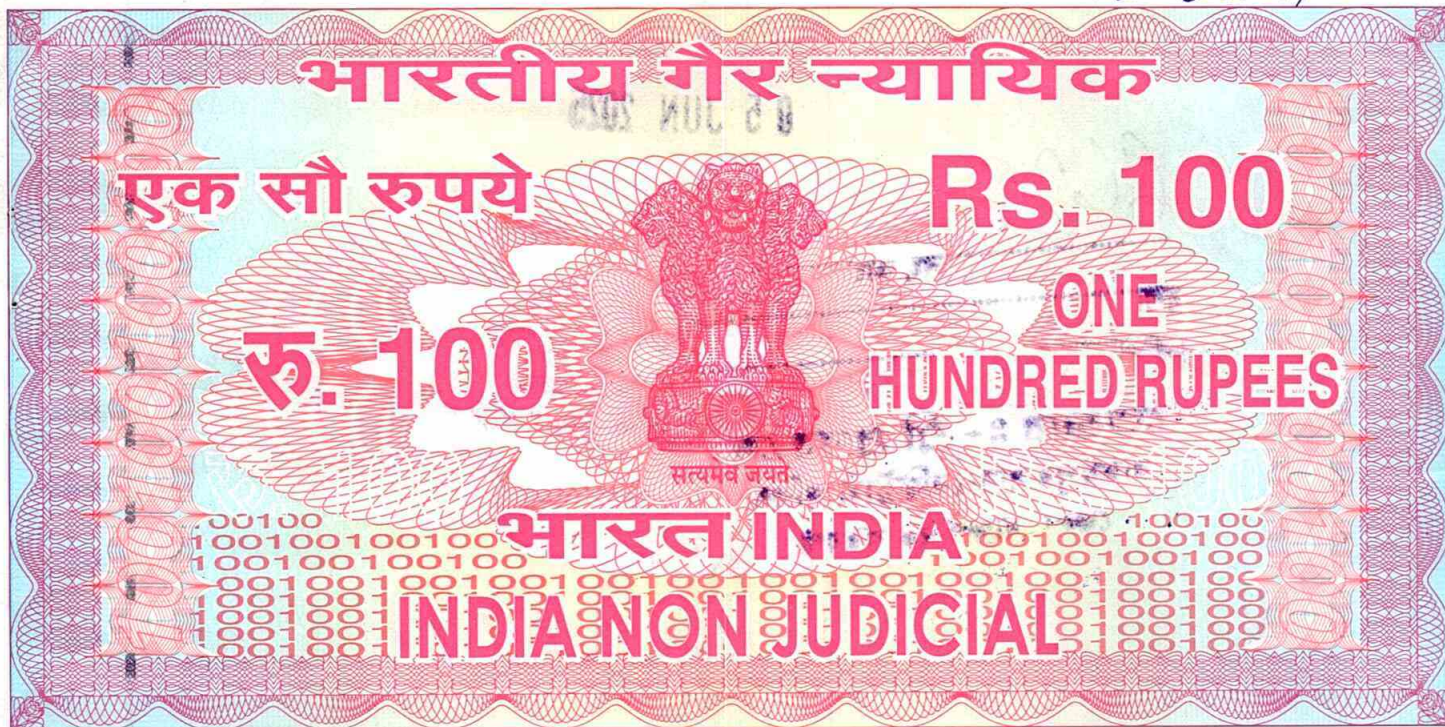


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 278951

10/07/25

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

21/06/584/25



ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Additional Registrar of Assurances II Kolkata

10 JUL 2025

DEED OF GIFT

THIS INDENTURE is made on this 10th day of July 2025 (Two Thousand Twenty Five) of the Christian Era,

Sara Choudhary

✓ Sara Choudhary

05 JUN 2025

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P. G. Shaw

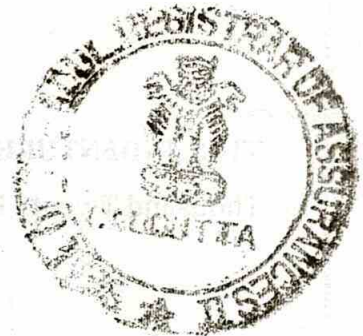
(Advocate)

Civil Court, Kolkata

ভেদান্ত :- শ্রী শ্রী শ্রী

বালুইপুর সাব-রেজিষ্টারী অফিস

ফোন নং ২৪ ৬৬৬৬



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 JUL 2025

BETWEEN

SHREYASHI TRADECOM PVT. LTD. having its (PAN AAGCS5258K), a registered company established under Company Act, 1956 having his registered Office at 1 & 3 Brabourne Road, Illaco House, 4th Floor, Kolkata, West Bengal 700001, represented by one of the Director namely **SRI SARAS CHOUDHARY** (PAN AHNPC5784H), (Aadhaar No. 8104 9256 9328) son of Shiv Kumar Choudhary, by faith Hindu, by occupation Service, by Nationality Indian, residing at 148, Mahatma Gandhi Road, Near Chitpur Crossing, Barabazar, Post Office And Police Station Barabazar, West Bengal, 700007 hereinafter called as the **"DONOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

BARANAGAR MUNICIPALITY, a body corporate, having its Central Office at 87, Deshbandhu Road (East), P.O. & P.S. – Baranagar, Kolkata-700 035, hereinafter called as the **"DONEE"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Donor is the absolute owner and occupier of **ALL THAT** piece and parcel of the land measuring about 78 (Seventy Eight) Cottah 09 (Nine) Chittacks 27 (Twenty Seven) square feet more or less recorded and physical measurement 61 (Sixty One) Cottah 05 (Five) Chittacks 00 (Zero) square feet in R.S. Dag No. 495, R.S. Khaitan No. 1362, lying and situated under Mouza – Bonhooghly, J.L. No. 6, Touzi No. 3057, Ward No. 14, Holding and premises No. 126 B.T. Road, within the limit of Baranagar Municipality P.O. & P.S. Baranagar, District North 24 Parganas, Kolkata – 700108.

✓ *Saras Choudhary*

40 JUL 2025
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA



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AND WHEREAS the Donors are going to submit a building plan at the Baranagar Municipality for construction of a building at Premises No. 126, B.T. Road, Kolkata – 700108, Ward No. 14, Police Station and Post office – Baranagar, District – North 24 Parganas, Kolkata – 700108.

AND WHEREAS the Donor has expressed the desire to make a free gift in respect of **ALL THAT** piece and parcel of the land measuring about 6 (Six) Cottah 3 (Three) Chittacks 17 (Seventeen) square feet more or less R.S. Dag No. 495, R.S. Khaitan No. 1362, lying and situated under Mouza – Bonhooghly, J.L. No. 6, Touzi No. 3057, Ward No. 14, Holding and premises No. 126 B.T. Road, within the limit of Baranagar Municipality P.O. & P.S. Baranagar, District North 24 Parganas, Kolkata – 700108 described in the **Second Schedule** hereunder written and delineated in the map or plan annexed hereto and demarcated with **RED** border line.

AND WHEREAS the said proposal of offer of the Donors have been accepted by the Baranagar Municipality the Donee herein.

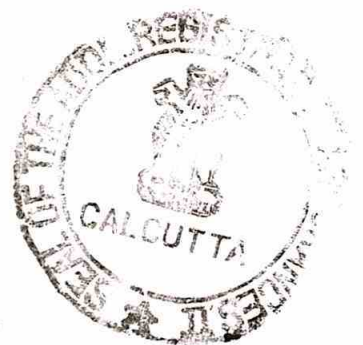
NOE THIS INDENTURE WITNESSETH that in consideration of the **ALL THAT** piece and parcel of the land measuring about 6 (Six) Cottah 3 (Three) Chittacks 17 (Seventeen) square feet more or less lying and situated under under Mouza – Bonhooghly, J.L. No. 6, Touzi No. 3057, Ward No. 14, R.S. Dag No. 495, R.S. Khaitan No. 1362, within the limit of Baranagar Municipality P.O. & P.S. Baranagar, District North 24 Parganas, Kolkata – 700108 holding and premises Nos. 126, B.T. Road, Ward No. 14, Police Station and Post office – Baranagar, District – North 24 Parganas, Kolkata – 700108. Donor of his own free will and accord and while in a sound state of body and mind hereby grant, gift and convey unto the Baranagar Municipality **ALL THAT** piece and parcel of the land measuring about 6 (Six) Cottah 3 (Three) Chittacks 17 (Seventeen) square feet more or less lying and situated under under Mouza – Bonhooghly, J.L. No. 6, Touzi No. 3057, Ward No. 14, R.S. Dag

✓ *Sana Choudhary*

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 JUL 2025



No. 495, R.S. Khaitan No. 1362, within the limit of Baranagar Municipality P.O. & P.S. Baranagar, District North 24 Parganas, Kolkata – 700108 holding and premises Nos. 126, B.T. Road, Wrad No. 14, Police Station and Post office – Baranagar, District – North 24 Parganas, Kolkata – 700108 morefully described and delineated in the map or plan annexed hereto and demarcated with **RED** border line thereon.

AND WHEREAS the Donor hereby covenant with the Donee that notwithstanding anything done by the Donor or knowingly suffered the donor have full power of convey and grant the aforesaid plot of land hereby gifted.

AND WHEREAS it is hereby declared that the second schedule mentioned property is to be used for public purpose and for West Management Mission Gift.

AND WHEREAS it is hereby declared that the second schedule mentioned property is to be used

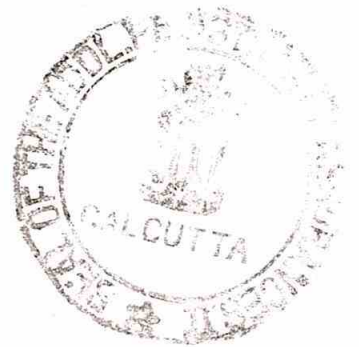
AND WHEREAS comments that the DONOR shall at all times at the cost of the DONOR execute and do all such further acts, deeds and assurance foe more perfectly and effectually conveying the said land to the DONEE as shall be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE PROPERTY)**

ALL THAT piece and parcel of the land measuring about 78 (Seventy Eight) Cottah 09 (Nine) Chittacks 27 (Twenty Seven) square feet more or less recorded and physical measurement 61 (Sixty One) Cottah 05 (Five) Chittacks 00 (Zero) square feet in R.S. Dag No. 495, R.S. Khaitan No. 1362,

✓ *Sana Choudhary*

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
10 JUL 2025

lying and situated under Mouza – Bonhooghly, J.L. No. 6, Touzi No. 3057, Ward No. 14, Holding and premises No. 126 B.T. Road, within the limit of Baranagar Municipality P.O. & P.S. Baranagar, District North 24 Parganas, Kolkata – 700108 butted and bounded in the manner following :-

On the North : 12 Meter wide Road

On the West : Dag No. 496

On the East : 7.1 Meter Common passage and BKC
College

On the South: Saket Nagar PH-1, Dag No. 531

THE SECOND SCHEDULE ABOVE REFERRED TO

(GIFTED PROPERTY)

ALL THAT piece and parcel of the land measuring about 6 (Six) Cottah 3 (Three) Chittacks 17 (Seventeen) square feet more or less R.S. Dag No. 495, R.S. Khaitan No. 1362, lying and situated under Mouza – Bonhooghly, J.L. No. 6, Touzi No. 3057, Ward No. 14, Holding and premises No. 126 B.T. Road, within the limit of Baranagar Municipality P.O. & P.S. Baranagar, District North 24 Parganas, Kolkata – 700108 butted and bounded in the manner following :-

On the North : 12 Meter wide Road

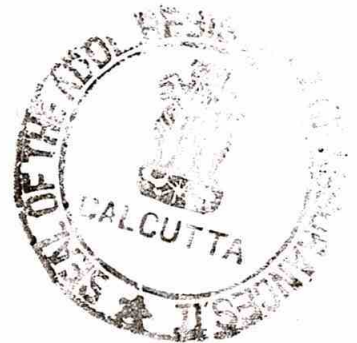
On the West : Dag No. 496

On the East : 7.1 Meter Common passage and BKC
College

On the South: Part of Dag No. 495



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ADDITIONAL
INSURANCE
10 JUL 2025

IN WITNESS WHEREOF the abovenamed Donor have set and subscribed through its director's hand and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of

WITNESSES :

1. *Sudip Ghosh* -
S/o - Lt. Samir Mukherjee
2, Madan Mohan Dutta Lane
Kolkata - 700006.

SHREYASH TRADECOM PVT. LTD.

Saras Choudhary
Director

2. *Arvind Kumar Mishra*.
S/o - Lt - Pratham Narayan Mishra.
46, B.B. Ganguly Street.
1st floor, R No - 4, Kolkata - 12.

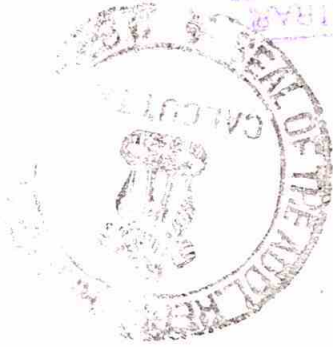
SIGNATURE OF THE DONOR

Prepared by me:-

As per Municipal proforma

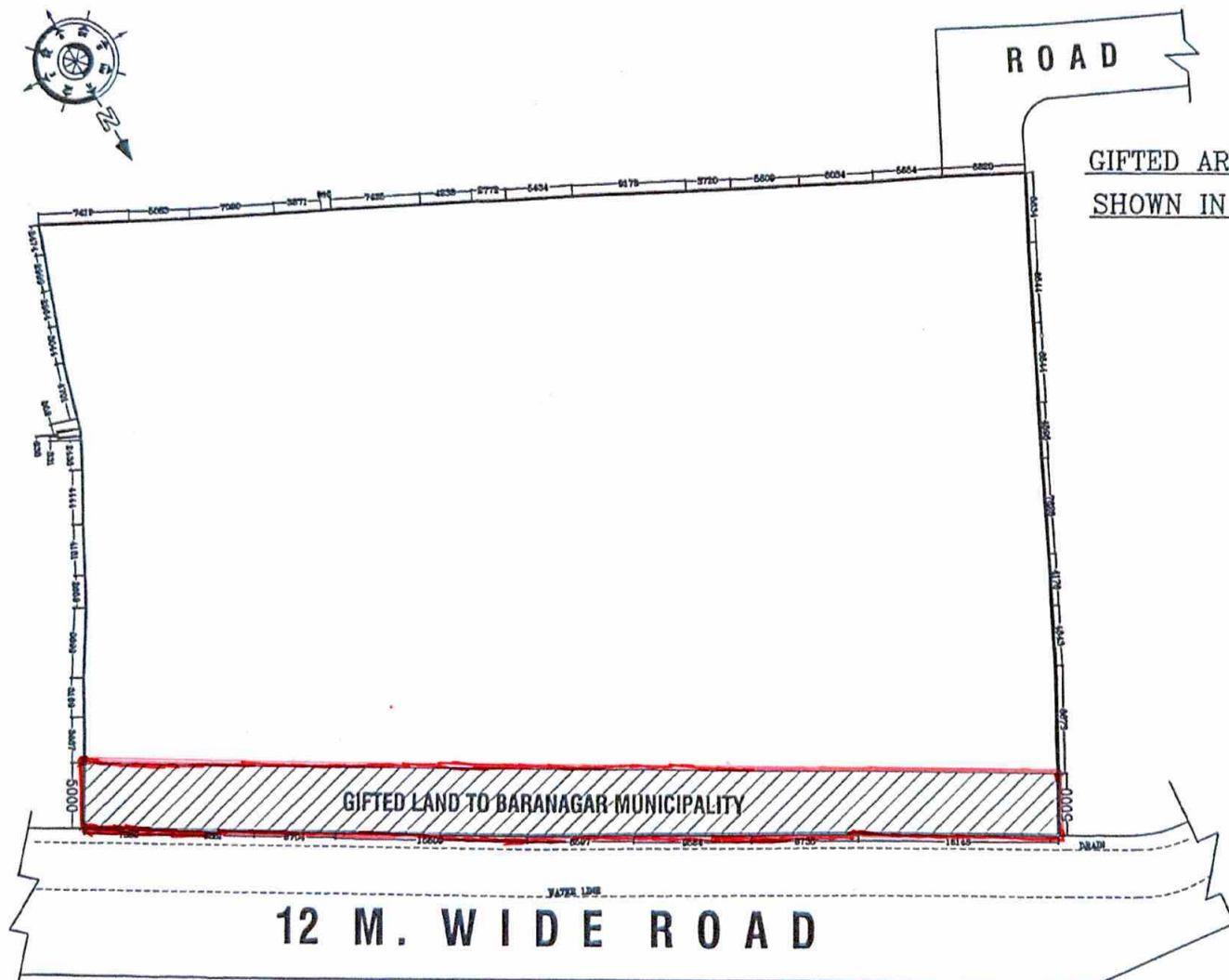
10 JUL 2025

ADDITIONAL RESERVE TRAY
OF ASSURANCE II KOLKATA



1

GIFT DEED SITE PLAN OF A STRIP OF LAND AT PREMISES NO.- 126 B.T. ROAD , KOLKATA-700108,
 MOUZA - BONHOOGHLY.J.L. NO-6, R.S. NO-5, DAG NO- 495, KHATIAN NO- 1362, P.S.-BARANAGAR,
 TOUZI NO.-3057.DIST.-24 PGS.(N), HOLDING NO.- 126, B.T.ROAD, WARD NO.- 14, UNDER
 BARANAGAR MUNICIPALITY.



GIFTED AREA OF LAND = 6K - 03CH. - 17SFT.
 SHOWN IN RED COLOUR BORDER

SHREYASHI TRADECOM PVT. LTD.

Saras Chatterjee
Director

SHREYASHI TRADE COM PVT.
 LTD.

SIG. OF DONOR

BARANAGAR MUNICIPALITY

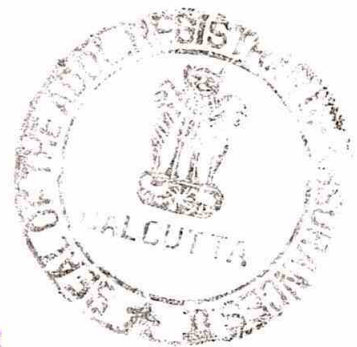
SIG. OF DONEE

Animesh Dolui
ANIMESH DOLUI
 Planner, Estimator & Supervisor
 Licence No. BM/LBS-II/020
 7/22, Barada Basak St., Kol-36
 Mob.: 7278406115 / 8240391034

DRAWN BY

SITE PLAN

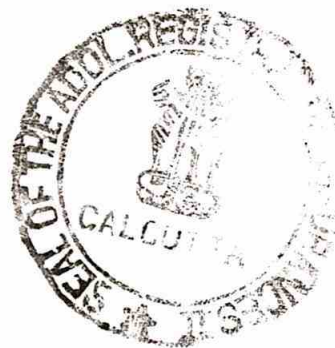
9



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 JUL 2025

		<i>Finger prints of the executant</i>				
 						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 JUL 2025

Major Information of the Deed

Deed No :	I-1902-08199/2025	Date of Registration	10/07/2025
Query No / Year	1902-2001961584/2025	Office where deed is registered	
Query Date	08/07/2025 4:01:41 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sangha Rakshika Khaitan Flat 1A, 38, S. N. Roy Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700038, Mobile No. : 8777602310, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,79,50,003/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (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: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: B.T. Road, Road Zone : (Baranagar area -- Baranagar area) , Mouza: Bon-Hoogly, Premises No: 126, , Ward No: 14 JI No: 0, Pin Code : 700108

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-495	RS-1362	Bastu	Bastu	6 Katha 3 Chatak 17 Sq Ft	1/-	2,79,50,003/-	Width of Approach Road: 23 Ft.,
Grand Total :					10.2483Dec	1 /-	279,50,003 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREYASHI TRADECOM PRIVATE LIMITED 1 And 3, Brabourne Road, Illaco House, 4th Floor, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BARANAGAR MUNICIPALITY City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Saras Choudhary (Presentant) Son of Shiv Kumar Choudhary Date of Execution - 10/07/2025, , Admitted by: Self, Date of Admission: 10/07/2025, Place of Admission of Execution: Office	 Jul 10 2025 3:31PM	 Captured LTI 10/07/2025	Signature  10/07/2025
148, Mahatma Gandhi Road, Near Chitpur Crossing, City:- Kolkata, P.O:- Barabazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AHxxxxxx4H, Aadhaar No: 81xxxxxxxx9328 Status : Representative, Representative of : SHREYASHI TRADECOM PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Gopal Sarkar Son of Dhiren Sarkar 13, Purbachal C R Das Road, Haltu, City:- , P.O:- Haltu, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700078	 10/07/2025	 Captured 10/07/2025	 10/07/2025
Identifier Of Saras Choudhary			

Endorsement For Deed Number : I - 190208199 / 2025

On 10-07-2025

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 15:28 hrs on 10-07-2025, at the Office of the A.R.A. - II KOLKATA by Saras Choudhary ..

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

Execution is admitted on 10-07-2025 by Saras Choudhary, Director, SHREYASHI TRADECOM PRIVATE LIMITED (Private Limited Company), 1 And 3, Brabourne Road, Illaco House, 4th Floor, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indefied by Gopal Sarkar, , Son of Dhiren Sarkar, 13, Purbachal C R Das Road, Haltu, P.O: Haltu, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Service

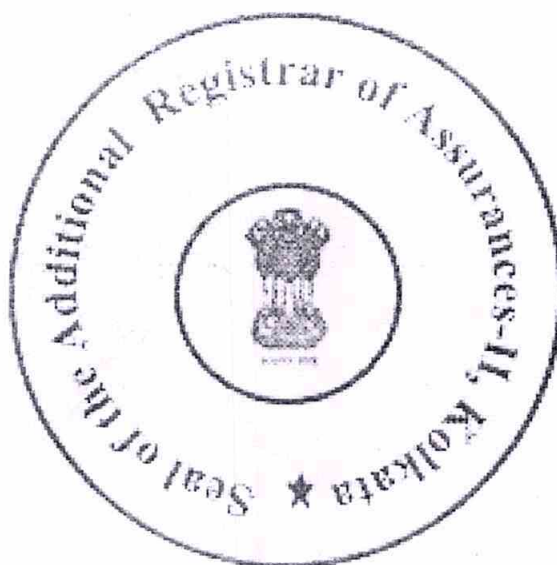
Payment of Stamp Duty

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 394827 to 394841
being No 190208199 for the year 2025.



Digitally signed by SATYAJIT BISWAS
Date: 2025.07.14 12:43:52 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 14/07/2025

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.