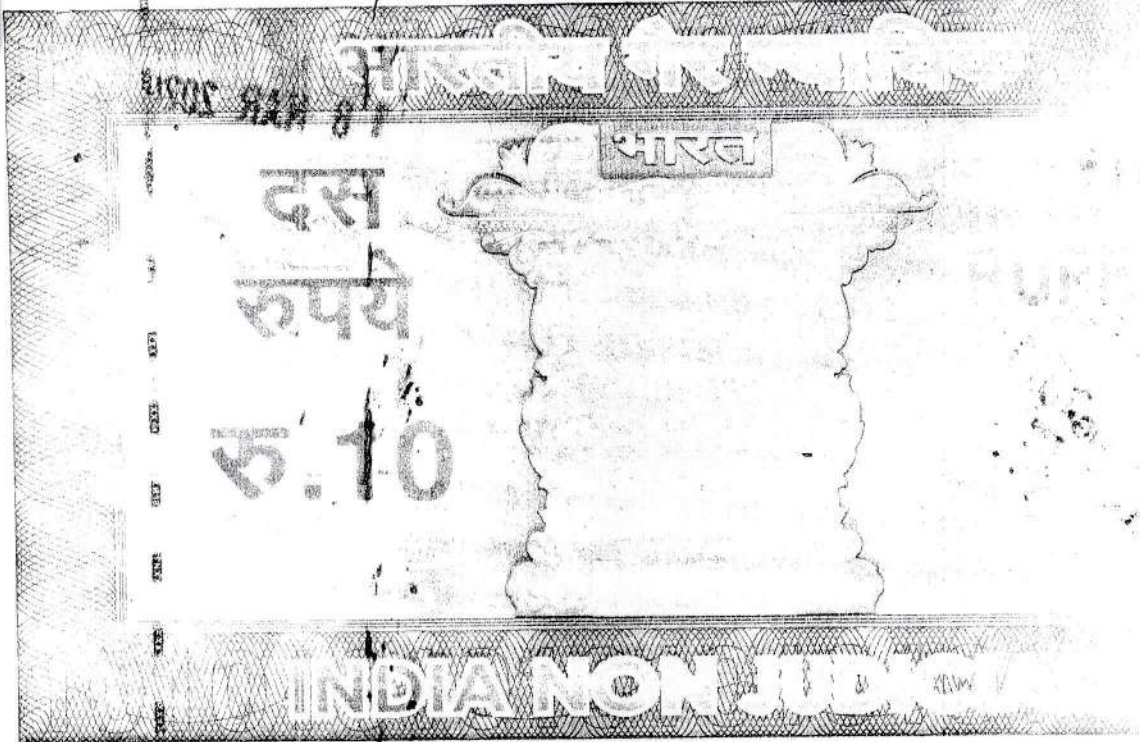


03983/24

T-03904/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 21/07/24

09/04/2024

Q-2006895002/2024

Notarizing that the document is submitted the
to the court. The signature and the
the document is attached with the
the part of this document.

District Subordinate Registrar
Registration
Alipore, Sonar, 21/07/24

09 APR 2024

DEED OF K.M.C. GIFT

RE : K.M.C. PREMISES NO.1933, NAYABAD, WITHIN
THE K.M.C. WARD NO.109, P.S. PANCHASAYAR,
KOLKATA - 700 099

THIS INDENTURE OF GIFT is made this

9th

day of **April**,

2024 (Two Thousand and Twenty Four)

BETWEEN

We, (1) **SRI SINCHAN SINHA**, (PAN -ALMPS2435A), (Aaadhaar No. 7806 7233 2394), son of Sri Amal Kumar Sinha, by Occupation - Business, (2) **SMT. SHARMILA SINHA**, (PAN -BBUPS9899D), (Aaadhaar No.4713 2597 5006), wife of Sri Sinchan Sinha, by Occupation-Housewife, both by Faith - Hindu, both by Nationality - Indian, both residing at 44/2/52, Jheel Road, P.S. Survey Park, Kolkata - 700075, hereinafter called and referred to as the **DONORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, successors-in-office, legal heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **ONE PART represented by their constituted lawful Attorney namely OIENDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED (PAN-AABCO1239M)** a company incorporated under the Indian Companies Act, 1956, having CIN of the company U45400WB2009PTC131749 having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700 042, represented by its Director namely **SRI PRABIR PAUL**, (PAN-AFQPP2907Q), (Aaadhaar No.9058 9891 0937), son of Sri Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by Nationality : Indian, residing at 783, Anandapur, URABANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata - 700107, by virtue of a registered General Power of Attorney dated 05.07.2023 registered at D.S.R. IV, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1604-2023, at Pages 263714 to 263733, Deed No.8337 for the year 2023.

AND

THE KOLKATA MUNICIPAL CORPORATION, a body corporate and constituted under the West Bengal Act LIX of 1980, having first Central Office at 5, Surendra Nath Banerjee Road, P.S. Taltala, Kolkata - 700 013, hereinafter called the **DONEE** (which expression where the

context will so admit, shall mean and include his successors and assigns) of the **OTHER PART**.

WHEREAS the **DONORS** are the joint owners and occupiers of a plot of land **467.583 Sq.mtr. corresponding to 06 (Six) Cottahs 15 (fifteen) Chittacks 38 (Thirty Eight) Sq.ft.** situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.87, under R.S. Khatian No.101, corresponding to L.R. Dag No.87, under L.R. Khatian Nos.2494 and 2495, known as **KMC Premises No.1933, Nayabad**, Assessee No.31-109-08-1933-5, within the KMC Ward No.109, presently P.S. Panchasayar, Kolkata - 700099.

AND WHEREAS the **DONORS** are going to submit a building plan to the **K.M.C. Premises No.1933, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700099** which is situated at the junction of two streets.

AND WHEREAS the **DONORS** have expressed their desire to make a free gift or the splayed corner of land measuring about **2.88 (Two point eight eight) Sq.Mtr. corresponding to 31 (Thirty one) Sq.ft.** from the above **K.M.C. Premises No.1933, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 7000949** more fully 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** have been accepted by The Kolkata Municipal Corporation, the **DONEE** herein and it has been decided inter-alia, that this **GIFT** of the splayed portion of land measuring about **2.88 (Two point eight eight) Sq.Mtr. corresponding to 31 (Thirty one) Sq.ft.** from the South-East corner of the said **K.M.C. Premises No.1933, Nayabad, Ward No.109, P.S.**

Panchasayar, Kolkata - 700099 for sanction of building plan be accepted under Section 405 of The Kolkata Municipal Corporation Act, 1980.

NOW THIS INDENTURE WITNESSETH that in consideration of the Premises the **DONORS** of its own free will and accord and while in a sound state of body and mind hereby grant and convey into The Kolkata Municipal Corporation (formerly known as The Calcutta Municipal Corporation) all that piece and parcel of the splayed portion of land measuring more or less **2.88 (Two point eight eight) Sq.Mtr. corresponding to 31 (Thirty one) Sq.ft.** from the South-East corner of the said **K.M.C. Premises No.1933, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700099** more fully described and delineated in the Map annexed hereto and demarcated with Red Border line therein.

TO HOLD to The Kolkata Municipal Corporation the said splayed portion of land free from all encumbrances as the Owner for the purpose of widening The Kolkata Municipal Corporation Road at the corner of the said **K.M.C. Premises No.1933, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700099** **AND THE DONORS** hereby covenants with the **DONEE** that notwithstanding anything done by the **DONORS** or knowingly suffered, the **DONORS** have full power to convey and grant the aforesaid splayed corner hereby conveyed.

AND FURTHER comments that the **DONORS** shall at all times, at the costs of the **DONORS** execute and do all such further acts, deeds, assurances for more perfectly and effectively conveying the said splayed portion of land to the **DONEE** as by later shall be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of splayed corner portion of land measuring about **2.88 (Two point eight eight) Sq.Mtr. corresponding to 31 (Thirty one) Sq.ft.** from the South-East corner of the said **K.M.C. Premises No.1933, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700099.**

IN WITNESS WHEREOF the above named **DONORS** have set and subscribed its hands and signatures hereto the day month and year first above written.

SIGNED, SEALED AND DELIVERED

BY

in the presence of/Witnesses :

Somesh Mishra
Advocate
High Court
Calcutta

On this 1st day of January

Prothonotary

As attorney of the Declarants herein

2. Abhejit Kumar Mishra
69/1 Baghajatin Place
Kolkata - 700086

SIGNATURE OF THE DONORS

PPREPARED AS PER K.M.C. PROFORMA BY:

Somesh Mishra
(MR. SOMESH MISHRA)

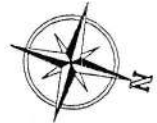
ADVOCATE [Enrollment No.F/985/2008]
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN
PLACE, KOLKATA - 700
086.

SITE PLAN SHOWING FOR CORNER SPLAY PORTION OF PREMISES NO. 1933,
NAYABAD, KOLKATA- 700 099, P.S.- PANCHASAYAR, IN WARD NO. 109,
BOROUGH NO. XII. UNDER THE KOLKATA MUNICIPAL CORPORATION.
ASSESSEE NO. 31 109 08 1933 5.

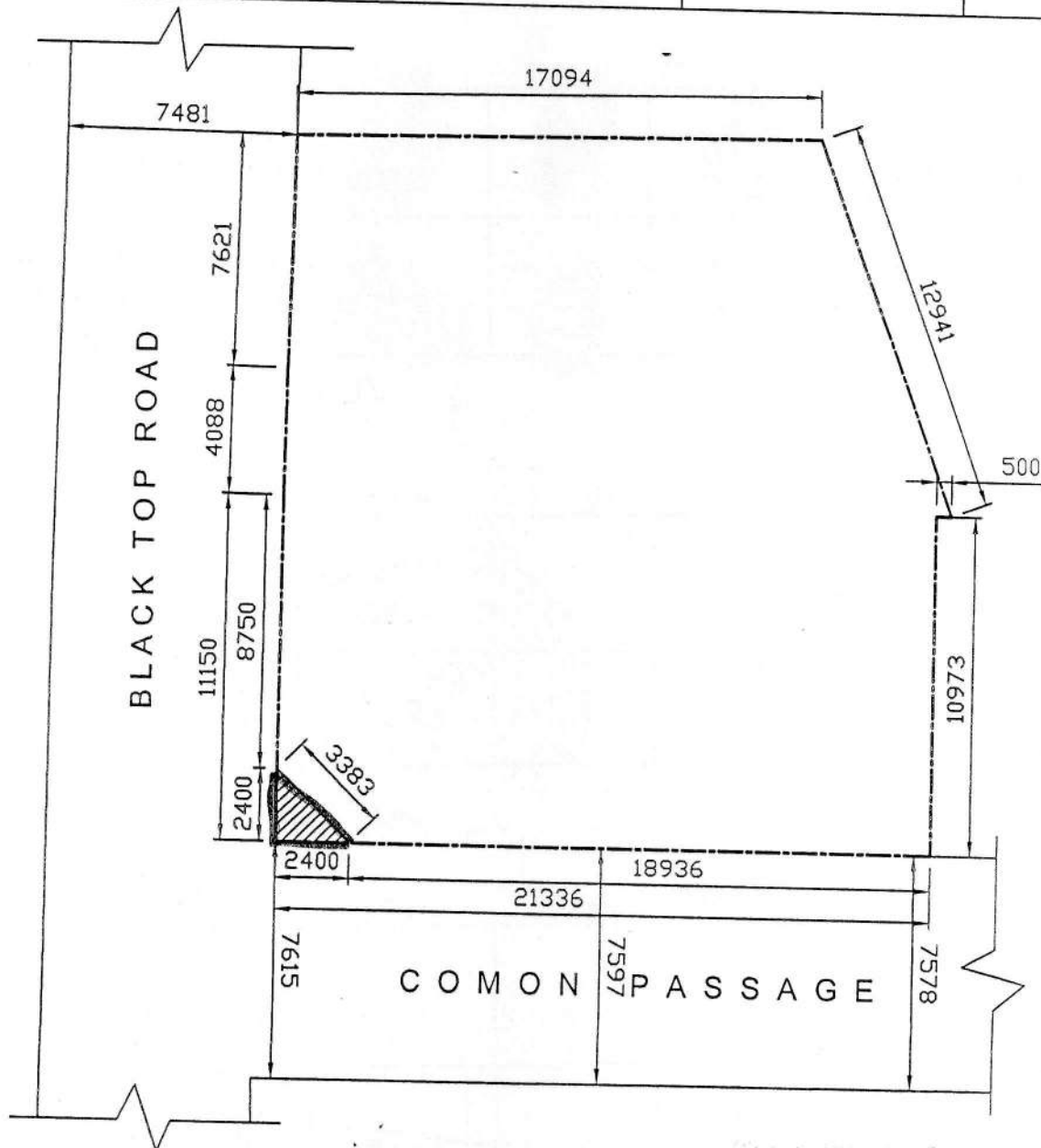
AREA OF CORNER SPLAY= 2.88 SQ.M.

(0 KT.0 CH.31SFT.)

SCALE = 1 : 200



AREA SHOWN IN RED BORDER

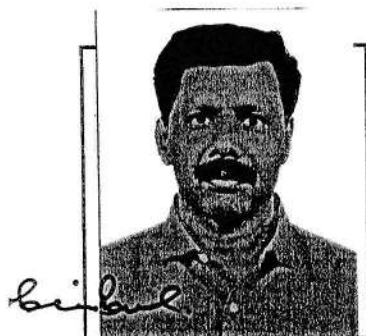


SIGNATURE

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name....PRABIR PAUL

Signature Prabir Paul

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



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

Query No / Year	2000895002/2024	Office where deed will be registered
Query Date	08/04/2024 1:05:50 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0203] Gift, Gift in f/o Local bodies		
Set Forth value	Market Value	
Rs. 1/-	Rs. 81,375/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,255/- (Article:33(ii))	Rs. 814/- (Article:A(1))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1933, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	31 Sq Ft	1/-	81,375/-	Width of Approach Road: 25 Ft.,
Grand Total :				.071Dec	1 /-	81,375 /-	

Donor Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Sinchan Sinha Son of Shri Amal Kumar Sinha, 44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX1, PAN No. ALxxxxxx5A, Aadhaar No.: 78xxxxxxxx2394, Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2000895002 of 2024, Printed On : Apr 8 2024 7:23PM, Generated from wbregistration.gov.in

2	Smt Sharmila Sinha Wife of Shri Sinchan Sinha,44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. BBxxxxxx9D, Aadhaar No.: 47xxxxxxxx5006,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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Donee Details :

SI No	Name & address	Status	Execution Admission Details :
1	The Kolkata Municipal Corporation None,5, S.n. Banerjee Road, City:- Kolkata, P.O:- Lelin Sarani, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Other, By Caste: Others, Occupation: Others, Citizen of: India, , Aadhaar No Not Provided by UIDAIStatus :Individual, Not Executed	Individual	Not Executed

Attorney Details :

SI No	Name & Address	Attorney of
1	Shri Prabir Paul Son of Shri Santi Ranjan Paul Director, Oiendrilla Promoters And Developers Private Limited , 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042; Director, Oiendrilla Promoters And Developers Private Limited , 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , 783, Anandapur, Urbana Tower-6,flat No. 2404, City:- , P.O:- E KTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. afxxxxxx7q , Aadhaar No.: 90xxxxxxxx0937	Shri Sinchan Sinha, Smt Sharmila Sinha

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Sinchan Sinha, Smt Sharmila Sinha,

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	Shri Sinchan Sinha	The Kolkata Municipal Corporation		0.0355209 Dec	40,688/-
L1	Smt Sharmila Sinha	The Kolkata Municipal Corporation		0.0355209 Dec	40,688/-



Major Information of the Deed

Deed No. :	I-1604-03904/2024	Date of Registration	09/04/2024
Deed No / Year	1604-2000895002/2024	Office where deed is registered	
Deed Date	08/04/2024 1:05:50 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction		Additional Transaction	
[206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value		Market Value	
Rs. 1/-		Rs. 81,375/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:33(ii))		Rs. 0/- (Article:A(1))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jayabad, , Premises No: 1933, , Ward No: 109 Pin Code : 700099

Sl No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	31 Sq Ft	1/-	81,375/-	Width of Approach Road: 25 Ft.,
Grand Total :				.071Dec	1 /-	81,375 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
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2	Smt Sharmila Sinha Wife of Shri Sinchan Sinha 44/2/52, Jheel Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: BBxxxxxx9D, Aadhaar No: 47xxxxxxxx5006, Status :Individual, Executed by: Attorney, Executed by: Attorney

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	The Kolkata Municipal Corporation None 5, S.n. Banerjee Road, City:- Kolkata, P.O:- Lelin Sarani, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Other, By Caste: Others, Occupation: Others, Citizen of: India ,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Attorney Details :

Attorney Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Prabir Paul (Presentant) Son of Shri Santi Ranjan Paul Date of Execution - 09/04/2024, , Admitted by: Self, Date of Admission: 09/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 9 2024 1:14PM	LTI 09/04/2024	09/04/2024
Director, Oiendril Promoters And Developers Private Limited , 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042; Director, Oiendril Promoters And Developers Private Limited , 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , 783, Anandapur, Urbana Tower-6,flat No. 2404, City:- , P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: afxxxxxx7q, Aadhaar No: 90xxxxxxx0937 Status : Attorney, Attorney of : Shri Sinchan Sinha, Smt Sharmila Sinha				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	09/04/2024	09/04/2024	09/04/2024

Identifier Of Shri Prabir Paul

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	Shri Sinchan Sinha	The Kolkata Municipal Corporation		0.0355209 Dec	40,688/-
L1	Smt Sharmila Sinha	The Kolkata Municipal Corporation		0.0355209 Dec	40,688/-

Endorsement For Deed Number : I - 160403904 / 2024

On 09-04-2024

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 12:12 hrs on 09-04-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Prabir Paul ,.

Executed by Attorney

Execution by Shri Prabir Paul, Director, Oiendrilla Promoters And Developers Private Limited (Private Limited Company), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042;Director, Oiendrilla Promoters And Developers Private Limited (Private Limited Company), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 as constituted attorney for 1. Shri Sinchan Sinha 44/2/52, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Smt Sharmila Sinha 44/2/52, Jheel Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Stamp Duty

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 118861 to 118876
being No 160403904 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.04.12 15:51:11 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 12/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.