917/-	Proposed Use: Bastu, Property is on Road



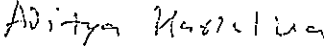
D. Applicant Details



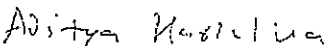
Details of the applicant who has submitted the requisition form	
Applicant's Name	Subir Kumar Dutta
Address	Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate



Seller, Buyer and Property Details

1. Donor & Donee Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Aditya Vikram Harlalka Director, M/s Arun Properties Pvt Ltd 10, Clive Row, 3rd Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	 15/09/2015 01:18:25 PM	 LTI 15/09/2015 01:18:38 PM
		 15/09/2015 01:18:56 PM	

Donor Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s Arun Properties Pvt Ltd 10, Clive Row, 3rd Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Status : Organization Represented by representative as given below:-		
(1)	Mr Aditya Vikram Harlalka Director, M/s Arun Properties Pvt Ltd 10, Clive Row, 3rd Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 15/09/2015 Date of Admission : 15/09/2015 Place of Admission of Execution : Office	 15/09/2015 01:18:25 PM	 LTI 15/09/2015 01:18:38 PM
		 15/09/2015 01:18:56 PM	



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunj park, Road Zone : (On Road -- On Road) , , Premises No. 13/1, Ward No: 65	(On Road -- On Road)	31 Sq Ft	1/-	3,22,917/-	Proposed Use: Bastu, Property is on Road
Donor Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	M/s Arun Properties Pvt Ltd 10, Clive Row, 3rd Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Organization	Executed by: Representative,			
Representative Details						
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of		
1	Mr Aditya Vikram Harlalka , Director, M/s Arun Properties Pvt Ltd 10, Clive Row, 3rd Floor, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By. Caste: Hindu, Occupation: Business, Citizen of: India,		M/s Arun Properties Pvt Ltd		
Donee Details						
SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details		
1	K M C 5, S. N. Banerjee Road, P.O:- Taltala, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700013	Organization	Not Executed			

ARUN PROPERTIES PVT. LTD.

Aditya Vikram Harlalka
Authorized Signatory





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

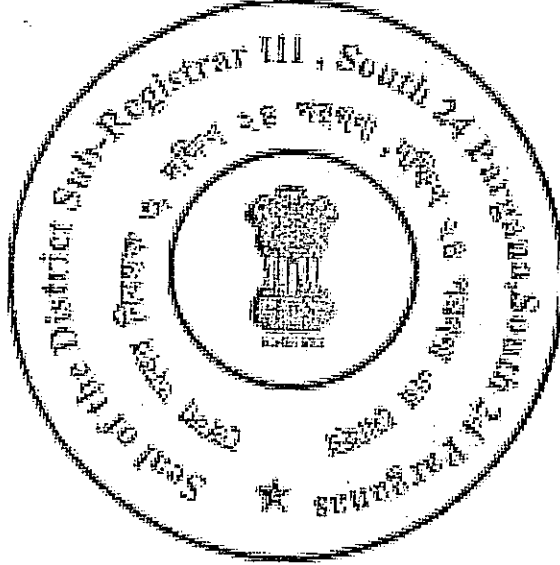
Query No / Year	16031000260214/2015	Query Date	10/09/2015 6:18:39 PM
Office where deed will be registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Subir Kumar Dutta		
Address	Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9836974709		
Transaction	[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 1/-	Total Market Value:	Rs. 3,22,917/-
Stampduty Payable	Rs. 10/-	Stampduty Article:-	33(ii)
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

ARUN PROPERTIES PVT. LTD.

Arjun Kumar
~~Director~~/Authorised Signatory



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2015, Page from 83471 to 83484
being No 160306410 for the year 2015.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2015.09.15 18:03:58 -07:00
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 15/09/2015 6:03:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
