

17/10/23

F-16382/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

87AB-427235...

The signature sheets and stamp sheets attached with this document are the part of this document.

K.M.C DEED OF GIFT (CORNER)

District Sub-Register-III

Alipore, South 24-parganas

THIS INDENTURE MADE this day of 12th October, 2023 12/10/2023
BETWEEN PUKHRAJ BAID (PAN : AEGPB2475J, Aadhaar no.5423 3720 8875) on of Late Anand Mal Baid, by religion Hindu, by occupation Business, by nationality Indian, residing at 26B, Gopal Banerjee Street, P.S. Bhowanipore, Kolkata - 700 025 and being one of the Directors of KIC RESOURCES LTD, a company registered under the Companies act 1956 having its office at 35/1A, Garcha Road, P.S. Gariahat, Kolkata - 700 019 (formerly 1 Chandney Chowk Street, P.S-Bowbazar, Kolkata-700 072) do hereby undertake and declare that KIC RESOURCES LTD. (PAN : AABCK1521G) is the absolute owner of the aforesaid premises, hereinafter called and to as the **"DONOR"** (which expression shall unless repugnant to the context be deemed to include his heirs, executors, legal representatives and assigns) of the **ONE PART.**

Contd.....P/2

Sold To.....
 Name.....
 Address.....
 19 SEP 2023
 Rs.....
 C.M.M.'s Court
 2, Bankshall Street, Kol-1

74132
 A. K. SINHA (Advocate)
 6, Old Post Office Street
 Kolkata-700 001

ABANISH KUMAR DAS
 Govt. License Stamp Vendor
 C. M. M.'S Court
 2, Bankshall Street, Kol



Printed by me:-
 Nityananda Dutta
 Advocate
 8/1, Naba Krt. Dutta
 2/L, Baitheba Para Lane,
 Howrah-711 01.

DISTRICT SUB-REGISTRAR
 SOUTH 24 PGS. ALIGRE
 12 OCT 2023

(2)

AND

THE KOLKATA MUNICIPAL CORPORATION a body corporate constituted under the West Bengal Act, LIX of 1980 having its central office at Pre. No.-5, S. N. Banerjee Road, P.S.- Taltala, Kolkata-700 013, hereinafter called the **"DONEE"** (which expression shall unless its heirs, executors, legal representatives and assigns) of the **OTHER PART.**

WHEREAS KIC RESOURCES LTD. purchased a plot of land with structure having an area of 04 Katha - 0 Chhatak - 00 Sft equivalent to 267.558 sq.mt. from the owners namely Nilmoni Bairagi, Guru Charan Bairagi and Sricharan Bairagi, all sons of late Pulin Krishna Bairagi, by a Deed of Conveyance duly registered in the office of Addl. Registrar of Assurances-I, Kolkata and recorded in the Book no.1, Volume no.69, Pages from 1 to 13, being no.2656 for the year 1995 and the address of that plot of land was 74, Dr. Daudar Rahman Road, Kolkata - 700 033 under Tollygunge P.S., Borough: X, Ward no.89, Kolkata-700033.

AND WHEREAS that subsequently the said Premises is numbered as 70, Dr.Daudar Rahman Road, Ward No: 89, P.S: Tollygunge, Borough: X, Kolkata-700 033 vide order dated 14.10.2015 passed by the Assessor-Collector, Assessment Department, Kolkata Municipal Corporation under Memo No. ACTTO/089/1052/15-16 which is annexed herewith.

AND WHEREAS the donor is the absolute owner of the said Premises No. 70, Dr. Daudar Rahman Road, Ward No: 89, P.S.- Tollygunge, Borough: X, Kolkata-700033, measuring about a land area of 04 Katha - 00 Chhatak - 00 Sft equivalent to 267.558 sq.mt. as per deed and 03 Katha - 15 Chhatak - 42.831 Sft equivalent to 267.357 sq.mt. as per physical measurement, by way of purchase in terms of documents.

Contd.....P/3

SOUTH CAROLINA
12 OCT 2023

AND WHEREAS the Donor is going to submit a Building Plan, at the above mentioned premises which is situated at the junction of streets and whereas the Donor has his expressed desire to make a Free Gift of the **Splayed Corners** Area **2.879 SQ.M.**, Gifted to K.M.C & Thrown to Road, being Premises No. 70, Dr Daudar Rahman Road, Ward No: 89, P.S.-Tollygunge, Borough: X, Kolkata-700033, more fully described and delineated in the **Map or Plan** annexed hereto which is required under section 405 of the Kolkata Municipal Corporation Act, 2009.

NOW THIS INSTRUMENT WITNESSETH that in consideration of the premises the Donor of his own free will and accord and while in a sound state of body and mind hereby grants and convey unto the Kolkata Municipal Corporation.

ALL THAT piece and parcel of Land measuring about 267. 357 SQ.M more or less, being Splayed Corner Area Gifted to the Kolkata Municipal Corporation & Thrown to Road measuring about **Total Land Area of Gifted Portions= 2.879 SQ.M.**, being Premises No 70, Dr Daudar Rahman Road, Ward No: 89, P.S.- Tollygunge, Borough: X, Kolkata-700033, more or fully described and delineated in the **Map or Plan** annexed hereto and thereon colored **RED** border line which is required and valued Rs. 10/-

TO HOLD to the Kolkata Municipal Corporation the said all three Splayed Portion of Land free from all encumbrances as the Owner for the purpose of the widening the Kolkata Municipal Corporation Road at the Both Corners side of the said Premises.

AND THE Donor hereby covenants with the Donee that notwithstanding anything done by the Donor or knowingly suffered they the Donor has full power to convey and grant the aforesaid Both Splayed Corners hereby conveyed.

Contd.....P/4

SOUTH 21 200 41203E

12 OCT 2023

(4)

AND FURTHER comments that the Donor shall at all times at the cost of the Donor do all such further acts, deeds and assurance for more perfectly and effectively conveying the said Splayed Corners hereby conveyed as required.

SCHEDULE

ALL THAT piece and parcel of Land measuring about 267. 357 SQ.M more or less, Being Splayed Corner Area Gifted to K.M.C & Thrown to Road Total Land Area of Gifted Portions= **2.879 SQ.M** being Premises No.- 70, Dr Daudar Rahman Road, Ward No: 89, P.S.- Tollygunge, Borough: X, Kolkata-700033, as butted and bounded as follows:-

On the North: By 9627mm,3270mm, 2780mm thereafter Premises No: 68/1E Dr. Daudar Rahman Road .

On the South: By 1589 mm,5709mm,7001mm, 5436mm and being K.M.C.Road (Sultan Alam Road).

On the East: By 7290 mm,6559 mm and being K.M.C. Road (Dr. Daudar Rahman Road).

On the West: By 11737 mm,4560 mm and being Premises No: 74A Dr. Daudar Rahman Road.

Contd.....P/5

SOUTH PACIFIC AIRLINE

12 OCT 2003

(5)

IN WITNESS WHEREOF the executants put his respective signature on this
..... day, October 2023 first above written.

KIC RESOURCES LIMITED

 Director.


WITNESSES:-

DECLARANT(S)

1. Madhu Sudan Khaitan
35/1A Ganga Road
Col-19

2. Nityanand Datta
Advocate
20/1, Baidyabati Park Lane,
How - 70001.

Drafted as per K.M.C. Performa


Amit Kumar Sinha
Advocate
High Court, Calcutta
WB/147/1986

SOUTH PACIFIC
12 OCT 2023



ACT/089/1052/15-16.

Date: 14/10/2015

Hearing with respect to Premises no. 74 Dr. Deodhar Rahaman Road
under Ward No.- 089.

Order

Hearing was held on 14.10.2015 at 12 noon, pursuant to order of Jt. Municipal Commissioner (Revenue) dated 30/09/2015 wherein applicant Sri Rajesh Kumar Mishra being the Authorized Representative of Sri Manoj Kumar Jaiswal and Pradip Shaw, the applicants for mutation with respect to Premises No. 74 Dr. Deodhar Rahaman Road as well as KIC Resource Limited being the existing Recorded Owner of the aforesaid premises were asked to be present in the hearing.

Sri Rajesh Kumar Mishra, Authorized Representative of Sri Manoj Kumar Jaiswal and Pradip Shaw and Sri Snehasish Bandopadhyay being the Authorized Representative of KIC Resource Limited were present in the hearing.

Asstt. Assessor Collector (Ward No. 89) and Dy. Assessor Collector- I were also present in the hearing.

On examination of KMC books of records as well as documents submitted in the file, it is observed that Premises No. 74 Dr. Deodhar Rahaman Road having land area of 2 Cottah 8 Chhitak (more or less) was recorded under the ownership of Smt. Manorama Devi (Manorama Ganguly) and Premises No. 70 Dr. Deodhar Rahaman Road having land area of 4 Cottah (appx.) was recorded under the ownership of Pulin Krishna Bairagi. Coincidentally, the name of wife of Pulin Krishna Bairagi was also Manorama Devi (Manorama Bairagi) and the earlier owners of Premises No. 70 Dr. Deodhar Rahaman Road from whom Pulin Krishna Bairagi purchased the property in the year 1941 were also Sukritiswar Bhattacharjee and Manorama Devi (Manorama Bhattacharjee). In the year 1990 Gurucharan Bairagi, Sricharan Bairagi and Nilmoni Bairagi being the legal heirs of Pulin Krishna Bairagi mutated their names in KMC Books of records. However, their names were apparently recorded against Premises No. 74 Dr. Deodhar Rahaman Road instead of Premises No. 70 Dr. Deodhar Rahaman Road. Gurucharan Bairagi, Sricharan Bairagi and Nilmoni Bairagi subsequently transferred their property in favour of KIC Resource Limited wherein Premises No. was mentioned as 74 Dr. Deodhar Rahaman Road as a result, mutation was apparently allowed in favour of KIC Resource Limited against Premises No. 74 Dr. Deodhar Rahaman Road instead of Premises No. 70 Dr. Deodhar Rahaman Road.


Sri Manoj Kumar Jaiswal and Pradip Shaw have now submitted application for mutation against Premises No. 74 Dr. Deodhar Rahaman Road having land area 3 Cottah 4 Sqft. by virtue of 2(two) registered deed of conveyance executed on 13/09/2011 and 21/12/2012 from the legal heirs of Gangadhar Das and Haripada Das respectively who became owner of the property by virtue of Will executed by Manorama Devi on 02/01/1968 and subsequently probated on 11/05/1968. They claimed to be actual owners of Premises No. 74 Dr. Deodhar Rahaman Road. As per physical inspection report both the Premises No. 70 & 74 Dr. Deodhar Rahaman Road are existing separately.

SOUTH 24000 41000
12 OCT 2023

The departmental officials have suggested for cancellation of mutation in favour of KIC Resource Limited with respect to Premises No. 74 Dr. Deodhar Rahaman Road and restoration of the name of erstwhile owner Smt. Manorama Devi as owner of the aforesaid premises and allow mutation in favour of KIC Resource Limited against Premises No. 70 Dr. Deodhar Rahaman Road. The authorized Representative of KIC Resource Limited did not raise any objection to the afore mentioned departmental suggestion subject to the condition that property tax already paid by KIC Resource Limited against Premises No. 74 Dr. Deodhar Rahaman Road should be transferred to Premises No. 70 Dr. Deodhar Rahaman Road and suitably reconciled.

Considering the above, it is ordered that KIC Resource Limited will submit all receipts against payment of property tax with respect to Premises No. 74 Dr. Deodhar Rahaman Road and Asstt. Assessor Collector (Ward No. 89) will submit a proposal through Dy. Assessor Collector- I for cancellation of mutation in favour of KIC Resource Limited with respect to Premises No. 74 Dr. Deodhar Rahaman Road as well as restoration of the name of erstwhile owner Smt. Manorama Devi as owner of the aforesaid premises and for allowing mutation in favour of KIC Resource Limited against Premises No. 70 Dr. Deodhar Rahaman Road for consideration of the appropriate authority.

Hearing is thus concluded. Let a copy of the order is served to both parties free of cost.


Assessor Collector
Tolly Tax Deptt. KMC
Assessor-Collector
Tolly Tax Department

Copy to - KIC Resources Limited
1, Channey Chowk Street
KOL-72.

SOUTH 24000 012000

12 OCT 2023

AN AT PREMISES NO: 70 DR. DAUDAR RAHMAN ROAD, UNDER K.M.C. WARD NO: 89, BOROUGH: X,
P.S:-TOLLYGUNGE, KOLKATA-700033, UNDER THE KOLKATA MUNICIPAL CORPORATION.

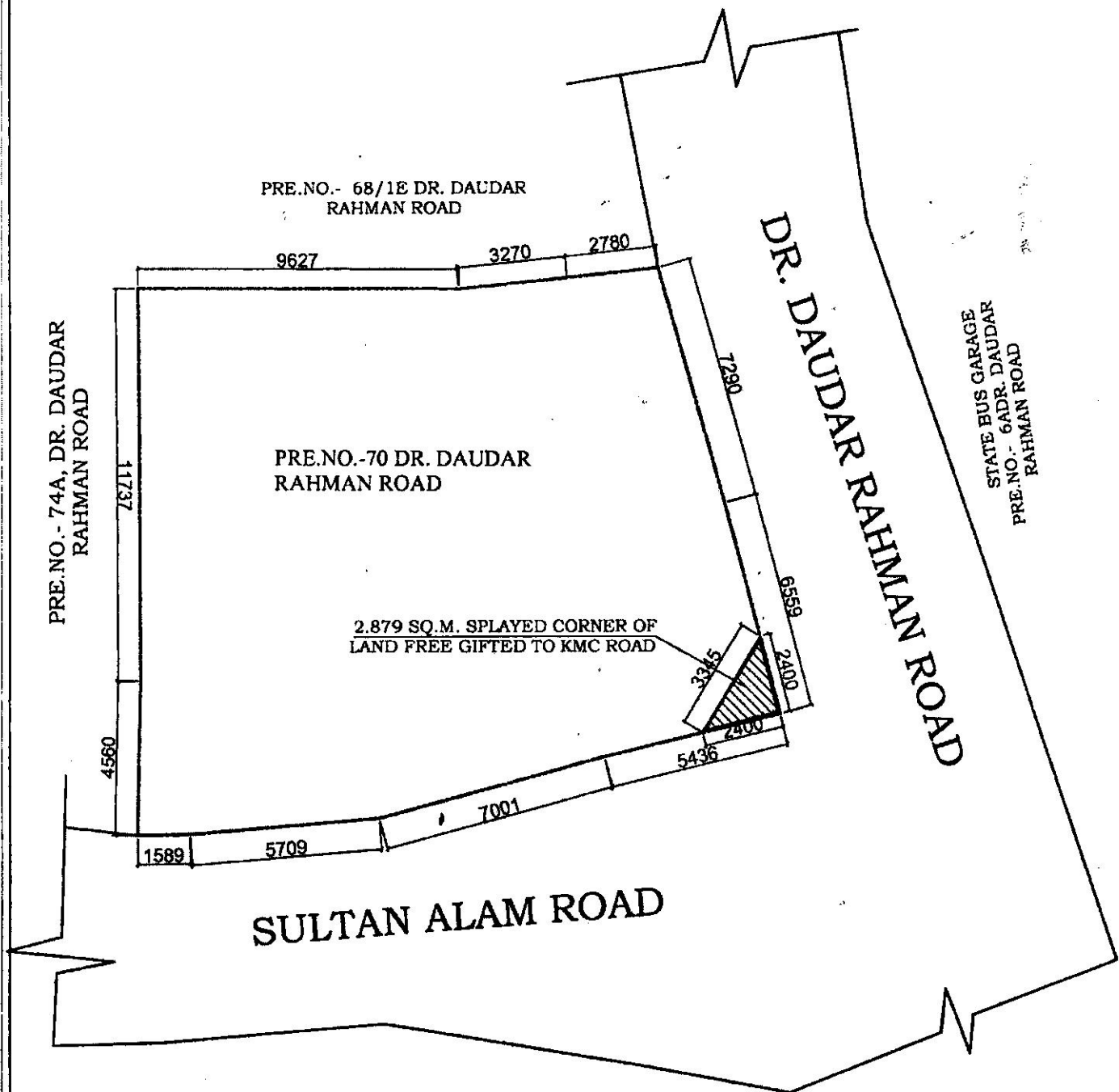
EA OF LAND: 04 KATHA -00 CHHATAK -00 SQ.FT. => 267.56 SQ.MT. (AS PER DEED)

REA OF LAND: 03 KATHA -15 CHHATAK -42.831 SQ.FT. => 267.357 SQ.MT. (PHYSICAL MEASUREMENT)

PLAYED CORNER AREA: 2.879 SQ.M. i.e. 31.000 SQ.FT.



MARKED IN
RED BORDER



KIC RESOURCES LIMITED

[Signature] Director.

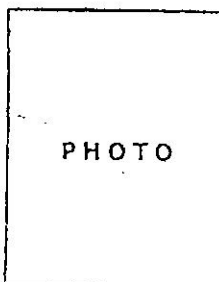
Signature of the Owner

SO17424000 4120RE
12 OCT 2023

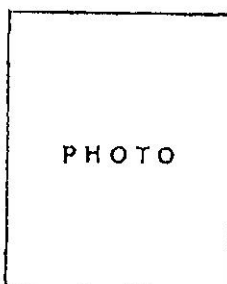
SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

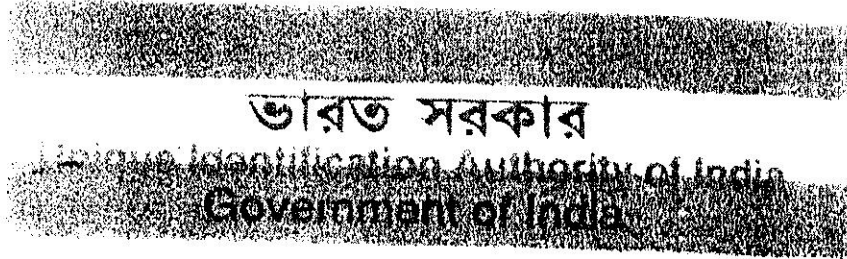


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SOUTH421200 CIPORE
12 OCT 2013



Enrollment No 2010/19336/04922

To
NIRUPAM DUTTA

S/O Nabakumar Dutta
26/1
BAISHNAB PARA LANE
Haora Corporation
Khuruli Road Haora
West Bengal - 711101



KL208149710DF

20814971

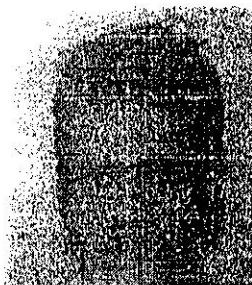
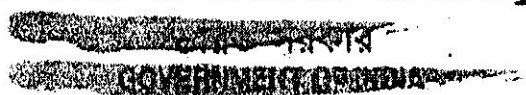


Nirupam Dutta

আপনার আধার সংখ্যা/ Your Aadhaar No. :

2020 3946 2450

আধার - সাধারণ মানুষের অধিকার



NIRUPAM DUTTA

Father NABAKUMAR DUTTA

Year of Birth: 1986

Male



SOUTHERN CROSS (120000)
12 OCT 2023

Major Information of the Deed

Deed No :	I-1603-16382/2023	Date of Registration	12/10/2023
Query No / Year	1603-2002617678/2023	Office where deed is registered	
Query Date	12/10/2023 11:17:30 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	AMIT SINHA 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003890178 Status : Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift In t/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 1,93,682/-		
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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Daudar Rahaman Road, , Premises No: 70, , Ward No: 089 Pin Code : 700033

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 :-)		Bastu	30.989 Sq Ft		1,93,682/-	Property is on Road
Grand Total :				.071Dec	0 /-	1,93,682 /-	

Donor Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	KIC RESOURCES LIMITED 35/1A, GARCHA ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Donee Details :



Sl No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION 5, S N BANERJEE ROAD, City:- Kolkata, P.O:- TALTOLA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

12 OCT 2023
SOUTH PACIFIC

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PUKHRAJ BAID (Presentant) Son of Late ANADMAL BAID Date of Execution - 12/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office	 <small>Oct 12 2023 3:27PM</small>	 <small>LTI 12/10/2023</small>	 <small>12/10/2023</small>
26B, GOPAL BANERJEE STREET, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx5J, Aadhaar No: 54xxxxxxxx8875 Status : Representative, Representative of : KIC RESOURCES LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nirupam Dutta Son of Mr NABA KUMAR DUTTA 20/1, Baishnab Para Lane, City:- Howrah, P.O:- HOWRAH MAIDAN, P.S:-Sh.bpur District:-Howrah, West Bengal, India PIN:- 711101	 <small>12/10/2023</small>	 <small>12/10/2023</small>	 <small>12/10/2023</small>

Identifier Of Mr PUKHRAJ BAID

SOUTHAMPTON AIRPORT
12 OCT 2023

Endorsement For Deed Number : I - 160316382 / 2023

On 12/10/2023

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 14:35 hrs on 12-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PUKHRAJ BAID ,,

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

Execution is admitted on 12-10-2023 by Mr PUKHRAJ BAID, DIRECTOR, KIC RESOURCES LIMITED (Public Limited Company), 35/1A, GARCHA ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Nirupam Dutta, , Son of Mr NABA KUMAR DUTTA, 20/1, Baishnab Para Lane, P.O: HOWRAH MAIDAN, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Stamp Duty



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

SOUTH 24000 112052
12 OCT 2003

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 423861 to 423875
being No 160316382 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.12 16:32:41 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032002617678/2023	Serial No/Year	1603017101/2023
Transaction id	0002796781	Date of Receipt	12/10/2023 3:53PM
Deed No / Year	I - 160316382 / 2023		
Presentant Name	Mr PUKHRAJ BAID		
Donor	KIC RESOURCES LIMITED		
Donee	THE KOLKATA MUNICIPAL CORPORATION		
Transaction	[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Consideration Value	
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	A K Das	74132	19/09/2023	10/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 350/-

(Debasish Dhar)

DISTRICT SUB-
REGISTRAR

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

South 24-Parganas, West
Bengal