

D.S.R. - III Alipore
Deed NO 1520 for the year 2015



पश्चिम बंगाल WEST BENGAL

87AA 482149

1784
719



COST OF FEES

F(i) 250
F(ii) 250
G(a) 113-00
G(b)
Plan
Xerox
Stamp 10-00
C.F.S. 10-00
Total
.....

D.S.R.-III, Alipore
South 24 Parganas
2-3-15

28206

16 FEB 2016

No. Rs 10/- Date

Name: S. R. Das
Advocate

Address: Alipore Police Court, Kot 27
Alipore Collectorate, 24 Pgs. (3)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kot-27
Verd...



I 14520/15

आयिक

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA
INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

U 420352

Certified that the document is admitted to
the custody of the signature sheets and
the stamp sheets attached with the
document.

[Signature]
Sub-Registrar-1/1
Alipore, South 24-parganas

Handwritten notes:
20.11.15

THIS DEED OF GIFT made this the 25th day of

February TWO THOUSAND AND FIFTEEN BETWEEN

Gifted to
Somnath Das
Biswajit Kalla

By *[Signature]*



12 FEB 2015
12 FEB 2015

12 FEB 2015
12 FEB 2015

VENI-743

VENUS COMPLEX PVT. LTD

M. S. S. S.

Director

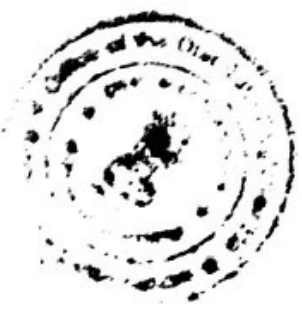
(MIRAJ BANKA)

FOR COBRA ALKAGANI SANGH

Shree Shree

Shree Shree

VENI-744



District Sub-Registrar-III
Alipore, South 24 Parganas
25 FEB 2015

FOR COBRA ALKAGANI SANGH

Biswajit Dutta

Shree Shree

VENI-745

FOR COBRA ALKAGANI SANGH

Somnath Das

VENI-746





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01520 of 2015
(Serial No. 01618 of 2015 and Query No. 1603L000002461 of 2015)

On 25/02/2015

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

Presented for registration at 17.20 hrs on :25/02/2015, at the Private residence by Shri Dhiraj Banka, Executant.

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

Execution is admitted on 25/02/2015 by

1. Shri Dhiraj Banka
Director, Venus Complex Pvt. Ltd., 1, Sarojini Naidu Sarani, Kolkata, Thana:-Shakespear Sarani,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700017.
By Profession : Others
2. Mr. Dilip Shaw
President, Gobra Agragami Sangha (Club), 18, Gobra Ghorosthan Road, Kolkata, Thana:-Topsia,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
By Profession : Others
3. Mr. Biswajit Dutta
Treasurer, Gobra Agragami Sangha (Club), 18, Gobra Ghorosthan Road, Kolkata, Thana:-Topsia,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
By Profession : Others
4. Mr. Somnath Das ✓
Secretary, Gobra Agragami Sangha (Club), 18, Gobra Ghorosthan Road, Kolkata, Thana:-Topsia,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700046.
By Profession : Others
Identified By Subhas Ch. Das, son of Late P. Das, 6, Old Post Office Street, Kolkata, Thana:-Hare
Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 26/02/2015

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), 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 35103/- is paid , by the draft number 612448, Draft Date 25/02/2015, Bank Name State Bank of
India, MIDDLETON ROAD, received on 26/02/2015



District Sub-Registrar-III
South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

25/02/2015 12:39:00





Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 01520 of 2015
(Serial No. 01618 of 2015 and Query No. 1603L000002461 of 2015)

(Under Article : A(1) = 35057/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 26/02/2015)

Certificate of Market Value (WB PUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-31,87,500/-

Certified that the required stamp duty of this document is Rs.- 223145 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 223145/- is paid , by the draft number 612449, Draft Date 25/02/2015, Bank : State Bank of India, MIDDLETON ROW, received on 26/02/2015

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

26/02/2015 12:35:00





VENUS COMPLEX PVT LTD (PAN NO. AADCV2985R) a company within the meaning of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 1 Sarojini Naidu Sarani, P.S. Shakespeare Sarani, Kolkata 700 017 represented by its Director **SHRI DHIRAJ BANKA** hereinafter 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 successor and/or successors in office/interest and assigns) of the **ONE PART;**

AND

GOBRA AGRAGAMI SANGHA (CLUB) an unincorporated body having its office situated at a portion of 18 Gobra Gorasthan Road, P.S. Topsia, Kolkata - 700 046 and represented by its President, **MR. DILIP SHAW**, its Treasurer **MR. BISWAJIT DUTTA** and its Secretary **MR. SOMNATH DAS** hereinafter referred to as the **DONEE** (which term or expression unless excluded by or repugnant to the subject or context be deemed to mean and include such entitled to use the facilities of the said Club and its Office Bearers and members) of the **OTHER PART**

WHEREAS:

A) By Registered Deed of Conveyance dated 23rd July 2011 registered at the Office of Additional District Sub Registrar, Sealdah in Book No. 1, CD Volume No. 5, Pages 6859 to 6873 Being No. 02268 for the year 2011 the Donor became the Owner of **ALL THAT** the Municipal Premises No. 18 and 19 Gobra Gorasthan Road, Kolkata 700 046 P.S. Topsia **TOGETHER WITH** the various buildings and structures standing thereon and by another Deed of Conveyance dated 31st July 2014 Registered at the Office of District Sub Registrar-III, Alipore in

Dilip Shaw Somnath Das Biswajit Dutta Anubrata



Book No. 1, Volume No. 14, pages 6347 to 6362 being No. 06063 for the year 2014 the Donor became the Owner of ALL THAT the Municipal Premises No. 15B, Gorasthan Road, Kolkata 700 046 P.S. Topsia together with the various buildings and structures standing thereon (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the **PROPERTIES**).

- B)** The Donee is an unincorporated body engaged in providing various social services, community services, recreational facilities and/or activities to the persons living in the locality and for the aforesaid purpose has been in occupation of a part or portion of Municipal Premises No. 18 Gobra Gorasthan Road, P.S. Topsia, Kolkata 700 046 and requested the Donor herein to grant and/or transfer ALL THAT the divided and demarcated portion of Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata 700 046 P.S. Topsia containing by estimation an area of 1.5 cottahs (more or less) including the passage measuring 3 feet wide and 38.6 feet in length (hereinafter referred to as the **DEMISED PREMISES** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written situation whereof is shown and delineated in the map or plan annexed hereto and bordered in Red thereon).
- C)** The members of the Donee represented by its present President, Mr. Dilip Shaw, its Treasurer Mr. Biswajit Dutta and its Secretary Mr. Somnath Das, have approached the Donor to transfer the said Demised Premises by way of Gift in favour of the Donee so that the Donee can continue to provide social services, community services, and recreational facilities to the persons living in the locality and at the request of the Donee and on the express committed made by the Donee and/or its members to the effect that they will use the said Demised Premises only for the purposes of providing social services, community services, and recreational facilities to the persons

Dilip Shaw *Somnath Das. Biswajit Dutta. Prasad*



living in the locality and for no other reason whatsoever the Donor has agreed to transfer the said Demised Premises by way of gift unto and in favour of the Donee herein subject to the terms and conditions hereinafter appearing.

NOW THIS DEED WITNESSETH as follows:

- I. **THAT** in consideration of the social and recreational and other activities carried on by the Donee, the Donor doth hereby transfer grant convey assure and assign by way of gift unto and in favour of the Donee herein **ALL THAT** the divided and demarcated portion of Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata 700 046 P.S. Topsia containing by estimation an area of 1.5 cottahs (more or less) including the passage measuring 3 feet wide and 38.6 feet in length (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the **DEMISED PREMISES** situation whercof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon) absolutely and forever, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever **SUBJECT HOWEVER** to the Donee making payment of the proportionate share or municipal rates taxes and other outgoings, including electricity payable in respect of the said **DEMISED PREMISES TO HAVE AND TO HOLD THE SAID DEMISED PREMISES** and every part thereof hereby gifted granted conveyed transferred assigned or assured or otherwise expressed or intended so to be unto and to the use of the Donee in the manner as aforesaid free from all encumbrances charges liens lispendens attachments

Kilip Sheer

Somenath Das - Biswajit Das. Master



trusts whatsoever or howsoever **SUBJECT TO** the Donee henceforth making payment of the proportionate share of all present and future municipal rates taxes and other outgoings and electricity charges.

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

- a) **THAT NOTWITHSTANDING** any act deed or thing whatsoever done by Donor or any of his predecessors in title may have done committed executed or knowingly suffered to the contrary, the Donor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said **DEMISED PREMISES** hereby granted **GIFTED** transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same.
- b) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Donor now has in itself good right, full and absolute power to grant gift convey transfer assure and assign the said **DEMISED PREMISES** hereby granted gifted conveyed transferred and assured or expressed so to be unto and to the use of the Donee in the manner and on the conditions aforesaid.
- c) **AND THAT** the said **DEMISED PREMISES** hereby granted gifted conveyed or expressed or so to be is now free from all encumbrances, charges liens lispens attachments trusts leases restrictions covenants lispends uses debottar trusts made or suffered by the Donor or any other person and/or

Cibp. Shew Somnath Das. Biswajit Sultta. *Mr. B. S. Das*



persons lawfully rightfully or equitably claiming any estate or interest therein from under or in trust for the Donor into or upon the said **DEMISED PREMISES**.

- d) **AND THAT** the Donee shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take 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 from under or in trust for the Donor or from under or in trust for any of his predecessors in title.
- e) **AND THAT** the Donee shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Donor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said **DEMISED PREMISES** by the Donor or by any person or persons lawfully and equitably claiming from under or in trust for the Donor or her predecessors in title as aforesaid or otherwise.
- f) **AND ALSO** the Donor has not at any time done or executed or knowingly suffered or have been party to any act deed or thing whereby and where under the said **DEMISED PREMISES** hereby granted transferred conveyed assigned or expressed so

Witnessed Same with Da. Biswajit Gulla. [Signature]



to be or any part thereof is can or may be impeached or encumbered or effected in title or otherwise.

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

- i) **THAT** all municipal rates taxes and other impositions and/or outgoings including electricity charges payable in respect of the said **DEMISED PREMISES** from the date of execution of these presents shall be paid borne and discharged by the Donee and the Donee agrees to keep the Donor indemnified from and against all costs charges claims proceedings in respect thereof.
- ii) **THAT** neither the Donee nor any of its members shall claim any right over and in respect of the remaining parts and portions of the said Properties.
- iii) **THAT** neither the donee nor its members or any person claiming shall do any act deed or thing whereby the Donor is prevented from undertaking development of the remaining parts and portions of the said Properties.
- iv) **THAT** the Donee while carrying out such social, community services and recreational activities shall ensure that the entrance to the remaining part or portion of the said Properties is not in any way obstructed or impeded.

IV. AND THE DONEE doth hereby assure and covenant with the Donor that the Donor shall be entitled to undertake development of the remaining part or portion of the said Entire Property without any hindrance or obstruction by the

Etip Shau Some nath Das-Biswajit Gulla. 



Donee and/or its members and further the Donee and/or its members have agreed to render all co-operation and assistance to the Donor while carrying out the work of construction on the remaining part or portion of the said Entire Property.

V. For the purpose of stamp duty the said **DEMISED PREMISES** has been valued at **Rs.1,100/- (Rupees One thousand one hundred only)**.

VI. That the said Donee has accepted the said gift gladly.

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

ALL THAT the Municipal Premises No. 18, 19 and 15B Gobra Gorasthan Road, P.S. Topsia, Kolkata - 700 046 containing by admeasurement an area of 4 Bighas 9 cottahs 13 chittaks (more or less) **TOGETHER WITH** various buildings and structures standing thereon within the limits of Kolkata Municipal Corporation under Ward No. 59 and butted and bounded in the manner following:-

ON THE NORTH : partly by Premises No. 56, 54, 52,50,48,46 and 44
Christopher Road

ON THE EAST : Premises No. 20 Gobra Gorasthan Road

ON THE SOUTH : Premises No. 14 Gobra Gorasthan Road and
Premises

No's 17B, 17C and 17D Gobra Gorasthan Road

ON THE WEST : Premises No. 42 Christopher Road

**THE SECOND SCHEDULE ABOVE REFERRED TO
(THE DEMISED PREMISES)**

ALL THAT the divided and demarcated portion of land containing by admeasurement an area of 1.5 cottahs (more or less) including the

Ship. Shree. Some Nath Das. Biswajit Dutta. M. S. Das



9
passage measuring 3 feet wide and 38.6 feet in length out of the entire land admeasuring an area of 4 Bighas 9 cottahs 13 chittaks (more or less) being the part or portion of the Entire Property more fully and particularly described in the **FIRST SCHEDULE** hereinbefore written (situation whereof has been shown and described in the map or plan annexed hereto and bordered in **RED** colour thereon) within the limits of Kolkata Municipal Corporation under Ward No. 59.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month

SIGNED AND DELIVERED BY

THE DONOR At Kolkata

in the presence of:

For V...

[Signature]

(DHIRAJ BANJA)

At F PB 67916

[Handwritten notes]
for the other...
Kolkata...

SIGNED AND DELIVERED BY

THE DONEE At Kolkata

in the presence of:

[Signature]

PAN NO. DRMP54145C

[Signature]

PAN NO. BCUPD9267M

[Signature]

PAN NO. CCWPD1526L




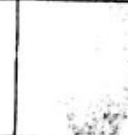




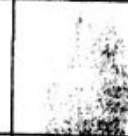

























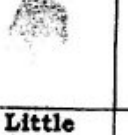
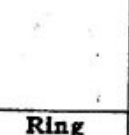



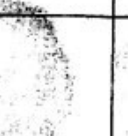
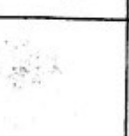
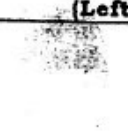


[Signature]
S10 Ranjit Saha.
27, Gobsia Gerasathan Road
Kolkata-700046

**DRAFTED AND PREPARED
IN MY OFFICE:**

[Signature]
AJAY GAGGAR
ADVOCATE HIGH COURT
CALCUTTA
Enrolment No.1160/2003



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
	 <i>[Signature]</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <i>[Signature]</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <i>[Signature]</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <i>[Signature]</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 2149 to 2163
being No 01520 for the year 2015.



Rajendra Prasad Upadhyay

(Rajendra Prasad Upadhyay) 27-February-2015
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

Certified to be a true copy

Rajendra Prasad Upadhyay
District Sub-Registrar-III
Almora, South 24-Parganas
2-3-15

CHECKED BY *Klem*

