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DEED OF GIFT

All taht land measuring 4 (four) Cuttahs and 1 (one) Chittack along with
4550 Sq. Ft. two storied Pucca Structure at Premises No. 65, Bidhan
Sarani, Police Station - Burtolla, Kolkata - 700 006.

Drafted By :

MR. EASUDEB PATRA

Advocate,

High Court Calcutta.

Bar Association Room No. 18,

Chamber - 159B, Lake Town, Block-B,

Ground Floor, Post Office - Lake Town,

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04811/2022

I-04657/2022

Page
Case No.
Date
Value



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 438307

Received - 1984
235
9-12/14811/2022-21-5-22



Certified that the foregoing is admitted to registration. The stamp duty and the endorsement sheets attached to this document are the part of this document.

Additional Registrar
of Assurances-1, Kolkata
25 MAY 2022

DEED OF GIFT

This Deed of Gift is made on this 21st day of May, Two Thousand and Twenty Two (2022).

Between

Visit Case No. 1168 of 2022
J (1) - 2501 -
J (2) - 1001 -
Total - ₹501
Realised On 21/05/2022

1144

No

Name **SANJIB PATRA**
ADVOCATE

Address **HIGH COURT, CALCUTTA**
ENROL NO. WBF/1246/2011

Re. *1000/-*

Kolkata Collectorate
11, Netaji Subhas Rd.
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date

06 APR 2022



ADDITIONAL RECEIPT
OF ASSURANCE
21 MAY 2022

Sanjib patra
S/o. Late Lakshman kr. patra
708, Lake Town, Bl-B
P.S. P.O. - Lake Town,
Kolkata - 700,089.
Service

1. **MR. AVIJIT SINGHA ROY**, (PAN -- ADHPR3364C), son of Late Ganesh Chandra Singha Roy, by nationality Indian, by faith Hindu, by occupation Business, presently residing at Nowpara, Post Office - Hatiara, Police Station - New Town, Kolkata - 700 157,
2. **M/S. R K I SMELTERS PRIVATE LIMITED** (PAN - AACCR9122K), a private limited company incorporated in accordance with the provisions of The Companies Act., 2013, having its registered office at 33/1, N. S. Road, Fifth Floor, Room No. 551, Police Station - Burrabazar, Post Office - GPO, Kolkata - 700 001, represented by one of its Director namely **Mr. Rajendra Anchalia**, (PAN - ACSPA0012G), son of Mohan Lal Anchalia, presently residing at 1B, Deodar Street, Flat No. 5B on Fifth Floor, Police Station & Post Office - Ballygunge, Kolkata - 700 019,

hereinafter called and referred to as the **DONORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its heirs, executors, administrators, successor-in-office, successor-in-interest, legal representatives and assigns) of the **FIRST PART**.

AND

MRS. MADHUMITA SINGHA ROY, (PAN - FSDPS8688N), wife of Mr. Avijit Singha Roy, by nationality Indian, by faith Hindu, by occupation Housewife, presently residing at Nowpara, Post Office - Hatiara, Police Station - New Town, Kolkata - 700 157,

hereinafter called and referred to as the **DONEE** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.



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REGISTRAR OF ASSURANCES
21 MAY 2022

SUBJECT MATTER OF GIFT:

All that piece and parcel of commercial land hereditaments admeasuring an area of **4 (four) Cuttaks 1 (one) Chittack (being the southern portion of the entire land)**, be the same a little bit more or less, out of which 4 (four) Cuttaks of land which will be donated by Donor No. 1 herein and 1 (one) Chittack of land which will be donated by Donor No. 2 herein, along with 2 (two) storied fully tenanted Building at Southern portion of the building, admeasuring an area of **4550 (four thousand five hundred and fifty) Sq. Ft.**, being the same is little bit more or less, out of which 4480 (four thousand five hundred and fifty) Sq. Ft., which will be donated by Donor No. 1 herein and 70 (seventy) Sq. Ft., which will be donated by Donor No. 2, comprised in **Premises No. 65, Bidhan Sarani, Kolkata - 700 006**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No - 16, Borough No-I, morefully and particularly mentioned under Third Schedule hereinunder appearing and the said properties shown in annexed site plan verged in border Red.

BACKGROUND/TITLE OF THE PROPERTY

1. **WHEREAS** one Smt. Hembala Dassi, since deceased, the mother of Gunindra Mohan Bosu, since deceased was at all material times the absolute owner of various properties including a vacant plot of land hereditaments and premises No.65, Cornwallis Street (now known as No.65, Bidhan Sarani) in the town of Calcutta.
2. **AND WHEREAS** by a Deed of Trust made on and bearing dated the 20th September, 1938, between Charu Chandra Bosu & Another and Smt. Hembala Dassi, registered in Book No. I, Volume No. 121, Pages No.132 to 140, Being No.3715 for the year 1938 in the office of the Registrar of Assurances Calcutta the said Smt. Hembala Dassi, since deceased, created a trust interalia in respect of certain properties including the said plot of land comprised in premises No. 65, Cornwallis Street (now known as premises No. 65, Bidhan Sarani) and by the



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OF AGRICULTURE AND FISHERIES
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said Deed of Trust the said Smt. Hembala Dassi, since deceased appointed herself as the Sole Trustee in respect of properties mentioned therein with the proviso inter alia that after the death of the said Trustee Smt. Hembala Dassi the said plot of land and premises No. 65, Cornwallis Street (now known as 65, Bidhan Sarani) Calcutta would automatically vest in her eldest son Gunindra Mohan Bosu and his heirs absolutely.

3. **AND WHEREAS** by a kabuliyat or Lease in Bengali language and character bearing date the 13th September, 1947 the said Smt. Hembala Dassi as Lessor granted and demised the said plot of vacant land and premises No. 65, Cornwallis Street, Calcutta (now known as premises No. 65, Bidhan Sarani) by way of Lease unto and in favor of one Pannalal Shaw, since deceased and one Brindaban Chandra Shaw as Lessees for a term of 8 years commencing from the 1st December, 1951 till November, 1959 at a monthly rent of Rs. 400/- on the terms and conditions particularly mentioned and recited in the Bengali Lease, or Kabuliyat dated the 13th September, 1947 and in particular with the right and liberty to construct pucca building or tiled hut on the demised land.
4. **AND WHEREAS** that the said Pannalal Shaw one of the two Lessees under the said Lease, died sometimes thereafter leaving a will whereby and whereof he the said Pannalal Shaw, since deceased appointed his nephew Ganesh Chandra Shaw as his sole Executor.
5. **AND WHEREAS** probate of the said will was granted to the said Ganesh Chandra Shaw on or about the 18th July, 1948 by the High Court at Calcutta in its Testamentary and intestate jurisdiction.
6. **AND WHEREAS** on or about the 11th January, 1957 the said Smt. Hembala Dassi died whereupon, the said Gunindra Mohan Bosu became the sole and absolute owner of the said land and hereditaments in Premises No. 65, Cornwallis Street Calcutta (now known as premises No. 65, Bidhan Sarani, Kolkata) free from any



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REGISTRAR
OF ASSAM, KHASI, JAINTIA
AND GARO HILLS
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Trust as provided under the terms of the said Deed of Trust dated 20th September, 1938.

7. **AND WHEREAS** in the event which happened the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw as successor-in-interest of the said Pannalal Shaw as such Lessees became the tenants under the succeeding Lessor the said Gunindra Mohan Bosu for the unexpired term of the Lease granted by the said Smt. Hembala Dassi the mother and predecessor-in-interest of the said Gunindra Mohan Bosu.
8. **AND WHEREAS** the said lease expired on the 30th November, 1959.
9. **AND WHEREAS** the disputes and difference arose between the said parties and the said Gunindra Mohan Bosu as owner of the said plot of land and premises started several proceeding for eviction of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as the ex-lessee and for possession of the land with the structures and buildings and for damages and mesne profits.
10. **AND WHEREAS** the said proceedings were contested by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw.
11. **AND WHEREAS** further litigation were subsequently started in the Hon'ble High Court at Calcutta as off suit from the said Gunindra Mohan Bosu as owner against the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as ex-Lessees on or about the 3rd April, 1963 in the Hon'ble High Court at Calcutta being Suit No. 606 of 1963 (Gunindra Mohan Bosu - vs - Brindaban Chandra Shaw & Anr.) wherein the said Gunindra Mohan Bosu was the plaintiff and the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw were the defendants; for a Decree for recovery of Khas vacant possession of premises No. 65, Cornwallis Street Calcutta (now known as premises No. 65, Bidhan Sarani, Kolkata) for mesne profits and/or damages and for several other reliefs as particularly mentioned in the plaint filed in the said Suit.



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OF A. *C.* REGIONAL OFFICE
ESL, KOLKATA
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12. **AND WHEREAS** the said Suit came up for hearing before his Lordship the Hon'ble Justice Mr. Bijayesh Mukherjee one of the judges of the Hon'ble High Court at Calcutta on or about the 7th, 11th, 15th, 16th, 18th February, 1966 and 25th August, 1966.
13. **AND WHEREAS** on the 25th August, 1966 the said Suit No. 606 of 1963 (Gunindra Mohan Bosu -vs- Brindaban Chandra Shaw & Another.) was by consent decreed, in accordance with the terms of Settlement filed in the said Suit. The said consent Decree provided that Brindaban Shaw and Ganesh Chandra Shaw would in the first instance grant, transfer and convey unto and to the said Gunindra Mohan Bosu all their right, title and interest in the buildings and structures erected by them and standing on the land Premises No. 65, Cornwallis Street, Calcutta (now known as premises No. 65, Bidhan Sarani, Kolkata) belonging to the said Gunindra Mohan Bosu by a Deed of Conveyance in consideration of the Sum of Rs. 30,000/- to be paid by the said Gunindra Mohan Bosu as purchaser to the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as Vendors and that by virtue of such transfer and conveyance the said Gunindra Mohan Bosu as such purchaser would be entitled to possession of the said structure and become solely entitled to receive and realize all rents issues and profits which have accrued due and payable by the tenants inducted thereon by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw on and from the 1st day of May, 1966 and also that the other terms and condition set forth in the said terms of settlement being annexure to the consent Decree dated 25th day of August, 1966 would be implemented and given effect to as contemplated therein and a Decree would be passed accordingly.
14. **AND WHEREAS** by a Conveyance made between Brindaban Chandra Shaw, Ganesh Chandra Shaw and Gunindra Mohan Bosu dated 24th day of August, 1966, registered in the office of Registrar of Assurances Calcutta in Book No. I,



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REGISTRAR
CS-4, REGISTRAR
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Volume No. 144, pages from 97 to 108, Being No. 4577 for the year 1966 and the said Brindaban Chandra Shaw and Ganesh Chandra Shaw pursuant to the said Agreement as set forth in the Terms of Settlement as hereinbefore recited and for the consideration therein mentioned Sold, transferred, conveyed to the said Gunindra Mohan Bosu all that the pucca buildings and structures erected and built by Brindaban Chandra Shaw and Ganesh Chandra Shaw more fully described in the Schedule thereunder written and standing on the land hereditaments and premises of Gunindra Mohan Bosu known as premises No.65, Bidhan Sarani in the town of Calcutta (formerly known as premises No. 65, Cornwallis Street) together with all right, title to and interest whatsoever of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw in the said buildings and structures and all appurtenance thereto and thereunto belonging

15. **AND WHEREAS** the said Gunindra Mohan Bosu thus became the absolute owner being seized and possessed of or otherwise well and sufficiently entitled to the said tenanted premises No. 65, Bhidhan Sarani in the town of Calcutta (formerly known as premises No. 65 Cornwallis Street, Calcutta) including the buildings and structure thereon for an estate equivalent to an absolute estate of inheritance in fee simple in possession free from all encumbrances, charges, liens, leases, wakf, debutter, trust, lispensens.
16. **AND WHEREAS** on the 28th day of November, 1971 the said Gunindra Mohan Bosu who was a Hindu Governed by Dayabhaga School of Hindu Law died intestate leaving him surviving Smt. Basanti Bosu and Amal Kumar Bosu as his widow and only son respectively as his heir, heiress and legal representatives to inherit and succeed all the properties including the abovesaid properties in accordance to the provisions of the Hindu Succession Act, 1956 through which the said Gunindra Mohan Bosu was governed during his lifetime and at the time of his death.



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17. **AND WHEREAS** by virtue of a Deed of Conveyance dated 9th day of October, 1974 duly registered in the Office of Assurances Calcutta in Book No. I, Volume No. 222, Pages from 272 to 290, Being No. 6200 for the year 1974, the said Basanti Bosu and Amal Kumar Bosu of P-79, Lake road in the town of Calcutta indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece and parcel of Bastu now commercial land containing by estimation an area of 7 Cuttachs 8 Chittacks, be the same a little more or less together with two storied Kuntcha/pucca tenanted structures thereon measuring about 8400 Sq. ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at premises No. 65, Cornwallis Street, Calcutta (now known as Premises No. 65, Bidhan Sarani, Kolkata) in the north division of town of Calcutta, within the limits of Calcutta Municipal Corporation, particularly mentioned and described in the First Schedule thereunder written unto and in favour of Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen therein free from all encumbrances whatsoever and the said Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen duly mutated their names in the records of Calcutta Municipal Corporation as recorded owners vide Assessee No - 110160400018.
18. **AND WHEREAS** while seized and possessed of the said fully tenant occupied property at premises No, 65, Bhadhan Sarani, Kolkata, one of the co-owner namely Usharani Sen died intestate leaving behind her surviving legal heirs, heiress, Namely **(1) UDAY SANKAR SEN**, son of Late Duniya Chand Sen **(2) PANNA LAL Sen**, son of Late Duniya Chand Sen **(3) MOUSHUMI SEN** wife of Late Swapan Kumar Sen, and daughter-in-law of Late Duniya Chand Sen **(4) PRIYANKA SEN**, daughter of Late Swapan Kumar Sen and daughter-in-law of Late Duniya Chand Sen **(5) SAMAR KUMAR SEN**, son of Late Duniya Chand Sen **(6) BIDHYUT PARNA DHAR**, wife of Sri Nagendra Lal Dhar and daughter of Late Duniya Chand Sen **(7) JHARNA PAUL**, wife of Late Manoranjan Paul and



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Daughter of Late Duniya Chand Sen, **(8) ARCHANA DHAR**, wife of Sri Rohini Ranjan Dhar and daughter of late Duniya Chand Sen **(9) ALPANA DHAR**, wife of Ranjit Kumar Dhar and daughter of Late Duniya Chand Sen, who had inherited the property mentioned above as per the Hindu Law of Inheritance.

- 19. AND WHEREAS** the aforesaid legal heirs, successors of the said Usharani Sen inherited the undivided share of the property in the following manner:-

Name of the legal heir	Respective Shares
UDAY SANKAR SEN	undivided $3/8^{\text{th}}$ share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less.
PANNALAL SEN	undivided $3/8^{\text{th}}$ share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less.
MOUSHUMI SEN & PRIYANKA SEN	jointly undivided $1/28^{\text{th}}$ share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.



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SAMAR KUMAR SEN

undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

BIDHYUT PARNA DHAR

undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

JHARNA PAUL

undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

ARCHANA DHAR

undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

ALPANA DHAR

undivided 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

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20. **AND WHEREAS** by virtue of Deed of Conveyance, dated 20th day of May, 2013 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2016, Pages from 69314 to 69340, being No. 190202230 for the year 2016 the said Archana Dhar, the Vendor therein of the One Part had indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided share, by estimation an area of land measuring 5 (five) Chittacks, be the same a little bit more or less together with undivided share of two storied fully tenanted building measuring an area of 350 Sq. ft., be the same a little bit more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, Borough No- I, including his possession unto and in favour of Donor herein, namely Mr. Avijit Singha Roy.
21. **AND WHEREAS** by virtue of another Deed of Conveyance, dated 20th day of May, 2013 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2016, Pages from 129004 to 129028, being No. 190204094 for the year 2016 the said Samar Kumar Sen, the Vendor therein of the One Part had indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided share, by estimation an area of land measuring 5 (five) Chittacks, be the same a little bit more or less together with undivided share of two storied fully tenanted building measuring an area of 350 Sq. ft., be the same a little bit more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the

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Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, Borough No- I, including his possession unto and in favour of Donor herein, namely Mr. Avijit Singha Roy.

- 22. AND WHEREAS** by virtue of another Deed of Conveyance, dated 24th day of May, 2013 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2016, Pages from 128978 to 129003, being No. 190204093 for the year 2016 the said Moushumi Sen, Priyanka Sen and Bidhyut Parna Dhar, collectively the Vendors therein of the One Part had indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided share, by estimation an area of land measuring 10 (ten) Chittacks, be the same a little bit more or less together with undivided share of two storied fully tenanted building measuring an area of 350 Sq. ft., be the same a little bit more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, Borough No- I, including his possession unto and in favour of Donor herein, namely Mr. Avijit Singha Roy.
- 23. AND WHEREAS** by virtue of another Deed of Conveyance, dated 12th day of July, 2013 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2016, Pages from 128927 to 128952, being No. 190204091 for the year 2016 the said Jharna Paul, the Vendor therein of the One Part had indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned through her constituted attorney namely Panna Lal Sen, by virtue of Registered General Power of Attorney, 17th day of June, 2013, registered at S R Thane – 1, recorded in Deed No. 4922 of 2013 in respect of her ALL THAT the piece and parcel of

ADDITIONAL REGISTRATION
OF MEMBERSHIP KUALA
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land hereditaments admeasuring an area of undivided share, by estimation an area of land measuring 5 (five) Chittacks, be the same a little bit more or less together with undivided share of two storied fully tenanted building measuring an area of 350 Sq. ft., be the same a little bit more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, Borough No- I, including his possession unto and in favour of Donor herein, namely Mr. Avijit Singha Roy.

24. **AND WHEREAS** by virtue of another Deed of Conveyance, dated 13th day of August, 2013 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2016, Pages from 128953 to 128977, being No. 190204092 for the year 2016 the said Alpana Dhar, the Vendor therein of the One Part had indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** the piece and parcel of land hereditaments admeasuring an area of undivided share, by estimation an area of land measuring 5 (five) Chittacks, be the same a little bit more or less together with undivided share of two storied fully tenanted building measuring an area of 350 Sq. ft., be the same a little bit more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, Borough No- I, including his possession unto and in favour of Donor herein, namely Mr. Avijit Singha Roy.
25. **AND WHEREAS** by virtue of another Deed of Conveyance, dated 19th day of May, 2014 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, CD Volume No. 27, Pages from 3561 to 3582, being No. 190205980 for the year 2014 the said Panna Lal Sen, the Vendor



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21 MAY 2022

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therein of the One Part had indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided share by estimation an area of land measuring 2 (two) Cuttahs 13 (thirteen) Chittacks, be the same a little bit more or less together with undivided share of two storied fully tenanted building measuring an area of 3150 Sq. Ft., be the same a little more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, Borough No- I, including his possession unto and in favour of Donor herein, namely Mr. Avijit Singha Roy.

26. **AND WHEREAS** by virtue of the above said recital the said Avijit Singha Roy, the Donor No. 1 herein became the owner of undivided 4 (four) Cuttahs 11 (eleven) chittacks, along with proportionate undivided share of two storied building out of the total land of 7(seven) Cuttah 8 (eight) Chittacks, be the same a little bit more or less being and comprised in municipal Premises No- 65, Bidhan Sarani, Kolkata-700006, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. - 16, Borough No-I, within the Jurisdiction of Additional Registrar of Assurances Kolkata.
27. **AND WHEREAS** by virtue of Deed of Conveyance, dated 10th day of November, 2017 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2017, Pages from 125758 to 125792, being No. 190203634 for the year 2017 the said Uday Shankar Sen represented by his appointed constituted attorney namely Sri Saibal Maitra, sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided estimation an area of land measuring 2 (two) Cuttahs 13 (thirteen) Chittacks, be the same a little more or less together with undivided



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share of two storied fully tenanted residential building measuring an area of 3150 Sq. Ft., be the same a little more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, including his possession unto and in favour of Smt. Rumki Maitra.

28. **AND WHEREAS** while seized and possessed of the said undivided share of the property, the said Smt. Rumki Maitra, sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided estimation an area of land measuring 2 (two) Cuttahs 13 (thirteen) Chittacks, be the same a little more or less together with undivided proportionate share of two storied fully tenanted building measuring an area of 3150 Sq. Ft., be the same a little more or less out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No. 16, including her possession unto and in favour of the M/S R K I SMELTERS PVT. LTD., the land owner no. 2 herein, by virtue of Deed of Conveyance, dated 4th day of December, 2019 duly registered in the office of the A.R.A. - IV, Kolkata copied in Book No. I, Volume No. 1904-2019, Pages from 550562 to 550616, being No. 190411192 for the year 2019.
29. **AND WHEREAS** by virtue of the above said recital the said Avijit Singha Roy, being the Donor No. 1 herein became the owner of undivided 4 (four) Cuttahs 11 (eleven) chittacks, along with proportionate undivided share of two storied building and the said M/S. R K I SMELTERS PRIVATE LIMITED, being the Donor No. 2 herein became the owner of undivided 2 (two) Cuttahs 13 (thirteen) chittacks, along with proportionate undivided share of two storied building, **thus totaling of 7 (seven) Cuttah 8 (eight) Chittacks** of land, be the same a little




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

21.5.2022

bit more or less, with two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less, being and comprised in municipal Premises No- 65, Bidhan Sarani, Kolkata - 700006, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. - 16, Borough No - I, within the Jurisdiction of Additional Registrar of Assurances Kolkata.

30. **AND WHEREAS** the donor No, 1 herein namely **Mr. Avijit Singha Roy**, son of Late Ganesh Chandra Singha Roy is in very much fond of natural love and affection for his wife **Mrs. Madhumita Singha Roy** and the donor No, 2 herein namely **M/S. R K I SMELTERS PRIVATE LIMITED**, desired to transfer and shows his will and desire to Gift a portion of their owned landed property along with fully tenanted Building and all the right, title and interest over that unconditionally forever from the date of execution of this Deed of Gift in respect of All that piece and parcel of commercial land hereditaments admeasuring an area of **4 (four) Cuttahs 1 (one) Chittack (being the southern portion of the entire land)**, be the same a little bit more or less, out of which 4 (four) Cuttahs of land which will be donated by Donor No. 1 herein and 1 (one) Chittack of land which will be donated by Donor No. 2 herein, along with 2 (two) storied fully tenanted Building at Southern portion of the building, admeasuring an area of **4550 (four thousand five hundred and fifty) Sq. Ft.**, being the same is little bit more or less, out of which 4480 (four thousand five hundred and fifty) Sq. Ft., which will be donated by Donor No. 1 herein and 70 (seventy) Sq. Ft., which will be donated by Donor No. 2, comprised in **Premises No. 65, Bidhan Sarani, Kolkata - 700 006**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No - 16, Borough No-I, to the Donee herein as a token of love and by signing these presents and the said Donee herein acknowledges and accepts her husband's will as a Gift in respect of the said landed property alongwith undivided share over the fully tenant occupied structure morefully and particularly dealt in under **Schedule**



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2 1 MAY 1972

hereinunder appearing and for the purpose stamp duty, etc., of the said Gifted property is valued of Rs. 50,00,000/- (Rupees fifty lakhs) only.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. That in consideration of **natural love and affection between husband and wife**, (being the Donor No. 1 and Donnie) and the Donor No. 2 herein voluntarily grant and transfer its right title interest to the Donee thereby freely and voluntarily grant, transfer, release and relinquish their right, title and interest unconditionally unto the Donee as and by way of Gift in respect of All that piece and parcel of land hereditaments admeasuring an area of All that piece and parcel of land hereditaments admeasuring an area of commercial land hereditaments admeasuring an area of **4 (four) Cuttahs and 1 (one) Chittack (being the southern portion of the entire land premises)** be the same a little bit more or less, out of the total land of 7 (seven) Cuttahs 8 (eight) Chittacks, along with 2 (two) storied fully tenanted Building, admeasuring an area of 4550 Sq. Ft., be the same a little bit more or less, out of which 2275 Sq. Ft., on Ground Floor and 2275 Sq. Ft. on First Floor, in **Premises No. 65, Bidhan Sarani, Kolkata - 700 006**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. - 16, Borough No - 1, morefully and particularly mentioned under **Schedule** hereinunder appearing, and all deeds, pattahs, writings, muniments and evidences of title relating thereto or any part thereof which now are or may hereafter be in possession or custody of the Donor or any person or persons from whom the Donor may procure the same without any action either at law or in equity **TO HAVE AND HOLD** the same unto the Donee absolutely **AND** the Donor hereby covenant with the Donee that notwithstanding any act deed or thing done by the Donor, the Donor has good right, full power and absolute authority to grant convey and transfer the said undivided portion of land alongwith undivided share over the fully tenanted building standing thereon unto and in favour of the Donee in manner aforesaid



[Handwritten signature]
21 MAY 2022

AND THAT the Donee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the same and receive the rents issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever from or by the Donor or any person or persons having or lawfully claiming from under or in trust for the Donor and that free from all encumbrances made suffered by the Donor or any person having or lawfully claiming as aforesaid AND FURTHER that the Donor and all persons having or lawfully claiming any estate or interest in the said property or any part thereof from under or in trust for the Donor shall and will at all times hereafter at the request and costs of the Donee does and executes or caused to be done and executed all such acts, deeds and things whatsoever for further and more perfectly measuring the said property and every part thereof unto, the Donee as may be reasonably required AND also otherwise the Donor shall and will from time to time and at all times hereafter warrant and defend the Donee's title to the undivided portion of land alongwith proportionate share over the fully tenanted building standing thereon according to the true intent and meaning of these presents. It is mentioned here that the Donee after becoming owner of the said undivided landed property along with undivided share over the fully talented building standing thereon under and by virtue of these presents shall be entitled to record her name in the records before the Competent authority of Kolkata Municipal Corporation in respect of the said undivided land and structure and shall pay all rates and taxes and other levies (if any) proportionately in respect of the undivided landed property with structure. **The Donee has accepted the gifted property as has been gifted under this deed.**

RENT SCHEDULE

That the said two storied building fully occupied by the tenant till now for more than twenty years and the list of the tenants are:-

<u>SL. NO.</u>	<u>NAME OF THE TENANT</u>	<u>FLOOR</u>
----------------	---------------------------	--------------



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

21.5.2022

1.	M/S. New Basanta Cabin	Ground Floor
2.	Sri Prakash Chandra Saha	Ground Floor
3.	Sri Jaydeb Mukherjee (Prop. Sarat Medical Hall)	Ground Floor
4.	M/S. B.N Jewellery (Prop. Lilabati Shaw, Arvind Shaw, Manoj Shaw & Rajesh Shaw)	Ground Floor
5.	M/S Debi Pustakalaya	Ground Floor
6.	M/S. Raj Associates	Ground Floor
7.	Smt. Rupali Roy & Gourab Roy	Ground Floor
8.	Studio Intimate (Prop. Prabir Kumar Ghosh)	Ground Floor
9.	Smt. Himangini Maity (Nirala)	Ground Floor
10.	Sri. Chiranjit Saha	Ground Floor
11.	Sri. Ashoke Kumar Shaw	Ground Floor
12.	Sri. Sankar Kumar Saha	First Floor
13.	Sri. Shaktipada Ghosh	First Floor
14.	Sri. Arun More	First Floor
15.	Sri. Rajesh Agarwal	First Floor

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Gifted by Avijit Singha Roy)

All that piece and parcel of commercial land hereditaments admeasuring an area of **4 (four) Cuttahs** from southern portion of the premises, be the same a little bit more or less, out of 4 (four) Cuttahs 11 (eleven) Chittacks of land in favour of **Mrs. Madhumita Singha Roy**, along with 2 (two) storied fully tenanted Building from southern portion,



ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

21.5.2022

admeasuring an area of 4480 Sq. Ft., out of which 2240 Sq. Ft., on Ground Floor and 2240 Sq. Ft. on First Floor, be the same a little bit more or less, in **Premises No. 65, Bidhan Sarani**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. - 16, Borough No - I, Kolkata - 700 006.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Property Gifted by M/S. RKI Smelters Private Limited)

All that piece and parcel of commercial land hereditaments admeasuring an area of **1 (one) Chittack**, from southern portion of the premises, be the same a little bit more or less, out of 2 (two) Cuttachs 13 (thirteen) Chittacks of land in favour of **Mrs. Madhumita Singha Roy**, along with 2 (two) storied fully tenanted Building from southern portion, admeasuring an area of 70 Sq. Ft., out of which 35 Sq. Ft. on Ground Floor and 35 Sq. Ft. on First Floor, be the same a little bit more or less in **Premises No. 65, Bidhan Sarani**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. - 16, Borough No-I, Kolkata - 700 006.

THE THIRD SCHEDULE ABOVE REFERRED TO

(The said entire Gifted Property)

All that piece and parcel of land hereditaments admeasuring an area of **4 (four) Cuttachs and 1 (one) Chittack (being the southern portion of the entire land premises)** be the same a little bit more or less, out of the total land of 7 (seven) Cuttachs 8 (eight) Chittacks, along with 2 (two) storied cemented flooring fully tenanted Building without lift facility from southern portion, admeasuring an area of 4550 Sq. Ft., out of which 2275 Sq. Ft. on Ground Floor and 2275 Sq. Ft. on First Floor, be the same a little bit more or less in **Premises No. 65, Bidhan Sarani, Kolkata - 700 006**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. - 16, Borough No-I, within the Jurisdiction of Additional Registrar of Assurances Kolkata and the same is butted and bounded as follows;




ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

21.5.2022

ON THE NORTH BY : Rest portion of Land of Premises No. 65, Bidhan Sarani.

ON THE SOUTH BY : Beadon Street.

ON THE EAST BY : Premises No. 26A, Roy Bagan Lane.

ON THE WEST BY : Bidhan Sarani.

Zone : Keshab Sen Street crossing to Srimoni Market crossing.



ADDITIONAL REGISTRAR OF
ASSURANCES, KOLKATA

21.5.2022

In Witness Whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed sealed and Delivered by the above named
DONOR at Kolkata in the presence of:

1. Patra
(BASUDEB PATRA)
High Court Advocate
Calcutta
2. Sanatan patra

Anujit Singh Roy

RKI SMELTERS PVT. LTD.

Ranjan

Director

SIGNATURE OF THE DONORS.

Signed sealed and Delivered, Acknowledged and Accepted
the aforesaid Gifted Property by the above named
DONEE at Kolkata in the presence of:

1. Patra
(BASUDEB PATRA)
2. Sanatan patra
708, Lake Town, Bl-B
P.S. P.O. - Lake Town
KOL - 700, 089

Madhumita Sinha Prof.

SIGNATURE OF THE DONEE

This Deed of Gift is drafted and prepared by me at my office:

Patra
21.05.2022

BASUDEB PATRA
ADVOCATE
HIGH COURT, CALCUTTA
Enroll No. WB/1224/2011

BASUDEB PATRA
Advocate
High Court Calcutta
Bar Association Room No. 18
Off:- 159B, Lake Town, Block - B,
Police Station - Lake Town,
Kolkata - 700 089,
Mobile : +91 98311 63687.
+91 98304 63687.
E-mail : pbasu_sksa@yahoo.com



[Handwritten signature]
NATIONAL ARCHIVES
DEPARTMENT OF THE ARMY
21 MAY 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230031601858 Payment Mode: Online Payment (SBI Epay)
GRN Date: 21/05/2022 11:50:23 Bank/Gateway: SBIPay Payment Gateway
BRN : 3168432558726 BRN Date: 21/05/2022 11:54:36
Gateway Ref ID: 892426924 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2001481117/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Basudeb Patra
Address: High Court Calcutta Kolkata - 700001
Mobile: 9831163687
Email: pbasu_sksa@yahoo.com
Depositor Status: Advocate
Query No: 2001481117
Applicant's Name: Mr Basudeb Patra
Identification No: 2001481117/4/2022
Remarks: Gift, Gift in f/o family members and others
Period From (dd/mm/yyyy): 21/05/2022
Period To (dd/mm/yyyy): 21/05/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001481117/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	296702
2	2001481117/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	537495
			Total	834197

IN WORDS: EIGHT LAKH THIRTY FOUR THOUSAND ONE HUNDRED NINETY SEVEN ONLY.

Anujit Singh Roy



[Handwritten signature]

2022 JAN 4

25, MAHESH BATTACHARJEE SARANI

15259
18204
2745

26A, ROY BAGAN
(ANE - IV)

11077
5430
4870
2934

63, BIDHAN SARANI - (II)
229.438 SQ.M. OR 03K. - 07CH. - 000SFT.

SOUTHERN PORTION OF
63, BIDHAN SARANI (II)
271.739 SQ.M. OR 04K. - 01CH. - 000SFT.

30131
3070

9446
12297

BEADON STREET

HENDUA PARK

Madhumita Singha Pat.

Anujit Singh Roy

BIDHAN SARANI

RKI SMELTER PVT. LTD.
Ramend
Director

BHARAT PETROLEUM

SITE PLAN OF SOUTHERN PORTION AT PRL NO. 63, BIDHAN SARANI,
KOLKATA - 700006, UNDER K3AC WARD NO. - 16, BR - II
LAND AREA - 274.3292QM OR 4K-01CH-000SFT
NOTE: ALL DIMENSION ARE MM.



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**ADDITIONAL RECEIPT
OF ASSURANCE POLICY
21 MAY 2022**



RKI SMELTING & METALS PVT. LTD.

Ranavaj

Director

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



Anujit Singh Roy

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Anujit Singh Roy

SIGNATURE OF THE EXECUTANT/S



Madhumita Sinha Roy

LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Madhumita Sinha Roy
SIGNATURE OF THE EXECUTANT/S



~~REGISTERED~~
REGISTERED
OF ASSAM, KOLKATA
21 MAY 2022

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Handwritten signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012001481117/2022

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 Avijit Singha Roy Nowpara, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157	Donor		3428 	Avijit Singha Roy 21/05/22
2	Mrs Madhumita Singharoy Nowpara, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157	Donee		3428 	Madhumita Singha Roy 21/05/22
3	Mr Rajendra Anchalla 1B, Deodar Street, Flat No: 5B Fifth Floor, City:- Not Specified, P.O:- Bullygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Donor [RKI SMELTER S PRIVATE LIMITED]		3430 	Rajendra Anchalla 21/5/22



REGISTRAR OF COMPANIES
CALCUTTA
21 MAY 2022

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print 2431	Signature with date
1	Mr Sanatan Patra Son of Late Lakshman Kumar Patra 708, Lake Town, Block/Sector: A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Mr Avijit Singha Roy, Mrs Madhumita Singharoy, Mr Rajendra Anchalia			Sanatan patra 21/05/22

 (Pradipta Kishore Guha)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal





REGISTRAR OF ASSURANCES
CALCUTTA
21 MAY 2022

Scan

Bill No.

72

Dated : 05/05/2022

M/s New Basanta Cabin Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

To rent of Shop on Ground floor

at Premises No. 65, Bidhan Sarani, Kolkata-6
For the month of January 22 To May, 2022
@ Rs. 3015 per month
Total 15255 (Rupees One thousand and five hundred twenty five only)

Rs.	P.
1525	00
/	
TOTAL	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

TOTAL

Avijit Singha Roy

Avijit Singha Roy
Signature

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Bill No.

73

Dated : 05.05.2022

Sri Prakash Chandra Saha Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

To rent of Shop on the Ground floor

at Premises No. 65, Bidhan Sarani, Kolkata-6
For the month of January 22 To May, 2022
@ Rs. 1015 per month
Total 5075 (Rupees five thousand and five only)

Rs.	P.
505	00
/	
TOTAL	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

TOTAL

Avijit Singha Roy

Avijit Singha Roy
Signature

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Bill No. 74

Dated : 05.05.2022

Sri Jaydeb Mukherjee, Prop. San. Dr. Medi
Hall, 65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of Shop on the Ground Floor	1005	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of Jan, 2022 To May, 2022		
@ Rs. 201/- per month		
Total 1005/- (Rupees One Thousand and five only)		
TOTAL	1005	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy

Signature

Bill No. 75

Dated : 05.05.2022

M/s. B.N. Jewellery, Prop. Lilabati Shaw & others Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of Shop on the Ground Floor	2005	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of Jan, 2022 To May, 2022		
@ Rs. 401/- per month		
Total 2005/- (Rupees Two Thousand and five only)		
TOTAL	2005	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy

Signature

Bill No. 76

Dated : 05.05.2022

M/s. Debi Pustakalaya.....Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of Shop on the Ground Floor	255	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of Jan, 2022 To May, 2022		
@ Rs. 51/- per month		
Total 255/- (Rupees 255 only)		
TOTAL	255	00

N.B.: This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Avijit Singha Roy

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature

Bill No. 77

Dated : 05.05.2022

M/s. Raj Associates.....Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of Shop on the Ground Floor	755	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of Jan, 2022 To May, 2022		
@ Rs. 151/- per month		
Total 755/- (Rupees Seven hundred and fifty five only)		
TOTAL	755	00

N.B.: This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Avijit Singha Roy

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature

Bill No. 78

Dated : 05-05-2022

Mr. Rupali Roy & Gourab Roy Dr.
65, Bidhan Sarani, Kolkata-700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of <u>Shop on the Ground Floor</u>	505	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of <u>Jan, 2022 To May, 2022</u>		
@ Rs. <u>101/-</u> per month		
Total <u>505/-</u> (Rupees <u>five hundred and five</u>)		
TOTAL	505	00

N.B. : This bill will not be considered as a valid receipt for the amount unless received on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy

Signature

Bill No. 79

Dated :

Studio Intimate Prop. Prabin Kumar Ghosh Dr.
65, Bidhan Sarani, Kolkata-700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of <u>Shop on the Ground Floor</u>	755	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of <u>Jan, 2022 To May, 2022</u>		
@ Rs. <u>151/-</u> per month		
Total <u>755/-</u> (Rupees <u>Seven hundred fifty five only</u>)		
TOTAL	755	00

N.B. : This bill will not be considered as a valid receipt for the amount unless received on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy

Signature

Bill No. 80

Dated : 05-05-2022

Smt. Himangini Maity (Nirala) Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of Shop on Ground Floor	555	00
at Premises No. 65, Bidhan Sarani, Kolkata-6		
For the month of Jan, 2022 To May, 2022		
@ Rs. 111/- per month		
Total 555/- (Rupees five hundred and fifty five only)		
TOTAL	555	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature

Bill No. 81

Dated :

Sri. Chiranjit Saha Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of Shop on the Ground Floor	255	00
at Premises No. 65, Bidhan Sarani, Kolkata-6		
For the month of Jan, 2022 To May, 2022		
@ Rs. 51/- per month		
Total 255/- (Rupees two hundred and fifty five only)		
TOTAL	255	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature

Bill No. 88

Dated : 05.05.2022

Sri. Ashoke Kumar Shaw Dr.
65, Bidhan Sarani, Kolkata-700006

To
Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

To rent of Shop on the Ground Floor

at Premises No. 65, Bidhan Sarani, Kolkata-6
For the month of Jan, 2022 To May, 2022
@ Rs. 1755/- per month

Total 1755/- (Rupees One thousand seven hundred fifty five only)

Rs.	P.
1755	00
/	
TOTAL	
1755	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature

Bill No.

89

Dated : 05.05.2022

Sri. Santan Kumar Saha Dr.
65, Bidhan Sarani, Kolkata-700006

To
Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

To rent of Space on the First Floor

at Premises No. 65, Bidhan Sarani, Kolkata-6
For the month of Jan, 2022 To May, 2022
@ Rs. 90/- per month

Total 4505/- (Rupees Four thousand five hundred and five only)

Rs.	P.
4505	00
/	
TOTAL	
4505	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature

Bill No. 90

Dated : 05-05-2022

Sri. Shaktipada Ghosh Dr.
65, Bidhan Sarani, Kolkata-700006

To
Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of <u>space on the first floor</u>	3255	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of <u>Jan, 2022 To May, 2022</u>		
@ Rs. <u>651/-</u> per month		
Total <u>3255/- (Rupees Three thousand two hundred and fifty five only)</u>		
TOTAL	3255	00

N.B. This bill will not be considered as a valid receipt for the amount unless received on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature
Signature

Bill No. 91

Dated : 05-05-2022

Sri. Arun Mazumder Dr.
65, Bidhan Sarani, Kolkata-700006

To
Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of <u>space on the first floor</u>	3505	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of <u>Jan, 2022 To May, 2022</u>		
@ Rs. <u>701/-</u> per month		
Total <u>3505/- (Rupees Three thousand five hundred and five only)</u>		
TOTAL	3505	00

N.B. : This bill will not be considered as a valid receipt for the amount unless received on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Signature
Signature

Bill No. 93

Dated : 05-05-2022

Sri. Rajesh Agarwal Dr.
65, Bidhan Sarani, Kolkata - 700006

To

Avijit Singha Roy

Office : Nowpara, New Town, Near City Centre-2, Kolkata-157

	Rs.	P.
To rent of <u>Space on the first floor</u>	2505	00
at Premises No. 65, Bidhan Sarani, Kolkata-6	/	
For the month of <u>Jan, 2022 To May, 2022</u>		
@ Rs. <u>501/-</u> per month		
Total <u>2505/-</u> (Rupees <u>two thousand five hundred and five only</u>)		
TOTAL	2505	00

N.B. : This bill will not be considered as a valid receipt for the amount unless receipted on the reverse

Sub-let, assignment, transfer of possession, addition or alteration and repair will not be allowed without written permission of the land-lord.

Avijit Singha Roy
Avijit Singha Roy
Signature

BILL NO. 20051 Dated 25.03.2005

M/S. Neta Basanta Cabin Dr.
65, Bidhan Sarani Kol - 6
To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on Ground Floor	18060	00
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005 For the month of 2005 @ Rs. 301 per month. 60 months Total Rs. 18060 (Rupees Eight Thousand Sixty only)		
Total	18060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Scanned

Panna Lal Sen

BILL NO. 20052 Dated 22.03.2005

Sri Prakash Chandra Saha Dr.
65, Bidhan Sarani Kol - 6
To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on Ground Floor	6060	00
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005 For the month of 2005 @ Rs. 101 per month. For 60 months Total Rs. 6060 (Rupees Six Thousand Sixty only)		
Total	6060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

BILL NO. 20053 Dated 21.03.2005

Jaydeb Mukherjee Dr. Saha
Medical Hall 65 Bidhan
To Sarani Kol - 6
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on Ground Floor	12060	00
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005 For the month of 2005 @ Rs. 201 per month. 60 Months Total Rs. 12060 (Rupees Twelve Thousand Sixty only)		
Total	12060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

BILL NO. 20054 Dated 22.03.2005

M/S B.N. Jewellery Pvt. Ltd. Dr. Shaw & Co. 65, Bidhan Sarani Kol - 6
To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on Ground Floor	24060	00
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005 For the month of 2005 @ Rs. 401 per month. 60 Months Total Rs. 24060 (Rupees Twenty Four Thousand Sixty only)		
Total	24060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

BILL NO. 20056 Dated 24.03.2005

M/S Raj Associates Dr.
 35 Bidhan Sarani Kol-6
 To
 Sm. Usha Rani Sen, Sri Uday Shankar Sen
 & Sri Panna Lal Sen
 Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of Shop on ground Floor	Rs.	P.
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 from April 2000 to March 2005	9060	00
For the month of 2005 @ Rs. 151 per month 60 months		
Total Rs. 9060 (Rupees Nine Thousand Sixty only)	9060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen
 Panna Lal Sen

BILL NO. 20055 Dated 23.03.2005

M/S Debi Pustak Kalaya Dr.
 65, Bidhan Sarani Kol-6
 To
 Sm. Usha Rani Sen, Sri Uday Shankar Sen
 & Sri Panna Lal Sen
 Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of Shop on ground Floor	Rs.	P.
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005	3060	00
For the month of 2005 @ Rs. 51 per month 60 months		
Total Rs. 3060 (Rupees Three Thousand Sixty only)	3060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen
 Panna Lal Sen

BILL NO. 20057 Dated 25.03.2005

Smt. Rupali Ray Chowdhury Dr.
 65, Bidhan Sarani Kol-6
 To
 Sm. Usha Rani Sen, Sri Uday Shankar Sen
 & Sri Panna Lal Sen
 Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of Shop on ground Floor	Rs.	P.
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005	6060	00
For the month of 2005 @ Rs. 101 per month 60 months		
Total Rs. 6060 (Rupees Six Thousand Sixty only)	6060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen
 Panna Lal Sen

BILL NO. 20058 Dated 26.03.2005

Studio Intimate (Prof. Prabin) Dr.
 Shop 65 Bidhan Sarani Kol-6
 To
 Sm. Usha Rani Sen, Sri Uday Shankar Sen
 & Sri Panna Lal Sen
 Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of Shop on ground Floor	Rs.	P.
at Premises No. 65, Bidhan Sarani, Kolkata-700 006 April 2000 to March 2005	9060	00
For the month of 2005 @ Rs. 151 per month 60 months		
Total Rs. 9060 (Rupees Nine Thousand Sixty only)	9060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen
 Panna Lal Sen

ILL NO. 20052 Dated 30.03.2005

Sri Ran Kumar Saha Dr.
65, Bidhan Sarani, Kal - 6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Space on 1st Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 008 From April 2000 to March 2005		
For the month of 2005		
@ Rs. 901 per month 60 months		
Total Rs. 54060 (Rupees Fifty Four Thousand Sixty only)	54060	00
Total	54060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

ILL NO. 20061 Dated 29.03.2005

Sri Ashoke Kr. Shaha Dr.
65, Bidhan Sarani, Kal - 6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on ground Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 008 From April 2000 to March 2005		
For the month of 2005		
@ Rs. 351 per month 60 months		
Total Rs. 21060 (Rupees Twenty One Thousand Sixty only)	21060	00
Total	21060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

BILL NO. 20060 Dated 28.03.2005

Sri Chinanjit Saha Dr.
65, Bidhan Sarani, Kal - 6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on ground Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 008 April 2000 to March 2005		
For the month of 2005		
@ Rs. 51 per month 60 months		
Total Rs. 3060 (Rupees Three Thousand Sixty only)	3060	00
Total	3060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

BILL NO. 20059 Dated 27.03.2005

Smt. Hemangini Daitly (Nirala) Dr.
65, Bidhan Sarani, Kal - 6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Shop on ground Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 008 From April 2000 to March 2005		
For the month of 2005		
@ Rs. 111 per month 60 months		
Total Rs. 6660 (Rupees Six Thousand Six Hundred Sixty only)	6660	00
Total	6660	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

ILL NO. 20065

Dated 31.05.2005

Sri Rajesh Agarwal Dr.
65, Bidhan Sarani, Kol-6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Space on 1st Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 005		
from April 2005 to March 2005		
For the month of 2005		
@ Rs. 50/- per month for month	300	60 00
Total Rs. 30060 (Rupees Thirty Thousand Sixty only)		
Total	30060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

Panna Lal Sen

ILL NO. 20063

Dated 30.03.2005
2005

Sri Sankhida Ghosh Dr.
65, Bidhan Sarani, Kol-6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Space on 1st Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 005		
from April 2005 to March 2005		
For the month of 2005		
@ Rs. 65/- per month for month	390	60 00
Total Rs. 39060 (Rupees Thirty Nine Thousand Sixty only)		
Total	39060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

P. M.

ILL NO. 20064

Dated 31.03.2005
2005

Sri Deepan Manna Dr.
65, Bidhan Sarani, Kol-6

To
Sm. Usha Rani Sen, Sri Uday Shankar Sen
& Sri Panna Lal Sen

Office : 47/1, Guruprasad Choudhury Lane, Kolkata-6

To rent of	Rs.	P.
Space on 1st Floor		
at Premises No. 65, Bidhan Sarani, Kolkata-700 005		
from April 2005 to March 2005		
For the month of 2005		
@ Rs. 70/- per month for month	420	60 00
Total Rs. 42060 (Rupees Forty Two Thousand Sixty only)		
Total	42060	00

For Sm. Usha Rani Sen, Sri Uday Shankar Sen & Sri Panna Lal Sen

P. M.

Major Information of the Deed

Deed No :	I-1901-04657/2022	Date of Registration	25/05/2022
Query No / Year	1901-2001481117/2022	Office where deed is registered	
Query Date	19/05/2022 3:21:04 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Basudeb Patra 159B, Lake Town, Block B, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 7074684308, Status : Advocate		
Transaction	Additional Transaction		
[0207] Gift, Gift in f/o family members and others	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 5,37,48,060/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,97,702/- (Article:33(i), 33(i))	Rs. 5,37,499/- (Article:A(1), E, M(b))		
Remarks	Family Members Amount Rs 5,29,21,168/- Others Amount Rs 8,26,892/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Sarani, Road Zone : (Keshab Sen St. Crossing -- Srimoni Market Crossing) , , Premises No: 065, , Ward No: 016 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Commercial use	4 Katha		4,81,33,798/-	Property is on Road Encumbered by Tenant,
L2	(RS :-)		Commercial use	1 Chatak		7,52,090/-	Property is on Road Encumbered by Tenant,
		TOTAL :		6.7031Dec	0 /-	488,85,888 /-	
		Grand Total :		6.7031Dec	0 /-	488,85,888 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4480 Sq Ft.	0/-	47,87,370/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 2240 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2240 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					

S2	On Land L2	70 Sq Ft.	0/-	74,802/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 35 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 35 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4550 sq ft	0 /-	48,62,172 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Avijit Singha Roy (Presentant) Son of Late Ganesh Chandra Singha Roy Nowpara, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxx4c, Aadhaar No: 80xxxxxxx7836, Status :Individual, Executed by: Self, Date of Execution: 21/05/2022 , Admitted by: Self, Date of Admission: 21/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/05/2022 , Admitted by: Self, Date of Admission: 21/05/2022 ,Place : Pvt. Residence</p>
2	<p>RKI SMELTERS PRIVATE LIMITED 33/1, N.s ROAD, FIFTH FLOOR, ROOM NO. 551, City:- Not Specified, P.O:- GPO, P.S:-Burrobazar, District:- Kolkata, West Bengal, India, PIN:- 700019 , PAN No.: AAxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Madhumita Singharoy Wife of Late Avijit Singharoy Nowpara, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: fsxxxxx8n, Aadhaar No: 56xxxxxxx2781, Status :Individual, Executed by: Self, Date of Execution: 21/05/2022 , Admitted by: Self, Date of Admission: 21/05/2022 ,Place : Pvt. Residence</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Rajendra Anchalia Son of Mr Mohan Lal Anchalia 1B, Decdar Street, Flat No: 5B Fifth Floor, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RKI SMELTERS PRIVATE LIMITED (as director)</p>

250.00	100.00	150.00
100.00	50.00	50.00
150.00	50.00	100.00

250.00

100.00

50.00

150.00

Identifier Details :

Name	Photo	Finger Print	Signature
M^r Sanatan Patra Son of Late Lakshman Kumar Patra 708, Lake Town, Block/Sector: A, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700089			
Identifier Of Mr Avijit Singha Roy, Mrs Madhumita Singharoy, Mr Rajendra Anchalia			

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	Mr Avijit Singha Roy	Mrs Madhumita Singharoy	Y	4 Katha	4,81,33,798/-
L2	RKI SMELTERS PRIVATE LIMITED	Mrs Madhumita Singharoy	N	1 Chatak	7,52,090/-

Transfer of Structure 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.)
S1	Mr Avijit Singha Roy	Mrs Madhumita Singharoy	Y	4480 Sq Ft	47,87,370/-
S2	RKI SMELTERS PRIVATE LIMITED	Mrs Madhumita Singharoy	N	70 Sq Ft	74,802/-

On 21-05-2022

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

Presented for registration at 14:35 hrs on 21-05-2022, at the Private residence by Mr Avijit Singha Roy , one of the Executants.

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 5,37,48,060/- . Other amount Rs 8,26,892/-

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

Execution is admitted on 21/05/2022 by 1. Mr Avijit Singha Roy, Son of Late Ganesh Chandra Singha Roy, Nowpara, P.O: Hatlara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Mrs Madhumita Singharoy, Wife of Late Avijit Singharoy, Nowpara, P.O: Hatlara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Mr Sanatan Patra, , Son of Late Lakshman Kumar Patra, 708, Lake Town, Sector: A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

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

Execution is admitted on 21-05-2022 by Mr Rajendra Anchalia, director, RKI SMELTERS PRIVATE LIMITED (Private Limited Company), 33/1, N.s ROAD, FIFTH FLOOR, ROOM NO. 551, City:- Not Specified, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700019

Indetified by Mr Sanatan Patra, , Son of Late Lakshman Kumar Patra, 708, Lake Town, Sector: A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 25-05-2022

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 (i), 33(of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,37,499/- (A(1) = Rs 5,37,481/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-, by online = Rs 5,37,495/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2022 11:54AM with Govt. Ref. No: 192022230031601858 on 21-05-2022, Amount Rs: 5,37,495/-, Bank: SBI EPay (SBlePay), Ref. No. 3168432558726 on 21-05-2022, Head of Account 0030-03-104-001-16

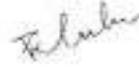
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,97,702/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 2,96,702/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1144, Amount: Rs.1,000/-, Date of Purchase: 06/04/2022, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2022 11:54AM with Govt. Ref. No: 192022230031601858 on 21-05-2022, Amount Rs: 2,96,702/-, Bank: SBI EPay (SBIPay), Ref. No. 3168432558726 on 21-05-2022, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
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 1901-2022, Page from 239594 to 239641

being No 190104657 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.05.26 12:40:42 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/05/26 12:40:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

Dated the²¹ST..... day ofMAY.....2022.

Between

MR. AVIJIT SINGHARROY AND
M/S R K ISMELTERS PRIVATE LIMITED
Name of the Donors :

And

Name of the Donee:MRS. MADHUMITA SINGHARROY.....