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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 791992

19/05/17

11/17/888/17  
 Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

*[Signature]*  
 Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)  
 19 MAY 2017

**DEED OF GIFT**

(Valued at Re. 1/-)

**THIS DEED OF GIFT** made on this 19<sup>th</sup> day of May, Two Thousand Seventeen (2017)

**BETWEEN**

2815

13/5/17

নং ..... তাং ..... খ্রিস্টাব্দে  
ক্রেতার নাম.....  
স্ট্যাম্প ভেঙার স্বাক্ষর.....  
বিধান নগর (সল্টলেক সিটি) এ. ডি. এর অধীন  
মোট স্ট্যাম্প ক্রয় তাং.....  
চালান নং.....মোট কত টাকা খরচ  
টিজারী বারাকপুর ভেঙার-মিতা দত্ত

S. A. TRANSPORT INFRASTRUCTURE PVT. LTD.  
BD - 456, SEC - I, SALT LAKE CITY  
KOLKATA - 700 064

05 MAY 2017

400000



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

19 MAY 2017

**M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD.** (PAN: AAJCS4839B), a company incorporated under Companies Act, 1956 having its Registered Office at BD-456, Sector-I, Salt Lake City, P.O. - Bidhannagar CC Block Post Office, P.S. - Bidhannagar (North), Kolkata - 700 064, District - North 24 Parganas, represented by Director **MR. SHYAMAL DEY** (PAN: ADRPD3090K), by faith Hindu, by nationality Indian, by occupation Business, residing at A-19, Netaji Samabay Abas, Narayantala (West), P.O. - Prafulla Kanan, P.S. - Baguiati, Kolkata - 700 101, District - North 24 Parganas, hereinafter called the "**DONOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, successors and assigns etc.) of the **ONE PART**.

**AND**

**THE BIDHANNAGAR MUNICIPAL CORPORATION**, a body corporate constituted under the Section 3 of the West Bengal Municipal Corporation Act, 2006 (West Bengal Act XXXIX of 2006) having its office at POURA BHAVAN, FD-415A (Second Floor), Sector-III, Salt Lake City, P.O. - Bidhannagar CC Block Post Office, P.S. - Bidhannagar (North), Kolkata - 700 106, hereinafter called the **DONEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor in office, executors, administrators, legal representatives etc.) of the **OTHER PART**.



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19 MAY 2017

**WHEREAS** by virtue of Deed of Conveyance dated 9th February, 2007 registered in the office of the A.R.A. - II at Kolkata and recorded in Book No. I, CD Volume No. 2, pages 286 to 307, Being No. 00298 for the year 2011, the said **M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD.** is the Owner of a BASTU Land measuring 7 cottahs (more or less) at R. S. Dag No. 154, Khatian No. 1902, J. L. No. 18 at Mouza Mahisbathan, North 24 Parganas under A.D.S.R. Bidhannagar, Salt Lake City, free from all encumbrances.

**AND WHEREAS** by virtue of Deed of Conveyance dated 18th August, 2015 registered in the office of the A.D.S.R. at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2015, pages 16045 to 16089, Being No. 150401720 for the year 2015, the said **M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD.** is the Owner of a BASTU Land measuring 7 cottahs (more or less) at R. S. Dag No. 154, Khatian No. 1975, J. L. No. 18 at Mouza Mahisbathan, North 24 Parganas under A.D.S.R. Bidhannagar, Salt Lake City, free from all encumbrances.

**AND WHEREAS** by virtue of Deed of Conveyance dated 10th August, 2016 registered in the office of the A.D.S.R. at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2016, pages 50719 to 50765, Being No. 150401417 for the year 2016, the **M/S. S. A. PROJECTS PVT. LTD.** is the Owner of a BASTU Land measuring 7 cottahs (more or less) at R. S. Dag No. 154, 155, Khatian No. 1976, J. L. No. 18 at Mouza Mahisbathan, North 24 Parganas under A.D.S.R. Bidhannagar, Salt Lake City, free from all encumbrances.



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**AND WHEREAS** the DONOR with a view to develop the aforesaid land entered into two **Development Agreement** on 20.06.2016 and 30.08.2016 respectively with **M/S. SUN CONSTRUCTION**, a Proprietorship Concern, having its office at Merlin Matrix, DN-10, 2nd Floor, Sector-V, Sale Lake City, P.O. - Bidhannagar East, P.S. - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, represented by its Sole Proprietor **SRI DEBASHIS ROY** (having **PAN: AOPPR3859H**), son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Vill. - Panapukur, P.O. - Bhangar, P.S. - Kashipur, District - South 24 Parganas, Pin - 743 502, which has been registered at the office of the A.D.S.R. Bidhannagar, recorded both in Book No. I, Volume No. 1504 - 2016, pages from 39637 to 39670 and 53576 to 53609, being No. 150401093 and 150401490 respectively for the year 2016 also granted two Development Power of Attorney after Registered Development Agreement registered in the office of the A.D.S.R. Bidhannagar, recorded both in Book No. I, Volume No. 1504 - 2016, pages from 41451 to 41469 and 58281 to 58297, being No. 150401154 and 150401603 respectively for the year 2016 in favour of **M/S. SUN CONSTRUCTION**, a Proprietorship Concern, having its office at Merlin Matrix, DN-10, 2nd Floor, Sector-V, Sale Lake City, P.O. - Bidhannagar East, P.S. - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, represented by its Sole Proprietor **SRI DEBASHIS ROY** (having **PAN: AOPPR3859H**), son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Vill. - Panapukur, P.O. - Bhangar, P.S. - Kashipur, District - South 24 Parganas, Pin - 743 502.



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

19 MAY ২০১৭



**AND WHEREAS** thus the DONORS are the absolute Owners and occupiers of **ALL THAT** piece and parcel of BASTU Land measuring 21 Cottahs (more or less) situated at Mouza - Mahisbathan, J.L. No. 18, R.S. Dag No. 154, 155, modified Khatian No. 1902, 1975 and 1976, Resa No. 203, Touzi no. 145, P.S. Bidhanagar East under Bidhannagar Municipal Corporation, District North 24 Parganas, free from all encumbrances, morefully described in the **Schedule** hereunder written.

**AND WHEREAS** the DONORS are going to submit an amalgamated Building Plan to the Bidhannagar Municipal Corporation for construction of a building at Mouza - Mahisbathan, J.L. No. 18, R.S. Dag No. 154, 155, modified Khatian No. 1902, 1975 and 1976, Resa No. 203, Touzi no. 145, P.S. Bidhanagar East under Bidhannagar Municipal Corporation, District North 24 Parganas, whereas the DONORS expressed their desire to make a free gift of the corner portion of land measuring **34 sq. ft.** from the said plot of land morefully described and written in the **Schedule** hereunder written and delineated with **RED** border line as required by Bidhannagar Municipal Corporation Act for sanction of amalgamted Building Plan and whereas the said proposal or offer of the DONORS have been accepted by the Bidhannagar Municipal Corporation, the DONEE herein and it has been decided inter alias that the gift of the said displayed portion of land measuring **34 sq. ft.** for sanction of amalgamated building plan in respect of the said dispalyed of the said plot of the land accepted by the Bidhannagar Municipal Corporation.



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19 MAY 2017

**NOW THIS INDENTURE WITNESSETH** THAT is consideration of the Premises the DONORS of their own free will and accord and while in a sound state of body and mind hereby grants and convey and to the Bidhannagar Municipal Corporation all that piece or parcel of the displayed portion of the land measuring more or less **34 sq. ft.** being a portion at Mouza Mahisbathan, morefully described and delineated in the map / plan hereto and demarcated with RED border line therein which is valued at Rs. 100/- (Rupees hundred only). TO HOLD to the said displayed corner of land free from all encumbrances as the Owners for the purpose for widening the Municipal Road at the corner of the said plot of land.

**AND WHEREAS** the DONORS hereby covenants with the DONEE that not with standing any thing done by the DONORS knowingly suffered the DONORS have full power to convey and grant the aforesaid displayed corner, hereby conveyed.

**AND WHEREAS** further comments that the DONORS shall at all times at the cost of the DONORS execute And do all such further acts, deeds and assurance for more perfectly and effectively conveying the said dispalyed portion of land to the DONEE as by the latter shall be reasonably required.



①  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

19 MAY 2017

**SCHEDULE ABOVE REFERRED TO**

**"Donated Land"**

**ALL THAT** piece and parcel of **34 sq. ft.** Bastu Land out of 21 (Twenty-one) Cottahs be the same a little more or less situated at Mouza - Mahisbathan, J.L. No. 18, R.S. Dag No. 154, 155, modified Khatian No. 1902, 1975 and 1976, Resa No. 203, Touzi no. 145, P.S. Bidhanagar East under Bidhannagar Municipal Corporation, District North 24 Parganas, free from all encumbrances, butted and bounded as follows:-

ON THE NORTH	: Part of R.S. Dag No. 155
ON THE SOUTH	: Drain and Metal Road.
ON THE EAST	: Part of Dag No. 154.
ON THE WEST	: 16 feet wide Private Passage.



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Bidhannagar, (Salt Lake City)

19 MAY 2017

IN WITNESS WHEREOF the DONORS have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By MR. SHYAMAL DEY, the DONOR

in the Presence of:

WITNESSES:-

1. Biplob Saha  
775, Jangam Road  
Kolkata - 700074.

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.



Director

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SIGNATURE OF THE DONOR

2. Doupleik Roy  
P.O: Majlispara  
Dis: 24 P.O (N)  
P.S: Bizzpur  
Pin: 743145  
Draft prepared by  
Bhabendra Krishna Roy  
Advocate  
High Court, Calcutta  
P - 563/547/89



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

19 MAY 2017

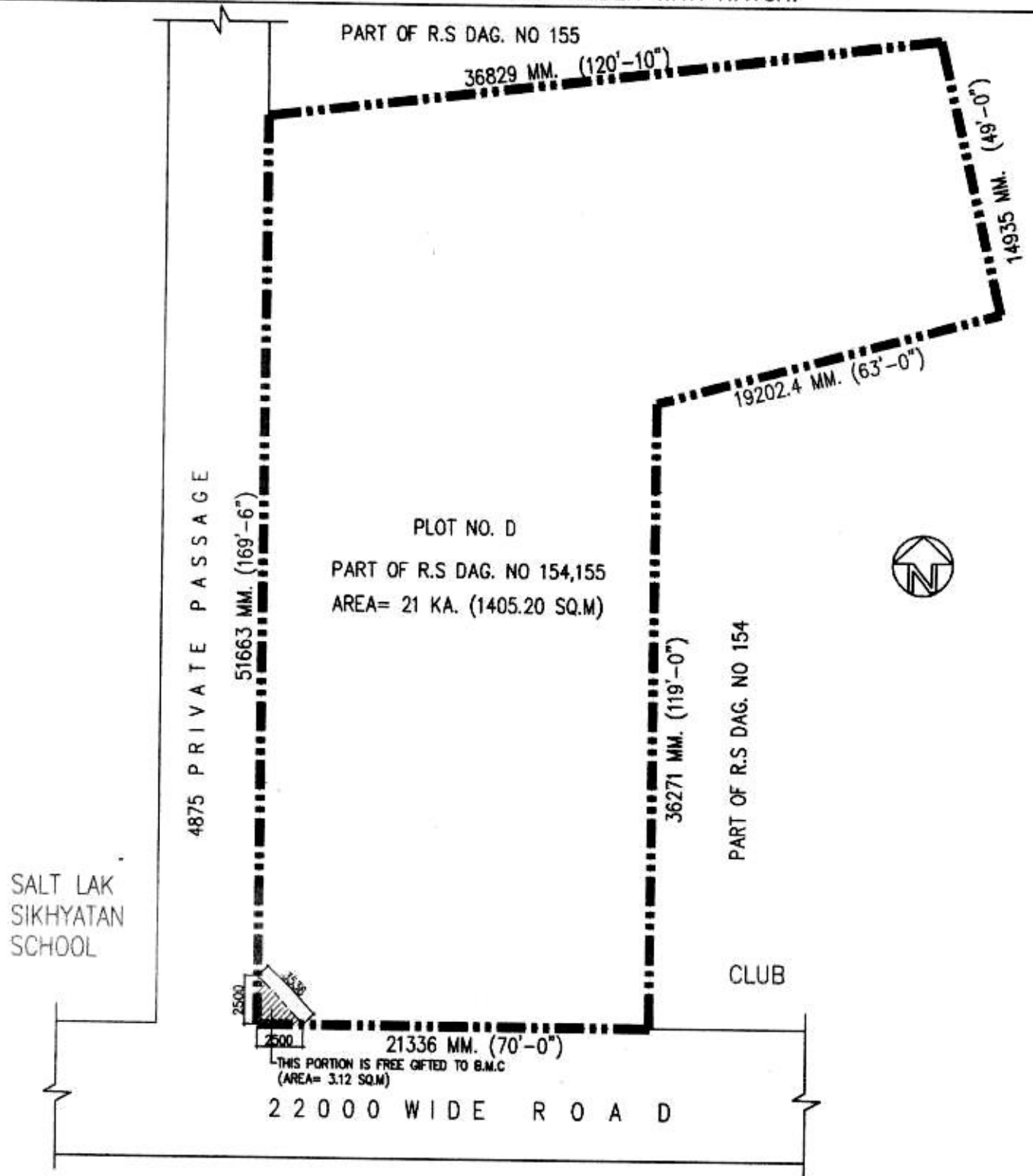


J.L. NO.-18, PART OF R.S. DAG NO-154, 155, MODIFIED KH. NO. -1902,1975,1976 ,  
NO.-203, TOUZI NO. 145, P.S.- BIDHANNAGAR EAST UNDER BIDHANNAGAR MUNICIPAL CORPORATION,  
DIST - NORTH 24 PARGANAS.

NAME OF DONERS :- S.A.TRANSPORT INFRASTRUCTURE PVT. LTD.  
NAME OF DONEE :- BIDHANNAGAR MUNICIPAL CORPORATION.

TOTAL AREA OF PLOT = 21 KA. 0 CH. 0 SQ.F (1405.20 SQ.M)  
DONATED AREA OF OF LAND = 3.12 SQ.M

NOTE: - DONATED AREA OF LAND SHOWN BY RED BODER WITH HATCH.



S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

  
Director

SIGNATURE OF DONERS















Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

19 MAY 2017

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

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 	LH					
	RH.					

ATTESTED :-  [SHYAMAL DEB]

PHOTO	LH					
	RH.					

ATTESTED :-

PHOTO	LH					
	RH.					

ATTESTED :-



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

19 MAY 2017

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHYAMAL DEY

JADU NATH DEY

04/03/1956

Permanent Account Number

ADRPD3090K

  
Signature




18/11/2013

यदि कार्ड खोने / पाने पर कृपया सूचित करें। लीडर  
आयकर पैन सेवा इकाई, एन एस डी ईल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप भंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8069, Fax: 91-20-2721 8061  
e-mail: pan@nsdl.co.in

 [SHYAMAL DEY]



### Major Information of the Deed

Deed No :	I-1504-00472/2017	Date of Registration	19/05/2017
Query No / Year	1504-1000171888/2017	Office where deed is registered	
Query Date	16/05/2017 3:00:04 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Biplab Saha 775 Jawpur Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8902499476, Status :Others		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,23,959/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:33(ii))	Rs. 14/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Mahisbathan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-154	LR-1902	Bastu	Bastu	34 Sq Ft	1/-	1,23,959/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					.0779Dec	1 /-	1,23,959 /-	

#### Donor Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>M/s S A Transport Infrastructure Pvt Ltd ( Private Limited Company )</b> B D 456, Salt Lake City, Sector I, P.O:- C C Block, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: AAJCS4839B, Status :Organization, Executed by: Representative

#### Donee Details :

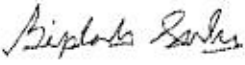
SI No	Name,Address,Photo,Finger print and Signature
1	<b>THE BIDHANNAGAR MUNICIPAL CORPORATION ( Others )</b> PURA BHAVAN F D 415 A, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700106 Status :Organization



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SHYAMAL DEY</b> (Presentant ) Son of Date of Execution - 17/05/2017, , Admitted by: Self, Date of Admission: 19/05/2017, Place of Admission of Execution: Office	 May 19 2017 12:10PM	 LTI 19/05/2017	 19/05/2017
A 19, NETAJI SAMABAY ABAS NARAYANTALA WEST, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPD3090K Status : Representative, Representative of : M/s S A Transport Infrastructure Pvt Ltd (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr BIPLAB SAHA Son of Shri BIMAL SAHA 775 JAWPUR ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SHYAMAL DEY	19/05/2017
	

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Mahisbathan

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 154(Corresponding RS Plot No:- 154), LR Khatian No:- 1902	Owner:মেসার্স এস. এ. টালসপোর্ট ইনফ্রাস্ট্রাকচার প্রাঃ লিঃ, Gurdian:পক্ষে, Address:বিডি-456, সেক্টর-1, সল্টলেক সিটি, কোলকাতা:-64, Classification:ভেড়ি, Area:0.11000000 Acre,

**Endorsement For Deed Number : I - 150400472 / 2017**

On 19-05-2017

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 12:04 hrs on 19-05-2017, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SHYAMAL DEY .

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

Execution is admitted on 19-05-2017 by Mr SHYAMAL DEY, DIRECTOR, M/s S A Transport Infrastructure Pvt Ltd (Private Limited Company), B D 456, Salt Lake City, Sector I, P.O:- C C Block, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Identified by Mr BIPLAB SAHA, , Son of Shri BIMAL SAHA, 775 JAWPUR ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( A(1) = Rs 0/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20/- and Stamp Duty paid by Stamp Rs 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2315, Amount: Rs.50/-, Date of Purchase: 15/05/2017, Vendor name: M Dutta



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2017, Page from 17533 to 17549

being No 150400472 for the year 2017.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2017.05.22 11:31:26 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 22-05-2017 11:31:25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)