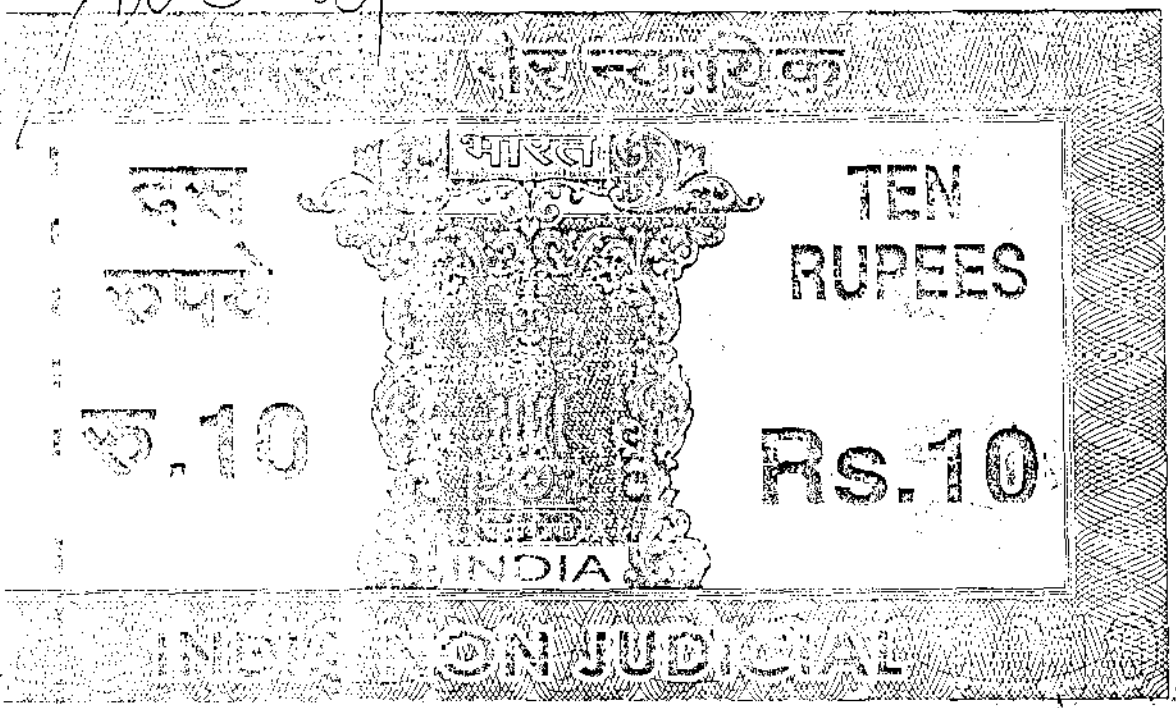


10 3367/2018.

7 - 3081/2018



पश्चिम बंगाल WEST BENGAL

23AB 059741

S.No. 1419242/2018.

V.C. Case No. 774 Dt. 11/9/18.

MV = Rs. 97,100/-

J (D) Rs. 250/-

J (H) Rs. 150/-

T. Rs. 400/-

DEED OF GIFT FOR SPLAYED CORNER

D.S. Ali
Alipore South 24 Pgs.

This Indenture made this 12th day of September Two Thousand Eighteen
 BETWEEN I) JAGRITI TOWERS PVT. LTD. (PAN No. AABCIS699L) and II) PASTEL
 SVANDIYA PVT. LTD. (PAN No. AAECF0892J) both private limited companies
 incorporated in accordance with the provisions of the Companies Act, 1956 and
 both having their registered office at Premises No. 2C, Mahendra Road, Kolkata-
 700025 represented by their Authorized Signatories (1) Mr. Chandan Chatterjee
 (PAN No. ACRP00270H) (Ph. no. 9850046915) son of late S. K. Chatterjee and
 (2) Mr. Amit Bajaj (PAN No. AHCPB7460K), (Ph. No. 9851043532) son of Late
 Sree Krishna Bajaj, hereinafter called the "DONORS" (which expression where
 the context shall so admit, shall mean and include their heirs, legal
 representatives, successors, and assigns) of the ONE PART and the document is admitted
 to registration. The signature sheet/s and
 the endorsement sheets attached with this
 document are the part of this document.

Receive the original

 20/9/18

Monsieur

13 SEP 2018

District Sub-Registrar-I,
Alipore South 24 Parganah

S.M.

A N D

The **KOLKATA MUNICIPAL CORPORATION**, a corporate body constituted under the West Bengal Act, LIX of 1980, No. 5, S. N. Banerjee Road, Police Station Taltola, Kolkata – 700013, 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 Donors i.e. I) **JAGRITI TOWERS PVT. LTD.** and II) **PASTEL VANIJYA PVT. LTD.** are the absolute Owners of the said land measuring about 1233.277 sqm. equivalent to 18 Cottahs-07 Chittaks-00 sq.ft at premises no. 4Q, Naktala Road, Kolkata – 700047, Police Station Netaji Nagar in Ward no. 100, Borough X. and whereas the Donors are going to submit a building plan to The Kolkata Municipal Corporation for construction of a building at premises no. 4Q, Naktala Road, Kolkata – 700047, Police Station Netaji Nagar, Kolkata and whereas the Donors have expressed their desire to make two free gifts of the splayed portion i.e. (i) 2.89 square metres and (ii) 1.44 square metres from total land measuring 1233.277 sqm. equivalent to 18 Cottahs-07 Chittaks-00 sq.ft from premises no. 4Q, Naktala Road, Kolkata – 700047, Police Station Netaji Nagar, morefully described and written in the schedule hereunder and delineated in the Map or Plan annexed hereto and demarcated with Red Border Line, as required under Section 405 of the Kolkata Municipal Corporation Act 1980 for sanction of building plan **AND WHEREAS** the said proposal or offer of the Donors has been accepted by the Kolkata Municipal Corporation, the Donee, and it has been decided interalia, that the gift of the two splayed portion of land i.e. (i) 2.89 square metres and (ii) 1.44 square metres from total land measuring about 1233.277 sqm. equivalent to 18 Cottahs-07 Chittaks-00 sq.ft of the said premises no. 4Q, Naktala Road, Kolkata – 700047 be accepted Under Section 405 of the Kolkata Municipal Corporation Act, 1980.

S.M.

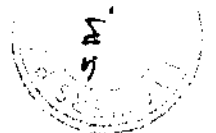
NOW THIS INDENTURE WITNESSETH that Donors, out of their own free will and accord, and while in a sound state of mind, hereby grant and convey unto The Kolkata Municipal Corporation ALL THAT piece and parcel of the splayed portion of land i.e. (i) 2.89 square metres and (ii) 1.44 square metres from total land measuring more or less 1233.277 sqm. equivalent to 18 Cottahs-07 Chittaks-00 sq.ft being north western portion of premises no. 4Q, Naktala Road, Kolkata – 700047, Police station- Netaji Nagar, Kolkata, morefully and described and delineated in the map annexed hereto and demarcated with RED BORDER LINE. The said splayed portion of the land conveyed free from all encumbrances by the Owners for the purpose of widening The Kolkata Municipal Corporation Road at the corner of the said premises no. 4Q, Naktala Road, Kolkata – 700047, Police station- Netaji Nagar, Kolkata in Ward No. 100, Borough No. X.

AND THE DONORS hereby covenant with the Donee that notwithstanding anything done by the Donors or knowingly suffered, we, the Donors, have full power to convey and grant the aforesaid splayed corners, hereby conveyed.

AND FURTHER covenant that the Donors shall at all times, at cost of the Donors execute and do all such further acts, deeds, and assurance for more perfectly and effectively conveying the said splayed portion of land to the Donee as by the latter shall be reasonably required.

SCHEDULE

ALL THAT the piece and parcel of lands measuring about (i) 2.89 square metres and (ii) 1.44 square metres (being the splayed portions) of land out of total land being 1233.277 sqm. equivalent to 18 Cottahs-07 Chittaks-00 sq.ft being portion of premises no. 4Q, Naktala Road, Kolkata – 700047, Police station- Netaji



Nagar, within the Kolkata Municipal Corporation butted and bounded as follows

:-

ON THE NORTH : By Naktala Road, Kolkata

ON THE SOUTH : By K.M.C. Road

ON THE EAST : By premises no. 4/1A, Naktala Road and K.M.C. Road

ON THE WEST : By Naktala Road, Kolkata

IN WITNESS WHEREOF the above named Donors have set and subscribed their hands and signatures hereunto on the day, month and year written above.

SIGNED, SEALED AND DELIVERED

BY THE DONORS IN

THE PRESENCE OF :-

Witness:

1. Sandip Kumar Ban.
 Alipore Police Court
 4/27
2. Apareshy Mondal
 Alipore Police Court
 4/27

Jagriti Towers Pvt. Ltd.
Pastel Vaniya Pvt. Ltd.

Shantanu Chatterjee
Director / Authorised Signatory

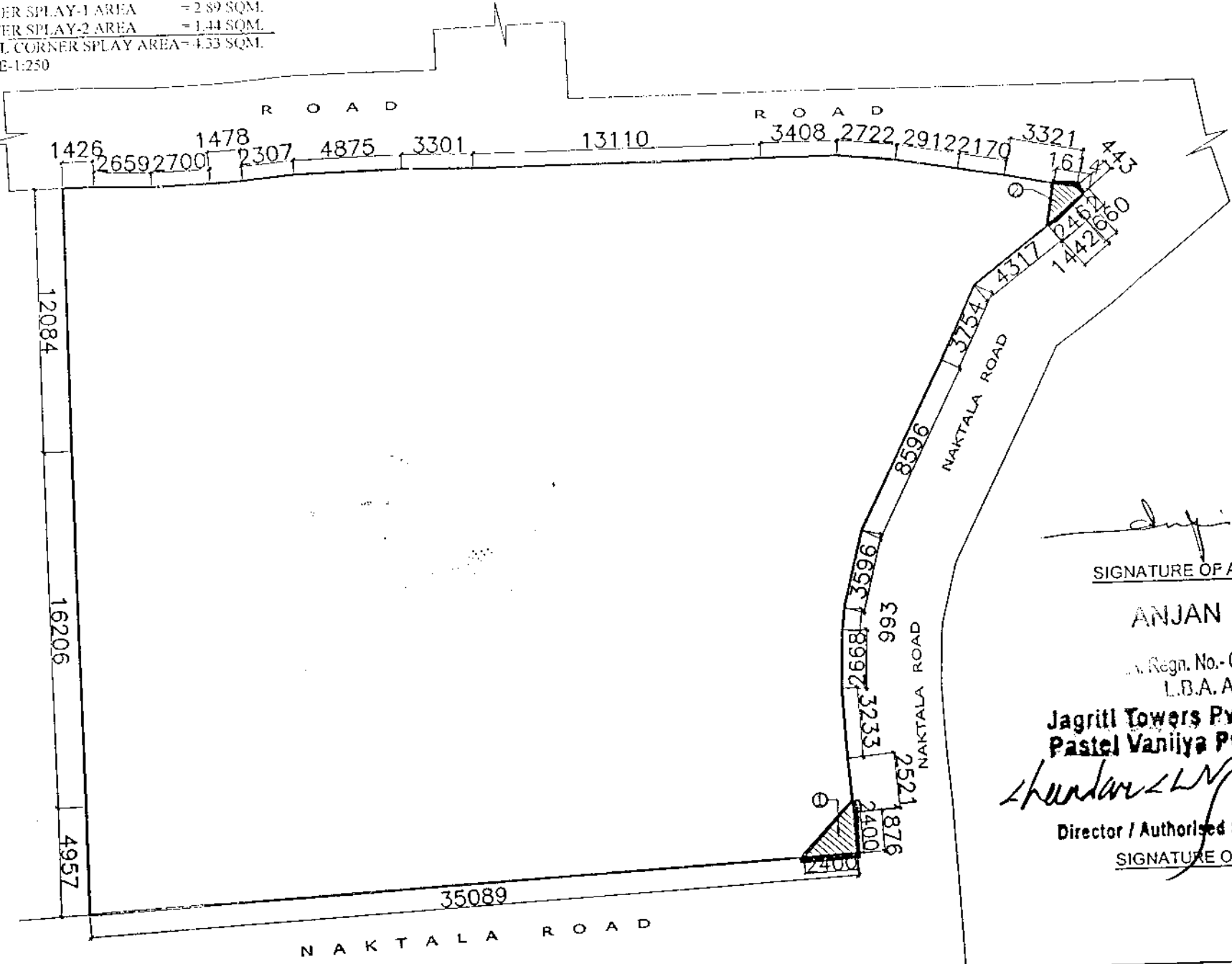
SIGNATURE OF DONORS

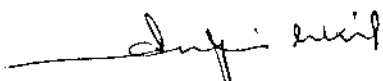
*Prepared by me as per above prof
for the*

Advocate WB-613/2007
Alipore Police Ct.
4/27

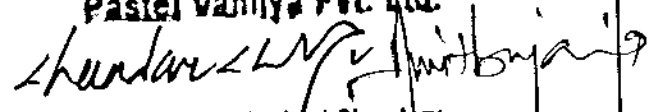


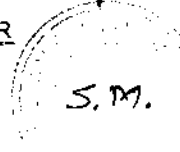
THE PLAN OF PREMISES NO.- 40, NAKTALA ROAD, KOLKATA-700017,
 PLOT NO.- X, WARD NO.-100, P.S.- HETAJI NAGAR,
 TOTAL AREA - 18K. 07CH. 00SQFT. = 1233.277 SQM.
 CORNER SPLAY-1 AREA = 2.89 SQM.
 CORNER SPLAY-2 AREA = 1.44 SQM.
 TOTAL CORNER SPLAY AREA = 4.33 SQM.
 SCALE-1:250




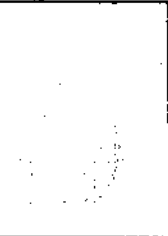


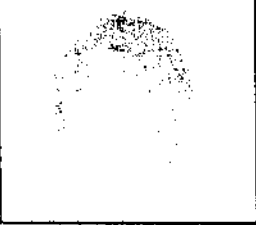







 SIGNATURE OF ARCHITECT

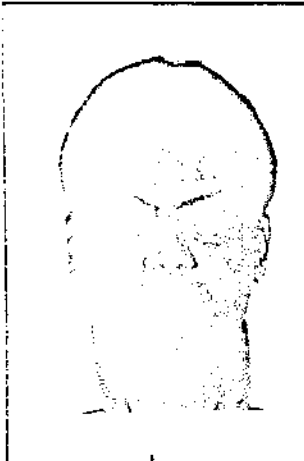
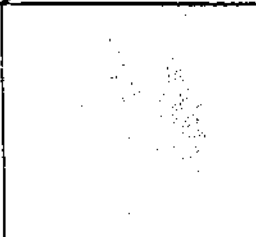





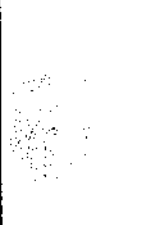
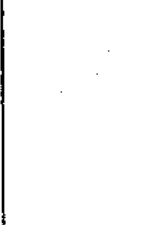

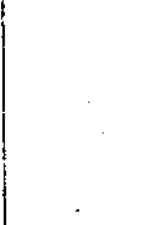
ANJAN UKIL
 Architect
 Regn. No.- CA/34/21
 L.B.A. A-271

Jagriti Towers Pvt. Ltd.
Pastel Vanija Pvt. Ltd.

 Director / Authorized Signatory
 SIGNATURE OF OWNER


 S.M.

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name CHANDAN CHATTERJEE
 Signature Chandan Chatterjee

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name Mitthijana
 Signature Mitthijana



	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name



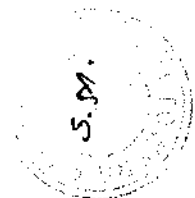
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16010001419242/2018

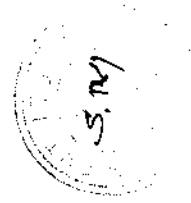
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant - Category	Photo	Finger Print	Signature with date
1	Mr Chandan Chatterjee 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India. PIN - 700025 Representative of Donor [JAGRITI TOWERS PRIVATE LIMITED] , [PASTEL VANIJYA PRIVATE LIMITED]			 11. 09. 2018
2	Mr Amit Bajoria 2C, Mahendra Road, P.O:- Bhawanipore, P.S - Bhawanipore, District- South 24-Parganas, West Bengal, India. PIN - 700025 Representative of Donor [JAGRITI TOWERS PRIVATE LIMITED] , [PASTEL VANIJYA PRIVATE LIMITED]			 11/09/2018



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Aparesh Mondal Son of Late B K Mondal Alipore Police Court, P.O:- Alipore. P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr Chandan Chatterjee, Mr Amit Bajoria	<i>Aparesh Mondal</i> 11/09/2018

 (Debasis Patra)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. - I
 SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGRITI TOWERS PRIVATE LIMITED



26/07/2005
Permanent Account Number

AABC05699L

13082005



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

CHANDAN CHATTERJEE

SACHINDRA KUMAR CHATTERJEE

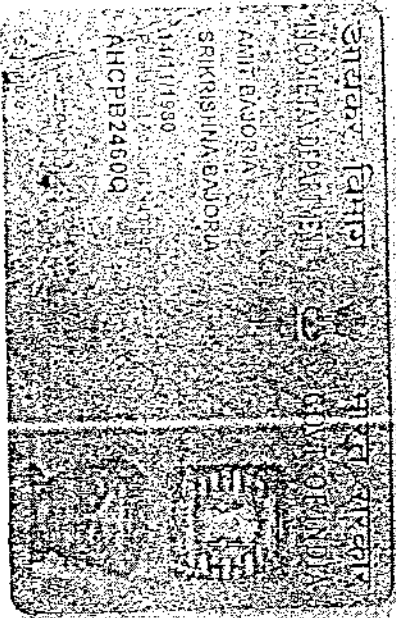
15/08/1967
Permanent Account Number
ACR/PC0270H

Chandan Chatterjee
Signature



Chandan Chatterjee





Handwritten signature



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-028468243-1 Payment Mode Online Payment
GRN Date: 10/09/2018 13:26:44 Bank : Bank of Boroda
BRN : 95658930 BRN Date: 10/09/2018 13:35:00

DEPOSITOR'S DETAILS

Id No. : 16010001419242/4/2018
(Query No./Query Year)

Name : JAGRITI TOWERS PVT LTD
Contact No. : Mobile No. : +91 9831564538
E-mail : kr_rakesh.mishra@yahoo.co.in
Address : 2C MAHENDRA ROAD KOLKATA 25
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Gift, Gift in f/o others except family members, Government,
Local Body Payment.No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001419242/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	5846
2	16010001419242/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	1017

Total

6863

In Words : Rupees Six Thousand Eight Hundred Sixty Three only

S.M.

Major Information of the Deed

Deed No :	I-1601-03081/2018	Date of Registration	13/09/2018
Query No / Year	1601-0001419242/2018	Office where deed is registered	
Query Date	05/09/2018 9:32:26 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status : Advocate		
Transaction	Additional Transaction		
[0203] Gift. Gift in f/o Local bodies			
Set Forth value	Market Value		
Rs. /-	Rs. 97,100/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 555/- (Article:33(ii))	Rs. 1,017/- (Article:A(1), M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, Premises No. 4Q, Ward No. 100

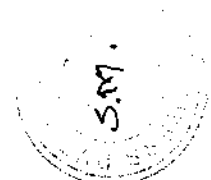
Sl. No.	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Bastu		46.6081 Sq Ft	1/-	97,100/-	Property is on Road
Grand Total :					.1068Dec	1 /-	97,100 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAGRITI TOWERS PRIVATE LIMITED 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 . PAN No. : AABCJ5699L, Status : Organization, Executed by: Representative, Executed by: Representative
2	PASTEL VANIJYA PRIVATE LIMITED 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 . PAN No. : AAECPO892J, Status : Organization, Executed by: Representative, Executed by: Representative

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KOLKATA MUNICIPAL CORPORATION 5, S. N. Banerjee Road, P.O:- S N Banerjee Road, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700013 . State Government Office, Status : Organization, Status : Not Executed



Representative Details :

Name, Address, Photo, Finger print and Signature

1. Mr Chandan Chatterjee (Presentant)

Son of Late S K Chatterjee 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACRPC0270H Status : Representative, Representative of : JAGRITI TOWERS PRIVATE LIMITED (as Authorised Signatory), PASTEL VANIJYA PRIVATE LIMITED (as Authorised Signatory)

2. Mr Amit Bajoria

Son of Late Sree Krishna Bajoria 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHCPB2460Q Status : Representative, Representative of : JAGRITI TOWERS PRIVATE LIMITED (as Authorised Signatory), PASTEL VANIJYA PRIVATE LIMITED (as Authorised Signatory)

Identifier Details :

Name & address

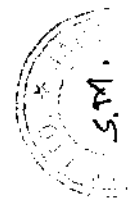
Mr Anuprash Mondal

Son of Late S K Mondal

Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Chandan Chatterjee, Mr Amit Bajoria

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	JAGRITI TOWERS PRIVATE LIMITED	KOLKATA MUNICIPAL CORPORATION		0.0534052 Dec	48,550/-
L1	PASTEL VANIJYA PRIVATE LIMITED	KOLKATA MUNICIPAL CORPORATION		0.0534052 Dec	48,550/-



Endorsement For Deed Number : 1 - 160103081 / 2018

13-09-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 97,100/- Other amount Rs 97,100/-

Debasis Patra

**Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 12-09-2018

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

Presented for registration at 16:00 hrs on 12-09-2018. at the Private residence by Mr Chandan Chatterjee ..

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

Execution is admitted on 12-09-2018 by Mr Chandan Chatterjee, Authorised Signatory, JAGRITI TOWERS PRIVATE LIMITED, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700025, Authorised Signatory, PASTEL VANIJYA PRIVATE LIMITED, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Aparesh Mondal, , Son of Late B K Mondal, Alipore Police Court, P.O. Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 12-09-2018 by Mr Amit Bajoria, Authorised Signatory, JAGRITI TOWERS PRIVATE LIMITED, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700025; Authorised Signatory, PASTEL VANIJYA PRIVATE LIMITED, 2C, Mahendra Road, P.O:- Bhawanipore, P.S:- Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Aparesh Mondal, , Son of Late B K Mondal, Alipore Police Court, P.O. Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Debasis Patra

**Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

S.M.

13-09-2018

ertificate 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 (1) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,003/- (A(1) = Rs 971/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 1,017/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/09/2018 1:35PM with Govt. Ref. No: 192018190284682431 on 10-09-2018. Amount Rs: 1,017/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 95658930 on 10-09-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,826/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,846/-

Description of Stamp

Stamp: Type: Impressed. Serial no 671. Amount: Rs.10/-, Date of Purchase: 10/08/2018, Vendor name: H Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/09/2018 1:35PM with Govt. Ref. No: 192018190284682431 on 10-09-2018, Amount Rs: 5,846/-, Bank: Bank of Baroda (BARB0INDIAE), Ref. No. 95658930 on 10-09-2018, Head of Account 0030-02-103-003-02



Debasis Patra

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

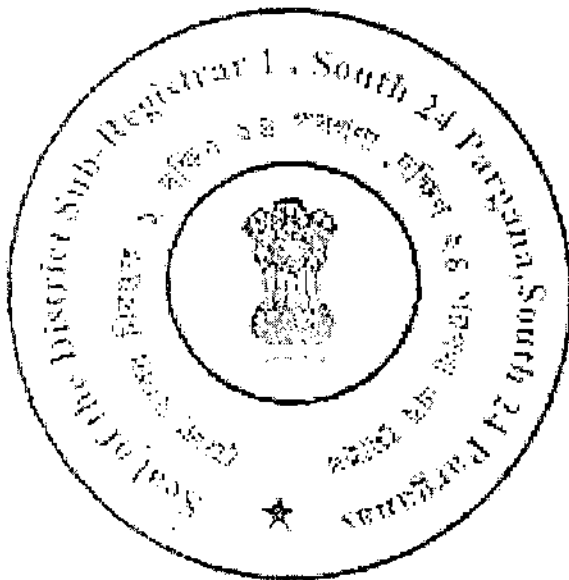


State of Registration under section 60 and Rule 69.

Entered in Book - I

Volume number 1601-2018, Page from 107667 to 107686

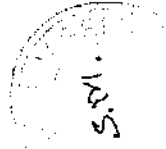
Serial No 160103081 for the year 2018.



Digitally signed by DEBASIS PATRA
Date: 2018.09.14 14:57:55 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

Debasis Patra) 14/09/2018 14:57:21
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)