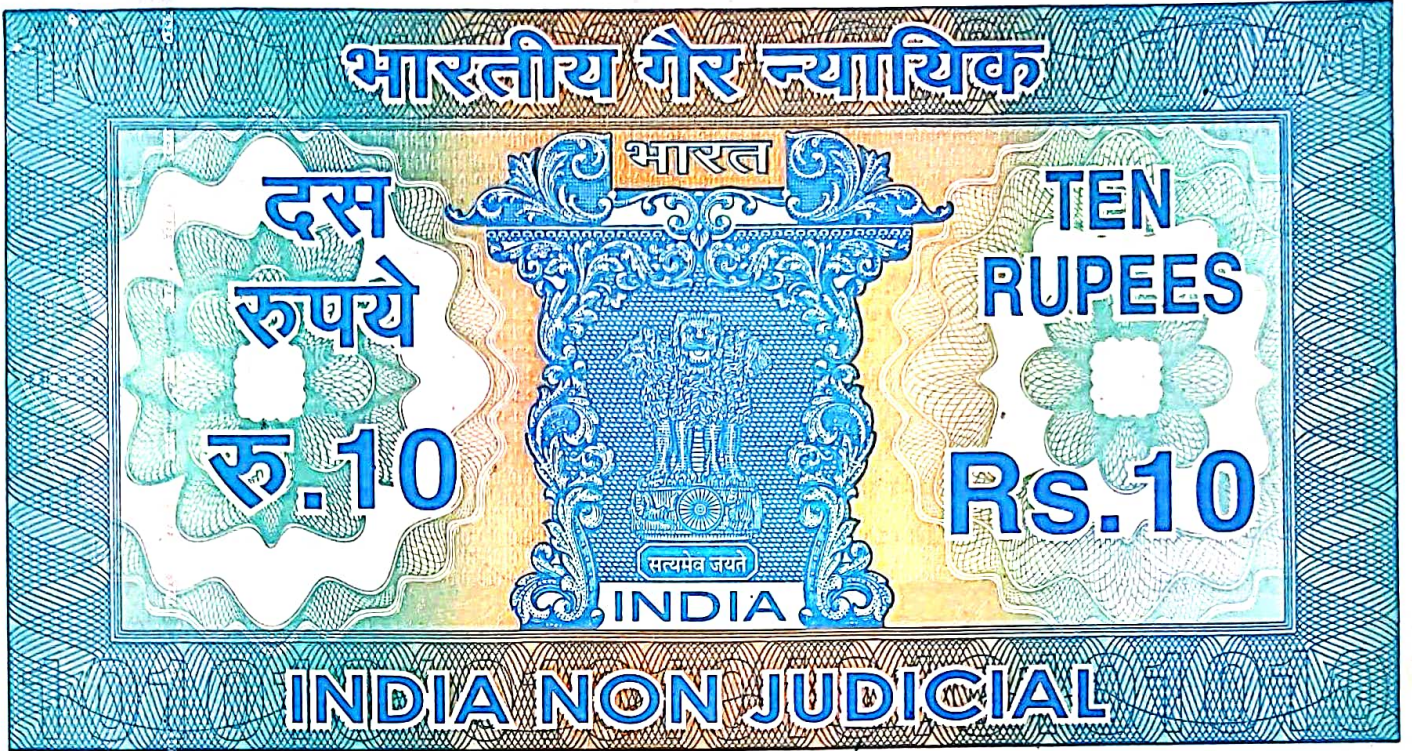


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31.01/24

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-31349/24

90AB 864503

certified that the document is admitted for registration. The signature sheets and the assessment sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Registrar-V  
Alipore, South 24 Parganas

31 JAN 2024

**DEED OF GIFT**

[ STRIP OF LAND, FREE GIFTED TO K.M.C. i.e. 2500 WIDE  
AS PER RULE : 74, Table : 5 ( OF K.M.C. BLDG. RULES 2009 ) FOR  
ADDITIONAL HEIGHT OF THE SAID BUILDING ]

REF. : PREMISES NO. 63K, SELIMPORE LANE , P. S. GARFA,  
KOLKATA 700 031, WARD NO. 092, UNDER BOROUGH X [ K.M.C. ]

295454

-2 JAN 2024

No. ....Rs. ....Date.....

Name :- Joy Nath, Advocate

Address :- Alipur Police Court, Kol-27

Vendor :- .....

I. CHAKRABORTY

OB, Dr. Rajendra Prasad Sarani

Kolkata-700 021



*Handwritten notes:*  
Babal Dhor  
So, case R. Dhor  
Joy Najor  
Vol - 75

DISTRICT SUB-REGISTRAR-V  
ALIPUR POLICE COURT PGS.

31 JAN 2024

- : 02 : -

THIS INDENTURE made this .....<sup>31<sup>st</sup></sup> day of January....., Two Thousand Twenty Four B E T W E E N, "ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED" , [ having PAN : AAECA5645E ], a Company having its registered office at 53, Garfa Main Road, Jadavpur, Kolkata 700 075, represented by one of it's directors **Sri KAILASH CHAND AGARWAL**, [ having PAN : ACLPA2104N & Aadhaar No. 385398680029 ], Son of Late Sukh Ram Agarwal, by faith Hindu, by occupation Business, by Nationality Indian, residing at 3, Vidyasagar Sarani, P.O.-Santoshpur, P.S. Garfa, Kolkata 700 075, Constitute Attorney of (1) **SMT.RUPA MITRA**, [ having PAN : ARZPM 4386R & Aadhaar No. 9081-3629-2874 ], Wife of Late Saroj Mitra, by faith Hindu, by occupation House Wife, by Nationality Indian, residing at P-39, Vivekananda Nagar, P.O.+ P.S. Liluah,Howrah, Pin-711204, (2) **SUBHASISH GHOSH**, [ having PAN : ALFPG 8457P & Aadhaar No. 7498-8342-4760], Son of Samaresh Ghosh, by faith Hindu, by occupation Service/Business, by Nationality Indian, residing at 63K, Selimpore Lane, Singhi Math, Dhakuria, P.O.- Dhakuria, P.S. Kasba Now Garfa, Kolkata 700 031, District-South 24 Parganas, the absolute owners of the above mentioned premises, hereinafter called the 'D O N O R' ( which expression, where the context will so admit, shall mean and include his heirs, executors, administrators, representatives and assigns ) of the ONE PART.

AND

THE KOLKATA MUNICIPAL CORPORATION, a body corporate constituted under the West Bengal act, LIX of 1980, having its central at No 5, Surendra Nath Banerjee Road, P. S. Taltola, kolkata 700 013, hereinafter called the DONEE (which expression where the context will so admit, shall mean and include its successor and assigns ) of the OTHER PART.

W H E R E A S the Donor the Constitute Attorney of the absolute owner and occupier of the said Premises No.- . 63K, Selimpore Lane, P. S. Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [ K. M. C. ] having Assessee No: 21-092-23-0182-7, measuring about 06(Six) Cottah 08(Eight) Chittak 04(Four SQ.FT. i.e. 435.152 SQ.M. i.e. 4684 SQ.FT. as per physical measurement, be the same a little more or less.



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DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
31 JAN 2024

**AND WHEREAS** the Donors has expressed his desire to make a free gift of land measuring 535 sq.ft. corresponding to 49.729 SQ.M. which has been mention and written in the schedule being Premises No. 63K, Selimpore Lane, P. S. Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [ K. M. C. ] ,having Assessee No: 21-092-23-0182-7, more fully described in the Schedule hereunder and delineated in the map or plan annexed hereto and demarcated with red border line required as per building Rule -74 (2009) for sanction of the building plan.

**AND WHEREAS** the said proposal or offer of the Donor Has been accepted by the Kolkata Municipality Corporation, the Donee has been decided Inter alia that the gift of the said portion of the said portion of lands measuring about 535 sq.ft. corresponding to 49.729 SQ.M of the said Premises No. 63K, Selimpore Lane, P. S. Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [ K. M. C. ],having Assessee No: 21-092-23-0182-7, for sanction of building plan in respect of the said Premises.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the premises the donors of her own free will and while in the sound state of body and mind, hereby grants and conveyed unto the Kolkata Municipal Corporation the Donee here in all the piece or parcel of the said portion of land measuring about 535 sq.ft. corresponding to 49.729 SQ.M. being the portions of the said Premises No. 63K, Selimpore Lane, P. S. Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [ K. M. C. ],having Assessee No: 21-092-23-0182-7,more fully described and delineated in the map or plan annexed hereto and demarcated with Red border lines.

TO HOLD the Kolkata Municipal Corporation, the said portion of land free from all encumbrances as the owner for the purpose widening the Kolkata Municipal Corporation Road Premises No. 63K, Selimpore Lane, P. S. Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [ K. M. C. ],having Assessee No: 21-092-23-0182-7, AND THE DONORS hereby covenant with the donee that not with standing anything done by the Doner or knowingly suffered, the Donor has full power to convey and grant the said land hereby conveyed.



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DISTRICT SUB REGISTRAR-V  
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31 JAN 2024

AND FURTHER comments that the DONOR shall at all times at the costs of the DONORS, execute and do all such further, acts, deeds and assurance for more perfectly and effectually conveying the said portion of the land to the DONEE as by the latter shall be reasonably required.

**:SCHEDULE:**

ALL THAT the piece or parcel of bastu land measuring about 535 sq.ft. corresponding to 49.729 SQ.M. being portion of Premises No. 63K, Selimpore Lane, P. S. Garfa, Kolkata 700 031, Ward No. 092, Under Borough X [ K. M. C. ], having Assessee No: 21-092-23-0182-7, butted and bounded as follows:-

- ON THE NORTH : By Premises No.15,Ramkrishna Lane
- ON THE SOUTH : K. M. C. Black Top Road.[Beni Banerjee Avenue]
- ON THE EAST : K. M. C. Black Top Road.[Selimpore Lane]
- ON THE WEST : By Premises No.63K, Selimpore Lane

**IN WITNESSES WHEREOF** the above named DONOR has hereunto set and subscribed his hands and seals hereunto the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

By the Donor at kolkata In the presence of :

**WITNESSES:**

1. *Rahul Dhar*  
*Kiy Nagar*  
*Vol - 75*

*of Kiy Nagar*  
*Mir*  
*Vol - 22*

**:NJANEYA BUILDERS & PROMOTERS PVT LTD**

*Kailesh Ch. Aggarwal*  
*Director*  
*As constituted attorney of*  
*Rupa Mitra & Subhasish*  
*Ghosh*

[ SIGNATURE OF THE DONOR / S ]

*Drafted as per N.M.C proforma*  
*Abayan Das*  
*Hd*  
*F-1776/03*

52 SQ.M  
CH-04 SQ.T.  
GH X I K.n.  
700 03.  
K, SEL.



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DISTRICT SUB REGISTRAR-V  
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31 JAN 2024



**SITE PLAN AT PREMISES NO. 63K, SELIMPUR**  
**P.S. - GARFA, KOLKATA 700 031,**  
**WARD NO. 092, UNDER BOROUGH XI [ K.M.C.**  
**AREA OF LAND : 06 KH - 08 CH - 04 SQ.FT.**  
**i.e 4684 SQ.FT i.e 435.152 SQ.M.**  
**[ AS PER PHYSICAL MEASUREMENT ]**  
**STRIP OF LAND AREA : 49.729 SQ.M. i.e. 535 SQ.FT.**

**ANJANEYA BUILDERS & PROMOTERS PVT LTD**

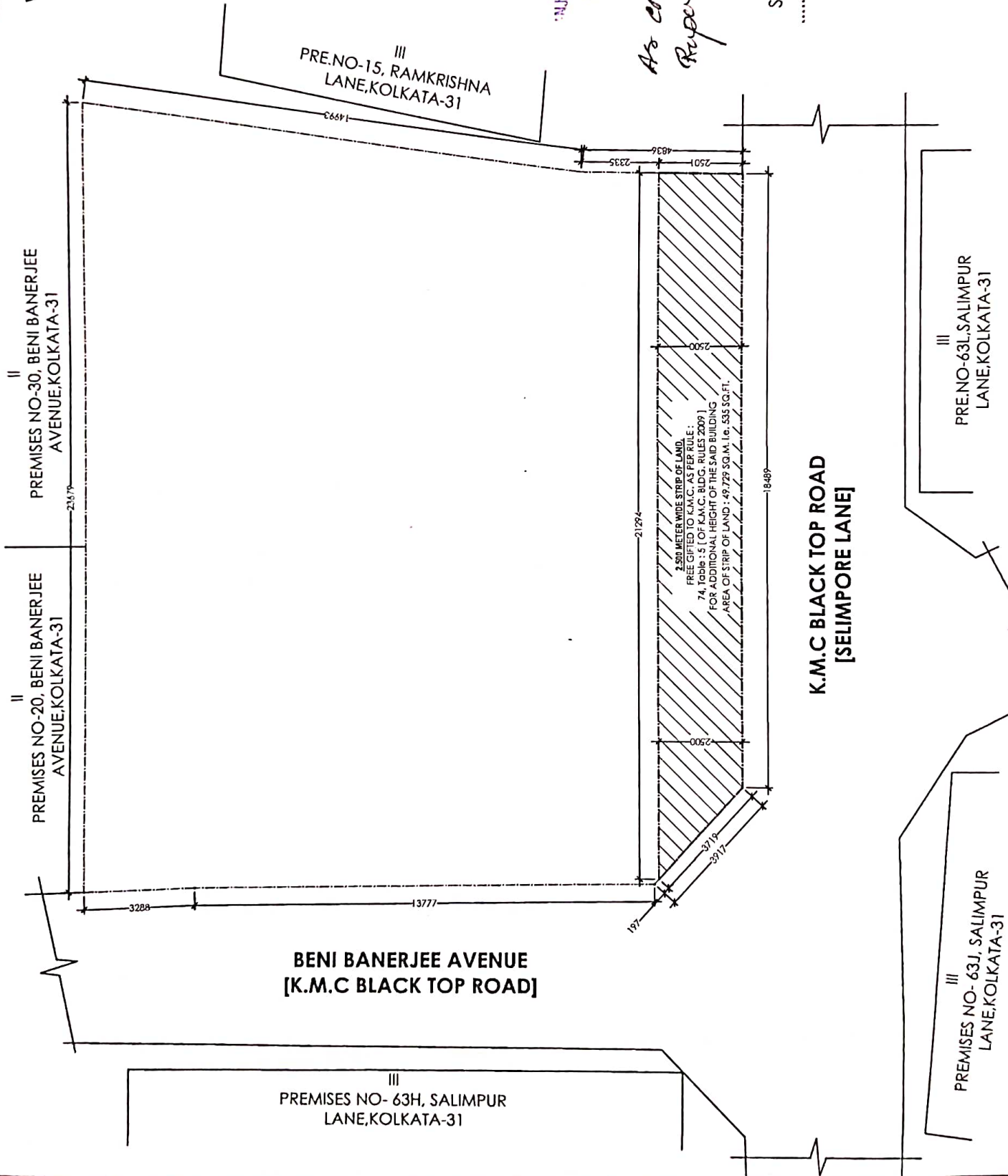
*Kailesh Chandra Agrawal*

*Director*  
*As constituted attorney of*  
*Rajeev Mittal & Subhash Chandra*

SIGNATURE OF THE OWNERS / APPLICANTS



SCALE:- 1 : 150  
 ALL DIMENSIONS ARE IN MM.  
 UNLESS OTHERWISE MENTIONED





DISTRICT SUB-REGISTRAR-V  
ALIPORE SOUTH W.B.

31 JAN 2024

OFFICE OF THE DISTRICT SUB-REGISTRAR  
ALIPORE SOUTH W.B.

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name .....

Signature *Kullesh Ashu*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



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DISTRICT SUB REGISTRAR-V  
ALIPORE, SOUTH 24 PGS.  
31 JAN 2024

### Major Information of the Deed

Deed No :	I-1630-00313/2024	Date of Registration	31/01/2024
Query No / Year	1630-2000031349/2024	Office where deed is registered	
Query Date	03/01/2024 10:11:04 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 18,05,628/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:33(ii))	Rs. 39/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 63K, , Ward No: 092  
Pin Code : 700031

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	535 Sq Ft	1/-	18,05,628/-	Property is on Road
<b>Grand Total :</b>				1.226Dec	1/-	18,05,628 /-	




#### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt Rupa Mitra</b> Daughter of Late Saroj Mitra P-39, Vivekananda Nagar, City:- , P.O:- Liluah, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxx6r, Aadhaar No: 90xxxxxxx2874, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Subhasish Ghosh</b> Son of Samaresh Ghosh 63K, Selimpore Lane, Singhi Math, Dhakuria, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: alxxxxx7p, Aadhaar No: 74xxxxxxx4760, Status :Individual, Executed by: Attorney, Executed by: Attorney




**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>THE KOLKATA MUNICIPAL CORPORATION</b> 5, S.N. Banerjee Road, City:- Kolkata, P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Kailash Chand Agarwal (Presentant)</b> Son of Late Sukh Ram Agarwal Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office	 Jan 31 2024 4:05PM	 Captured LTI 31/01/2024	 31/01/2024
Director, ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED , 53, Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , 3, Vidyasagar Sarani, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx4n, Aadhaar No: 38xxxxxxxx0029 Status : Attorney, Attorney of : Smt Rupa Mitra, Subhasish Ghosh				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 31/01/2024	 Captured 31/01/2024	 31/01/2024
Identifier Of Shri Kailash Chand Agarwal			

**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	Smt Rupa Mitra	THE KOLKATA MUNICIPAL CORPORATION		0.613022 Dec	9,02,814/-
L1	Subhasish Ghosh	THE KOLKATA MUNICIPAL CORPORATION		0.613022 Dec	9,02,814/-

01/02/2024 , Query No:-16302000031349 / 2024 Deed No :I-00313/2024.  
Document is digitally signed.

Doc: 40-111 Doc: 40-111

Endorsement For Deed Number : I - 163000313 / 2024

On 31-01-2024

**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 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 15:45 hrs on 31-01-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Kailash Chand Agarwal .

**Executed by Attorney**

Execution by Shri Kailash Chand Agarwal, Director, ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED (Private Limited Company), 53, Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 as constituted attorney for 1. Smt Rupa Mitra P-39, Vivekananda Nagar, P.O: Liluah, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, 2. Subhasish Ghosh 63K, Selimpore Lane, Singhi Math, Dhakuria, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031 is admitted by him

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

**Payment of Fees**

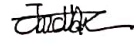
Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 295454, Amount: Rs.10.00/-, Date of Purchase: 02/01/2024, Vendor name: I Chakraborty



Jaideb Pal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1630-2024, Page from 7585 to 7596

being No 163000313 for the year 2024.



*Jaideb Pal*

Digitally signed by Jaideb Pal  
Date: 2024.02.01 17:56:04 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 01/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.