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08 FEB 2023

DEED OF K.M.C. GIFT

RE : K.M.C. PREMISES NO.2127, NAYABAD, WITHIN
THE K.M.C. WARD NO.109, P.S. PANCHASAYAR,
KOLKATA - 700 094

THIS INDENTURE OF GIFT is made this 8th day of February 2023 (Two Thousand and Twenty Three)

BETWEEN

We, **(1) M/S OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED** having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata – 700 042, represented by its Director namely **SRI PRABIR PAUL**, son of Sri Santi Ranjan Paul, residing at 248D, BB Chatterjee Road, P.O. Kasba, P.S. Kasba, Kolkata - 700042 and **(2) MR. BISWANATH PAUL**, son of Ajit Paul, residing at 130A, Sarat Ghosh Garden Road, Dhakuria, Kolkata – 700032, and **(3) SRI ANUP KUMAR HALDER**, son of Madhusudhan Halder, residing at 23K, Panchanan Tala Road, P.O. Sarat Bose Road, P.S. Lake, Kolkata – 700 029, hereinafter called and referred to as the **DONORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, successors-in-office, legal heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **ONE PART AND THE KOLKATA MUNICIPAL CORPORATION**, a body corporate and constituted under the West Bengal Act LIX of 1980, having first Central Office at 5, Surendra Nath Banerjee Road, P.S. Taltala, Kolkata – 700 013, hereinafter called the **DONEE** (which expression where the context will so admit, shall mean and include his successors and assigns) of the **OTHER PART**.

WHEREAS the **DONORS** are the joint owners and occupiers of a plot of land **510.869 Sq.mtr. corresponding to 07 (Seven) Cottahs 10 (Ten) Chittacks 09 (Nine) Sq.ft.** situated in **Mouza – Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, comprising in R.S. Dag No.191, under R.S. Khatian No.131, corresponding to L.R. Dag No.191, under L.R. Khatian No.2728, 2727, 2726, known as K.M.C. Premises No.2127, Nayabad, Ward No.109, Assessee No.31-109-08-2127-6, P.S. Panchasayar, Kolkata – 700094.**

AND WHEREAS the **DONORS** are going to submit a building plan to the **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata – 700094** which is situated at the junction of two streets.

AND WHEREAS the **DONORS** have expressed their desire to make a free gift or the splayed corner of land measuring about **5.758 (Five point seven five eight) Sq.Mtr. corresponding to 01 (One) Chittack 16.979 (Sixteen point nine seven nine) Sq.ft.** from the above **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata – 700094**, more fully described and written in the Schedule hereunder and delineated in the Map or Plan annexed hereto and demarcated with **RED** Border line, as required under Section 405 of The Kolkata Municipal Corporation Act, 1980 for sanction of building plan.

AND WHEREAS the said proposal or offer of the **DONORS** have been accepted by The Kolkata Municipal Corporation, the **DONEE** herein and it has been decided inter-alia, that this **GIFT** of the splayed portion of land measuring about **5.758 (Five point seven five eight) Sq. Mtr. corresponding to 01 (One) Chittack 16.979 (Sixteen point nine seven nine) Sq.ft.** from the South-East corner and North-East corner of the said **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata – 700094** for sanction of building plan be accepted under Section 405 of The Kolkata Municipal Corporation Act, 1980.

NOW THIS INDENTURE WITNESSETH that in consideration of the Premises the **DONORS** of its own free will and accord and while in a sound state of body and mind hereby grant and convey into The Kolkata Municipal Corporation (formerly known as The Calcutta Municipal Corporation) all that piece and parcel of the splayed portion of land

measuring more or less **5.758 (Five point seven five eight) Sq.Mtr. corresponding to 01 (One) Chittack 16.979 (Sixteen point nine seven nine) Sq.ft.** from the South-East corner and North-East corner of the said **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700094** more fully described and delineated in the Map annexed hereto and demarcated with Red Border line therein.

TO HOLD to The Kolkata Municipal Corporation the said splayed portion of land free from all encumbrances as the Owner for the purpose of widening The Kolkata Municipal Corporation Road at the corner of the said **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700094** **AND THE DONORS** hereby covenants with the **DONEE** that notwithstanding anything done by the **DONORS** or knowingly suffered, the **DONORS** have full power to convey and grant the aforesaid splayed corner hereby conveyed.

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

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of splayed corner portion of land measuring about **5.758 (Five point seven five eight) Sq.Mtr. corresponding to 01 (One) Chittack 16.979 (Sixteen point nine seven nine) Sq.ft.** from the South-East corner and North-East corner of the said **K.M.C. Premises No.2127, Nayabad, Ward No.109, P.S. Panchasayar, Kolkata - 700094.**

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

**SIGNED, SEALED AND DELIVERED
BY**

in the presence of/Witnesses :

Olendrita Promoters & Developers Pvt. Ltd.

Robin...

Director

1.

2. *Biswanath Paul*

3. *Anup Kumar Halder*

2. *Jagdish Mishra*
Advocate
High Court, Calcutta

SIGNATURE OF THE DONORS

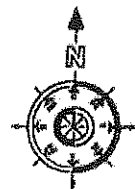
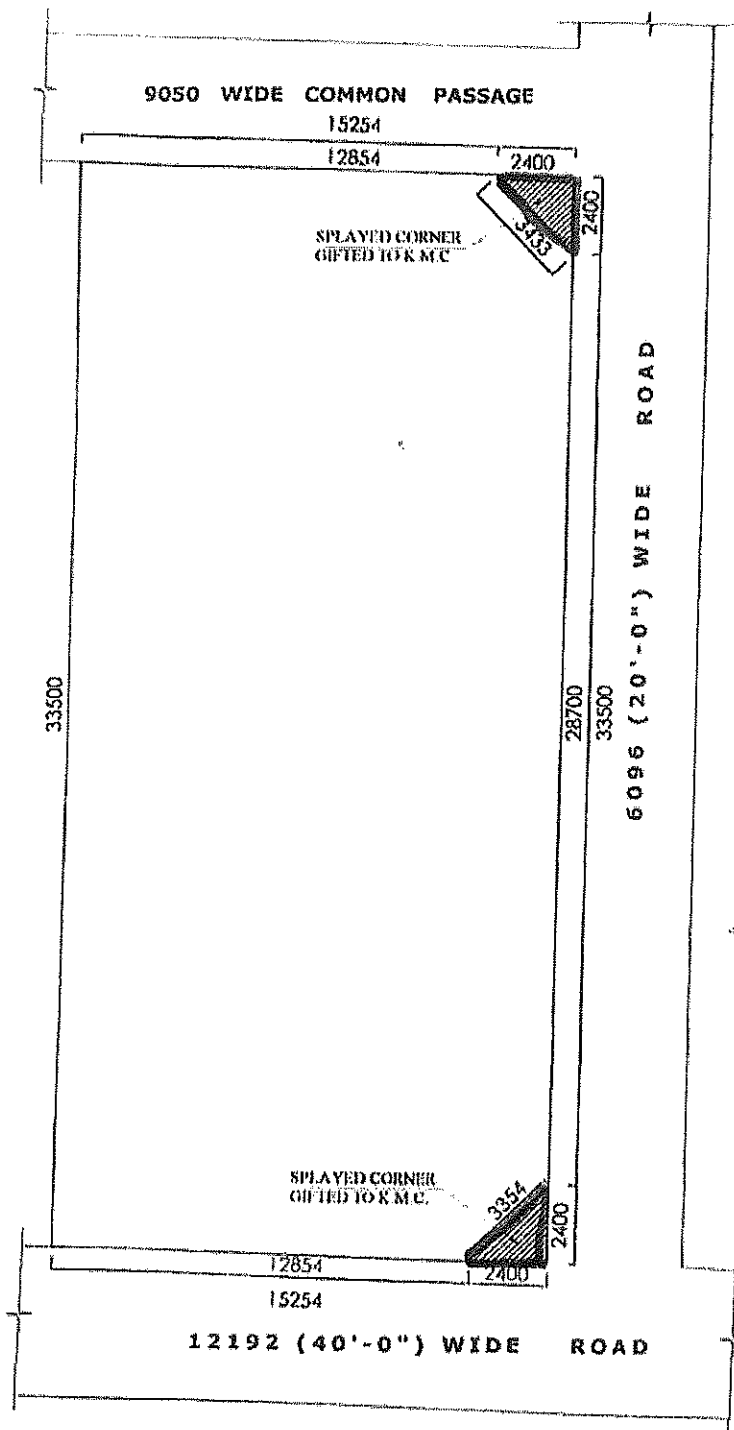
PPREPARED AS PER K.M.C. PROFORMA BY:

Somesh Mishra
(MR. SOMESH MISHRA)

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

SITE PLAN SHOWING THE SPLAYED CORNER GIFTED TO K.M.C. OF
PREMISES NO.- 2127, NAYABAD, WARD NO.-109, BOROUGH NO.-XII,
P.S. - PANCHASAYAR.

AREA OF SPLAYED CORNER GIFTED TO K.M.C. = $2.879 + 2.879 = 5.758$ Sqm.
SCALE : 1:200 = 00 K-01CH - 16.979 Sqft.



Oiendriia Promoters & Developers Pvt. Ltd.

Biswanath Paul

Director

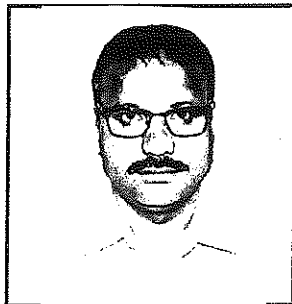
Biswanath Paul
Anup Kumar Haldar



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| right hand | | | | | |

Name ...P.R.A. B.I.R. P.A.U.

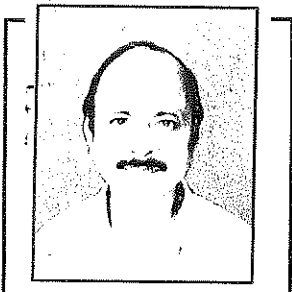
Signature ...*P.R.A. B.I.R. P.A.U.*.....



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Name ...B. ISWANATH. PAUL

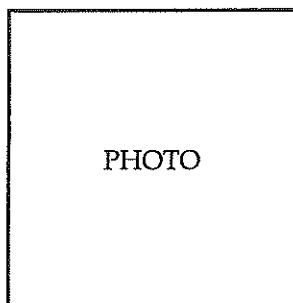
Signature ...*B. ISWANATH. PAUL*



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| right hand | | | | | |

Name ...ANUP. KUMAR. HAIDER.

Signature ...*Anup. Kumar. Haider*.....



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

Name

Signature

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1603-01728/2023 | Date of Registration | 08/02/2023 |
| Query No / Year | 1603-2000338625/2023 | Office where deed is registered | |
| Query Date | 08/02/2023 10:56:13 AM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases) | | | |
| Set Forth value | | Market Value | |
| Rs. 1/- | | Rs. 1,70,442/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 10/- (Article:33(ii)) | | Rs. 0/- (Article:A(1)) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |







Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2127, , Ward No: 109 Pin Code : 700094

| 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 | 1 Chatak 16.979 Sq Ft | 1/- | 1,70,442/- | Width of Approach Road: 40 Ft., |
| Grand Total : | | | | .142Dec | 1 /- | 1,70,442 /- | |

Donor Details :




| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

| 2 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Mr Biswanath Paul (Presentant) Son of Ajit Paul Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office |  |  |  |
| | 08/02/2023 | LTI 08/02/2023 | 08/02/2023 | |
| | 130A, Sarat Ghosh Garden Road, City:- , P.O:- Dhakuria, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Shri Anup Kumar Halder Son of Madhusudan Halder Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office |  |  |  |
| | 08/02/2023 | LTI 08/02/2023 | 08/02/2023 | |
| | 23K, Panchanan Tala Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office | | | |

Donee Details :



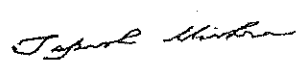
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Kolkata Municipal Corporation None 5, S.N. Banerjee Road, City:- Kolkata, P.O:- Lelin Sarani, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Other, By Caste: Hindu, Occupation: Others, Citizen of: India,Aadhaar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

Representative Details :

| Representative Details : | | | | |
|--------------------------|---|---|---|---|
| SI No | Name,Address,Photo,Finger print and Signature | | | |
| 1 | Name | Photo | Finger Print | Signature |
| | Shri PRABIR PAUL Son of Shri Santi Ranjan Paul Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office |  |  |  |
| | Feb 8 2023 1:12PM | LTI 08/02/2023 | 08/02/2023 | |

783, Anandapur, URABANA, Tower-6, Flat No.2404, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937 Status : Representative, Representative of : OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  |  |
| | 08/02/2023 | 08/02/2023 | 08/02/2023 |
| Identifier Of Shri PRABIR PAUL, Mr Biswanath Paul, Shri Anup Kumar Halder | | | |

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 | OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED | Kolkata Municipal Corporation | | 0.0473451 Dec | 56,814/- |
| L1 | Mr Biswanath Paul | Kolkata Municipal Corporation | | 0.0473451 Dec | 56,814/- |
| L1 | Shri Anup Kumar Halder | Kolkata Municipal Corporation | | 0.0473451 Dec | 56,814/- |

On 08-02-2023

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 11:29 hrs on 08-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Biswanath Paul , one of the Executants.

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

Execution is admitted on 08/02/2023 by 1. Mr Biswanath Paul, Son of Ajit Paul, 130A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others, 2. Shri Anup Kumar Halder, Son of Madhusudan Halder, 23K, Panchanan Tala Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

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

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

Execution is admitted on 08-02-2023 by Shri PRABIR PAUL, Director, OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED (Private Limited Company), 27B, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042

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

Payment of Stamp Duty



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

