

DEED NO: - 5065/16

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12/07/16
07AB 011567

Serial No. 4228 of 2016
 BK No. 1 Vol. No. 1901-2016 Pages to 19
 Being No. 0.5065 Year 2016
 Cartridge Paper Issued.....
 Copying Fee Ordinary.....
 Copying Fee Urgent.....
 Tracing Charge for Map or Plan.....
 Xeroxing Charges.....

142.00

Under Article F (1) & F (2).....
 Under Article G (a) & G (b).....
 Value of the.....
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 Total Cost of Copying.....
 Copy Prepared Since.....
 Sealed and Delivered to A. Manu
 As per Order No.....

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 20.00
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Record Keeper
 Registrar of Assurances-I
 Kolkata

12/7/16

Additional Registrar of
 Assurances-I, Kolkata

12/07/16

3/552

05 JUL 2016

No.	---	Date	05 JUL 2016
Sold to	R. L. BAGGAR SOLICITOR & ADVOCATES		
Address	3rd. FLOOR, TEMPLE CHAMBERS 5, OLD POST OFFICE STREET, KOLKATA - 700 001		
ANJUSHREE BANERJEE (S. VENDOR (O.S.)) HIGH COURT, KOLKATA-700 001			

05 JUL 2016



4809/2016

05062016



217 गण्डकान्त पश्चिम बंगाल WEST BENGAL

00AB 960931

Q.No - 255264/16
MV - 51269091

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.

[Signature]
Additional Registrar
of Assurances-1, Kolkata

2 - JUL 2016

DEED OF GIFT

THIS DEED OF GIFT made on this the 2nd day of July TWO THOUSAND AND SIXTEEN

BETWEEN

[Signature]



26098

21 JUN 2016

No. _____ Date 21 JUN 2016
 Solicitor to R. L. GARGAR
 SOLICITOR & ADVOCATES
 Address: 3rd. FLOOR, TEMPLE CHAMBERS
 6, OLD POST OFFICE STREET,
 KOLKATA - 700 001
 ANJUSHREE BANERJEE
 L.S. VENDOR (S.S.)
 HIGH COURT, KOLKATA-700 001

21 JUN 2016



[Handwritten signature]

Le
 (Custom Ch. - Am)
 50, Lake P. Das
 6, old post office st.
 Kolkata. 700 001
 (L.S.V.)

ADDITIONAL REGISTRAR
 OF ASSURANCE COMPANIES
 2 - JUL 2016



VENUS COMPLEX PRIVATE LIMITED a company incorporated under the Companies Act, 1956, having its PAN AADCV2985R having its Registered Office at Shubham, 1, Sarojini Naidu Sarani, Kolkata - 700 017, P.S. Shakespeare Sarani, P.O. Circus Avenue represented by its Director **DHIRAJ KUMAR BANKA** (PAN No. AEFPB6791Q) s/o Shri Radhe Shyam Banka having his place of business at 1, Sarojini Naidu Sarani, Kolkata - 700 017, P.S. Shakespeare Sarani, P.O. Circus Avenue hereinafter referred to as "**DONOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **ONE PART**.

AND

THE KOLKATA MUNICIPAL CORPORATION, a statutory body governed by the West Bengal Act, LIX of 1980 having its Central Office at 5, Surendra Nath Banerjee Road, Police Station - New Market, Kolkata - 700 013, hereinafter called the "**DONEE**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor-in-office, executors, administrators, and agents) of the **OTHER PART**.

WHEREAS

- A.** The Kolkata Municipal Corporation is a statutory body constituted under the West Bengal Act No. LIX of 1980 and its main object amongst others is to provide civic services and to provide the city with better amenities, facilities and services and also to develop and maintain the properties owned by it in the best possible manner and also to take steps for overall development of the City of Kolkata.
- B.** By a Registered Deed of Conveyance dated 23rd July 2011 Registered at the Office of Addl. District Sub-Registrar Sealdah in Book No. I CD Volume No. 5 Pages 6859 to 6873 Being No.02268 for the year 2011 the said Gouri Shanker Beed for the consideration therein mentioned sold transferred and conveyed **ALL THAT** the Municipal Premises No. 18 and 19 Gobra Gorasthan Road, Kolkata - 700 046 containing by estimation





an area of 4 bighas 7 cottahs 6 chittacks 12 sq.ft. (more or less) butted and bounded together with all structures standing thereon (hereinafter referred to as the said **PART ONE PROPERTY**)

C. By a Registered Deed of Conveyance dated 31st July 2014 Registered at the Office of District Sub-Registrar - III, Alipore, South 24 Parganas in Book No. I CD Volume No. 14 Pages 6347 to 6362 Being No. 06063 for the year 2014 the said Niladri Krishna Ghosh Moulick and others for the consideration therein mentioned sold transferred and conveyed **ALL THAT** the Municipal Premises No. 15B Gobra Gorasthan Road, Kolkata - 700 046 containing by estimation an area of 2 cottahs 7 chittacks (more or less) butted and bounded together with all structures standing thereon (hereinafter referred to as the said **PART TWO PROPERTY**)

D. The said Part One Property and the said Part Two Property wherever the context so permits are collectively referred to as the **ENTIRE PROPERTY**.

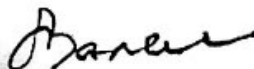
E. The said Venus Complex Private Limited had transferred a divided and demarcated portion of the said Entire property containing by estimation an area of 1.5 cottahs unto and in favor of Gobra Agragami Sangha Club by a Registered Deed of Gift dated 25th February 2015 and continued to remain the absolute owner of the remaining part or portion of the said Entire Property.

Baner
F. The said Venus Complex Private Limited caused the said Entire Property ~~being Part II of the First Schedule Properties~~ to be amalgamated and upon such amalgamation the same has been renumbered as Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata - 700 046 containing by ad measurement an area of 88 cottahs 5 chittacks 12 sq.ft more or less (morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said **PREMISES**).

Baner



- G. The Donor has acquired the said Premises for the purpose of undertaking the development thereof by causing new building and/or buildings to be constructed thereat and accordingly after amalgamation was effected the Donor submitted a building plan to Kolkata Municipal Corporation (KMC) for sanction.
- H. KMC desired that for the purpose of sanction of the said Plan a part or portion of the said Property be transferred by way of Gift unto and in favour of KMC to make the road in front of the said property wider and also desired that a strip of land for the passage marked by the Survey Department should be gifted as per Rule vide MBC Resolution Item No. 016/16-17 dated 19th April 2016.
- I. The Donor has agreed to transfer by way of Gift unto and in favour of the Donee herein **FIRSTLY ALL THAT** the piece and parcel of land containing by estimation an area of 1087.84 sq.ft. (more or less) equivalent to 101.06 sq.mtr (more or less) equivalent to 1 cottah 8 chittack and 7.84 sq.ft (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon and marked as Lot A) **AND SECONLDY ALL THAT** the strip of land bearing 1.75 meters wide and containing by estimation an area of 388.45 sq.ft. equivalent to 36.09 Sq.Mtrs (more or less) equivalent to 8 chittack 28.45 sq.ft (more or less) (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in BLUE thereon and marked as Lot B) totaling to 1476 sq.ft equivalent to 137.15 sq.m equivalent to 2 cottah 36.29 sq.ft all forming part of the said Property (hereinafter collectively referred to as the **GIFTED AREA** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) on the express assurance and commitment that consequent to gifting of the said gifted area the Donor shall be entitled to have the advantage available on the land so gifted and transferred for calculation of FAR and Ground Coverage.

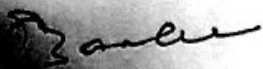




J. At or before the execution of this Deed the Donor has assured and represented to the Donee that the said Gifted Area so gifted and transferred is free from all encumbrances, charges, liens, lispendens attachments, trusts whatsoever or howsoever and the Donor is legally competent to transfer the said Gifted Area by way of gift.

K. The Gifted Area under this Deed of Gift shall be deemed to be for the use of the project of construction of road (through fare) by KMC as mentioned above and shall always vest in KMC.

NOW THIS DEED OF GIFT WITNESSETH THAT in pursuance of the said benevolent desire of the said Donor and in consideration of the recognition of the achievement of the said donee (Kolkata Municipal Corporation) and aiming at the beautification of the City of Kolkata by way of affording civic services and to provide civic amenities to the citizens of Kolkata and in consideration of the said Donee KMC having agreed to accept the said gift for the benefit of the local people and to use the same as a public road and the Donor **DO HEREBY** voluntarily and absolutely and indefeasibly grant, convey, transfer and assure by way of absolute gift unto the Donee **FIRSTLY ALL THAT** the piece and parcel of land containing by estimation an area of 1087.84 sq.ft. (more or less) equivalent to 101.06 sq.mtr (more or less) equivalent to 1 cottah 8 chittack and 7.84 sq.ft (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon and marked as Lot A) **AND SECONLDY ALL THAT** the strip of land bearing 1.75 meters wide and containing by estimation an area of 388.45 sq.ft. equivalent to 36.09 Sq.Mtrs (more or less) equivalent to 8 chittack 28.45 sq.ft (more or less) (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in BLUE thereon and marked as Lot B) totaling to 1476 sq.ft equivalent to 137.15 sq.m equivalent to 2 cottah 36.29 sq.ft all forming part of the said Property all forming part of the said Property (hereinafter collectively referred to as the **GIFTED AREA** more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written) **AND All** rights title and interest of the said Donor thereto **AND TOGETHER WITH** all legal





incidents thereof **TO HAVE AND TO HOLD** the said gifted land unto the above named **DONEE** absolutely forever and free from all encumbrances. The Donor do hereby covenant with the Donee that the Donor have full right to convey and grant the said Gifted land unto the Donee in manner aforesaid and the above named Donee shall and may from time and at all times hereinafter peacefully and quietly enter upon hold possess the same absolutely for the said purpose of construction of road (through fare) without any lawful eviction interruption and claim whatsoever from the said **DONOR AND THAT THE DONEE** will be at liberty to construct a public road thereon as per specification of KMC with all requisite and proper drainage and water pipeline on the gifted land as deemed necessary by the **DONEE AND FURTHER** that the **DONOR** shall and will from time to times hereinafter upon the request and the cost of the said **DONEE** make do, acknowledge, execute or perform or cause to be made done executed, performed all such further and other act deeds for more perfectly gifting the said gifted land as shall be reasonably required.

The estimated value of the gifted land is Rs. 51,00,000 /- (Rupees *fifty one lacs* only.) *Baner*

THIS DEED WITNESSETH FURTHER that the said Donee has accepted the said Gift of the gifted land has also executed this Deed in token of such acceptance.

FIRST SCHEDULE

PREMISES

ALL THAT the Municipal Premises No. 18 Gobra Gorasthan Road, Kolkata - 700 046 (amalgamated with Premises No. 19 and 15B Gobra Gorasthan Road, Kolkata - 700 046) containing by estimation an area of 4 Bighas 8 cottahs 5 chittacks and 12 sq.ft (more or less) together with all structures standing thereon within the limits of Kolkata Municipal Corporation under Ward No. 59, P.S. Topsia and butted and bounded in the manner following:-

ON THE NORTH : 4 feet wide KMC Drain and thereafter Premises No's 62F, 62/6 and 62/H, 52, 50, 56,48,46 and 44 Christopher Road

Baner



ON THE EAST : Premises No. 18/1 Gobra Gorasthan Road and thereafter 4 feet wide Passage and Premises No. 20 Gobra Gorasthan Road

ON THE SOUTH : KMC Drain and Premises No. 14, 14/H/13, 14/H/14, 15C, 15F, 15G, 15H, 17B, 17C and 17D Gobra Gorasthan Road

ON THE WEST : 8 feet wide KMC Drain and Premises No. 42 Christopher Road

SECOND SCHEDULE

GIFTED PROPERTY IN FAVOUR OF THE K.M.C.

FIRSTLY ALL THAT the piece and parcel of land containing by estimation an area of 1087.84 sq.ft. (more or less) equivalent to 101.06 sq.mtr (more or less) equivalent to 1 cottah 8 chittack and 7.84 sq.ft (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon and marked as Lot A) **AND SECONLDY ALL THAT** the strip of land bearing 1.75 meters wide and containing by estimation an area of 388.45 sq.ft. equivalent to 36.09 Sq.Mtrs (more or less) equivalent to 8 chittack 28.45 sq.ft (more or less) (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in BLUE thereon and marked as Lot B) totaling to 1476 sq.ft equivalent to 137.15 sq.m equivalent to 2 cottah 36.29 sq.ft all forming part of the said Property all forming part or portion of 18 Gobra Gorasthan Road, Kolkata - 700 046, P.S. Topsia, P.O. Gobindo Khatick, KMC Ward No. 59.

ON THE NORTH : By Premises No. 18/1 Gobra Gorasthan Road and Remaining Portion of 18 Gobra Gorasthan Road

ON THE SOUTH : By KMC Defunct Drain now used as passage and partly by Premises No. 17D Gobra Gorasthan Road and KMC Road

ON THE EAST : By KMC defunct drain now used as passage

ON THE WEST : By remaining portion of 18 Gobra Gorasthan Road and partly by 15C Gobra Gorasthan Road

R. Banerjee



IN WITNESS WHEREOF the said Donor have signed and delivered this Deed of Gift the day month year first above written.

SIGNED AND DELIVERED by
the DONOR at Kolkata in presence of:

1. *[Signature]*
(Subhas Ch. Das)
6. Old Post Office St.
Kolkata. 700 001

For VENUS COMPLEX PVT. LTD
[Signature]
Director
(DHIRAJ KUMAR BANIK)

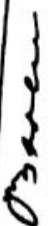

[Signature]
Rashid Khan
6. Old Post Office St.
Kec. 700001

Drafted by KMC Performa

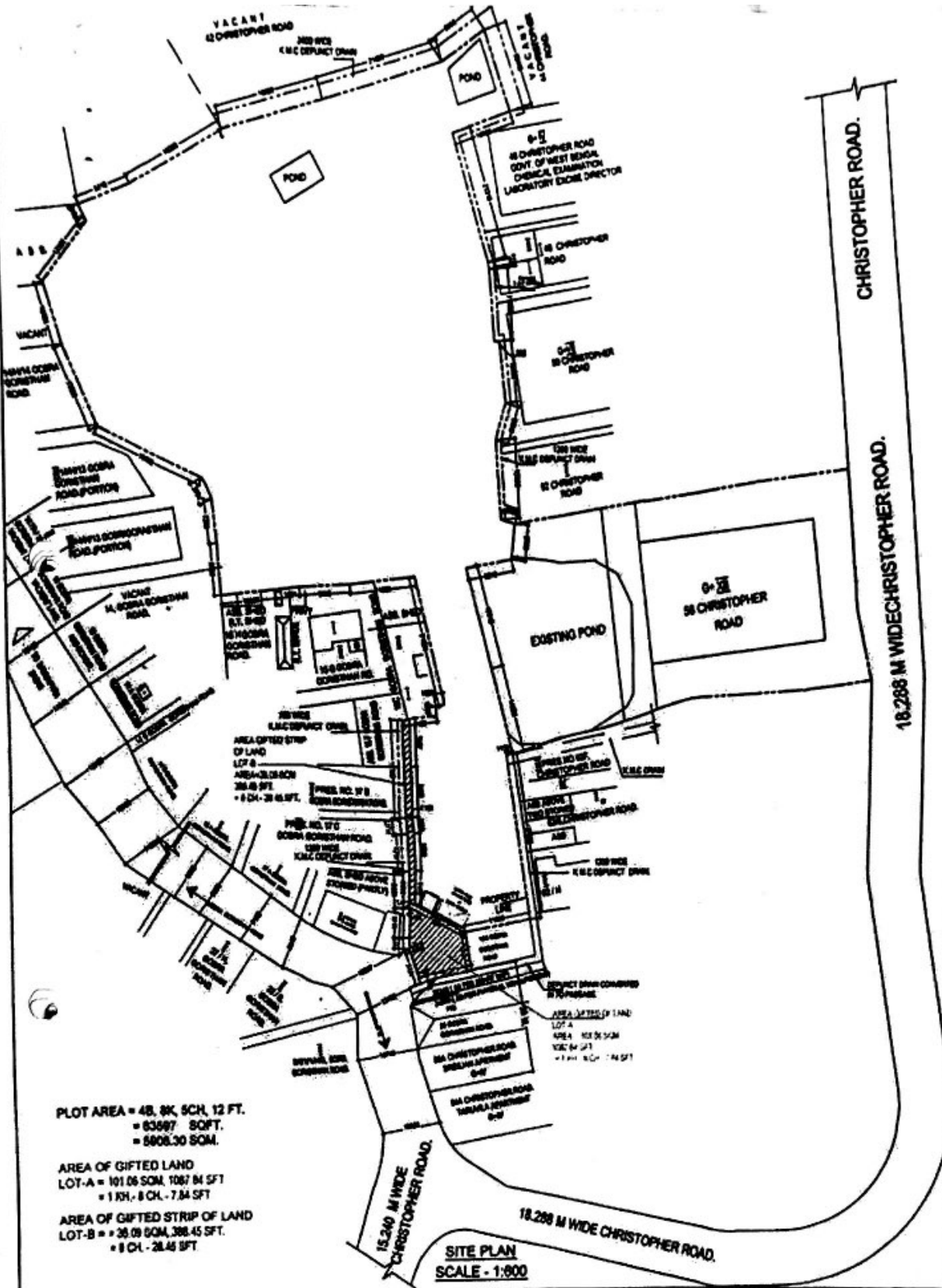
[Signature]



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
1.	 					
		Little	Middle Fore (Left Hand)		Thumb	
		Thumb	Fore	Middle Ring (Right Hand)		
2.						
		Little	Ring	Middle Fore (Left Hand)		
		Thumb	Fore	Middle Ring (Right Hand)		
3.						
		Little	Ring	Middle Fore (Left Hand)		
		Thumb	Fore	Middle Ring (Right Hand)		
4.						
		Little	Ring	Middle Fore (Left Hand)		
		Thumb	Fore	Middle Ring (Right Hand)		





PLOT AREA = 48, 8K, 5CH, 12 FT.
 = 83597 SQFT.
 = 5906.30 SQM.

AREA OF GIFTED LAND
 LOT-A = 101.06 SQM, 1087 M² SFT
 = 1 CH, 8 CH, 7.34 SFT

AREA OF GIFTED STRIP OF LAND
 LOT-B = 38.09 SQM, 388.45 SFT.
 = 1 CH, 28.45 SFT

SITE PLAN
 SCALE - 1:800

SITE PLAN SHOWING GIFTED
 OF LAND AND STRIP OF LAND
 AT PREMISES NO - 18 GOBRA GORISTHAN ROAD.
 KOLKATA - 700046, WARD. NO. 59, BOROUGH. VII.

DEG. NO. ARC / KMC - SK01 | DATED. 22.06.2016

For VENUS COMPLEX PVT. LTD

Basu

Basu

SIGNATURE OF OWNER.







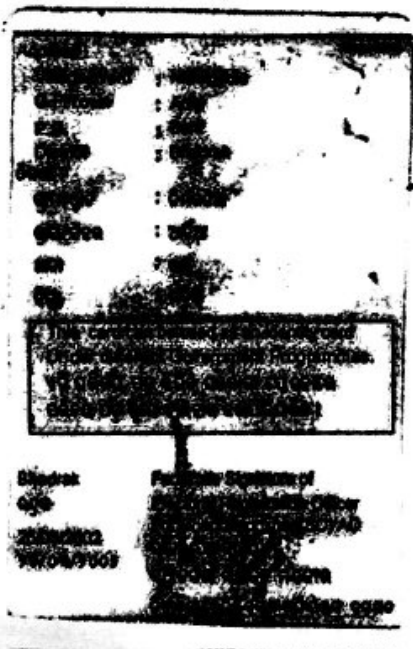
Rg

ADDITIONAL REGISTRAR
OF ASSAM
2 - JUL 2016

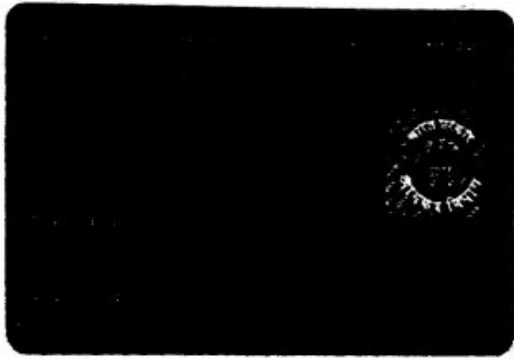




(Subm cr - dn)



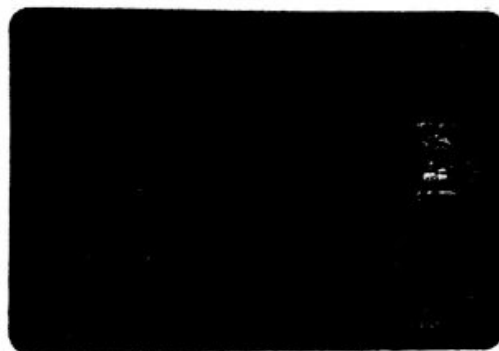




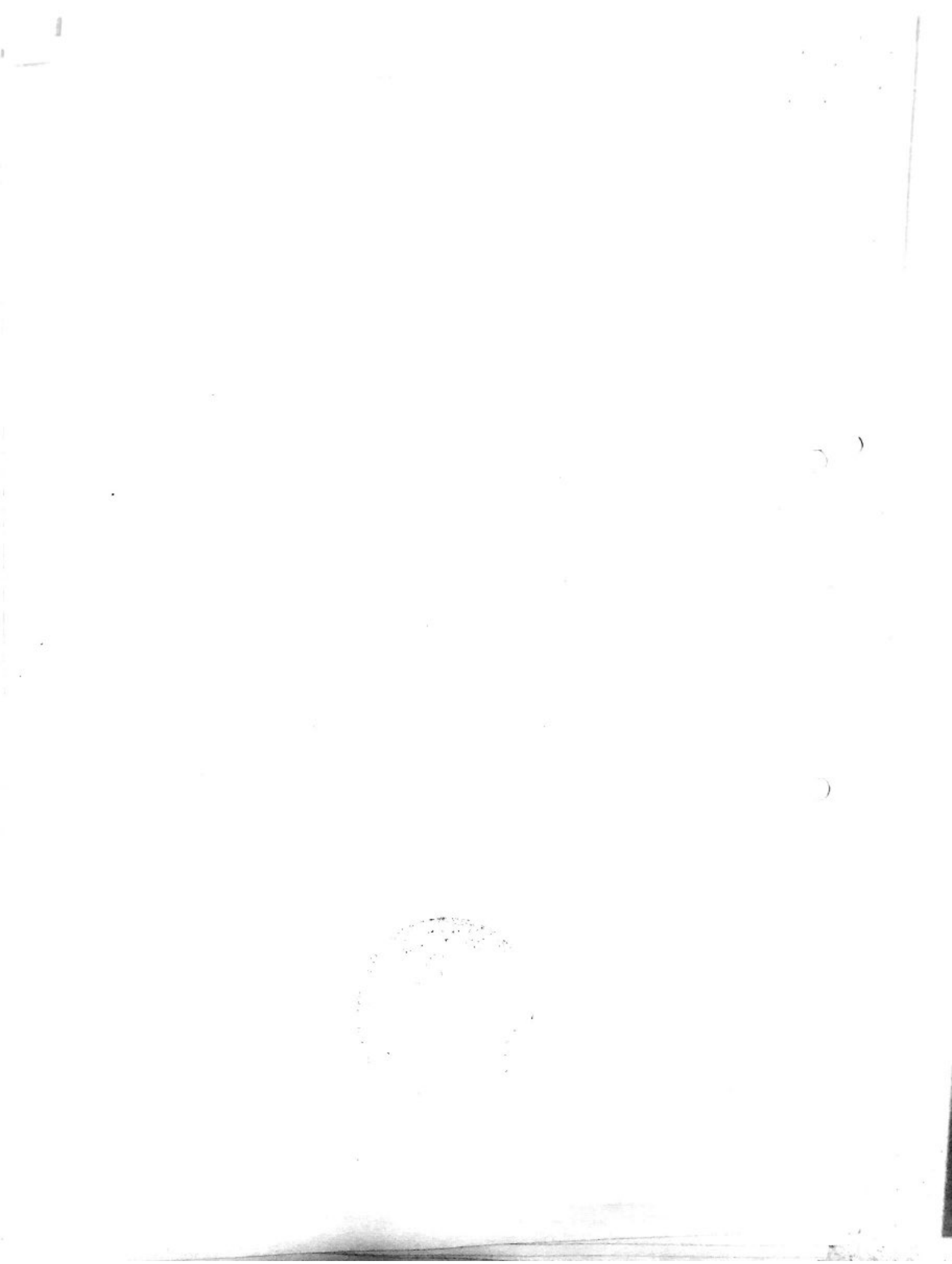
for VENUS COMPLEX PVT. LTD

Director











Barce



A. Donor & Donee Details

Seller, Buyer and Property Details


Presentant Details	
SL No.	Name, Address, Photo, Finger print and Signature of Presentant
1	<p>Mr DHIRAJ KUMAR BANKA 1, SAROJINI NAIDU SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN - 700017</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  02/07/2016 12:41:05 PM </div> <div style="text-align: center;">  LTI 02/07/2016 12:41:33 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  02/07/2016 12:41:49 PM </div>

Donor Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>VENUS COMPLEX PVT LTD 1, SAROJINI NAIDU SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AADCV2985R,; Status : Organization; Represented by representative as given below:-</p>
1(1)	<p>Mr DHIRAJ KUMAR BANKA 1, SAROJINI NAIDU SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEEP6791Q,; Status : Representative; Date of Execution : 02/07/2016; Date of Admission : 02/07/2016; Place of Admission of Execution : Office</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  02/07/2016 12:41:05 PM </div> <div style="text-align: center;">  LTI 02/07/2016 12:41:33 PM </div> </div> <div style="text-align: center; margin-top: 10px;">  02/07/2016 12:41:49 PM </div>



Donee Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	KOLKATA MUNICIPAL CORPORATION 5, S N BANERJEE ROAD, P.O:- NEW MARKET, 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 SUBHAS CHANDRA DAS Son of Late P DAS 6, OLD POST OFFICE STEEET, P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr DHIRAJ KUMAR BANKA	 02/07/2016 12:56:58 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:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gobra Gorosthan Road, , Premises No. 18, Ward No: 59		2 Katha 36.29 Sq Ft	1/-	51,26,009/-	Proposed Use: Bastu, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DHIRAJ BANKA
Address	1, SAROJINI NAIDU SARANI, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017
Applicant's Status	Seller/Executant



Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190105065 / 2016

Query No/Year	19011000255264/2016	Serial no/Year	1901004809 / 2016
Deed No/Year	I - 190105065 / 2016		
Transaction	[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)		
Name of Presentant	Mr DHIRAJ KUMAR BANKA	Presented At	Office
Date of Execution	02-07-2016	Date of Presentation	02-07-2016

Remarks

On 02/07/2016

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 12:21 hrs on : 02/07/2016, at the Office of the A.R.A. - I KOLKATA by Mr DHIRAJ KUMAR BANKA ,.

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

Execution is admitted on 02/07/2016 by

Mr DHIRAJ KUMAR BANKA DIRECTOR, VENUS COMPLEX PVT LTD, 1, SAROJINI NAIDU SARANI, P.O:- CIRCUS AVENUE, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017 Mr DHIRAJ KUMAR BANKA, Son of , 1, SAROJINI NAIDU SARANI, P.O: CIRCUS AVENUE, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, By caste Hindu, By profession Business
Indetified by Mr SUBHAS CHANDRA DAS, Son of Late P DAS, 6, OLD POST OFFICE STEEET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 0/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 26098, Purchased on 21/06/2016, Vendor named Anjusree Banerjee.



(Sujan Kumar Maity)

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 1901-2016, Page from 171213 to 171231
being No 190105065 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.07.05 10:58:28 +05:30
Reason: Digital Signing of Deed

Certified to be a true Copy

(Sujan Kumar Maity) 05/07/2016 10:58:27
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.



Additional Registrar of
Assurances-I, Kolkata

12/07/16

CHECKED BY (This document is digitally signed.)

19/7/16

05/07/2016 Query No:-19011000255264 / 2016 Deed No :- 190105065 / 2016, Document is digitally signed.