

13506/2023

13215/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

STRIP OF LAND

DEED OF GIFT

RE: Pre. No.- 13D, Beadon Street (also known as 13D, Dani Ghosh Sarani),

Kolkata - 700 006, P.S. - Burtolla, P.O.- Beadon Street, under K.M.C. ward

No.- 026, Br. - IV.

12 SEP 2023

GIFTED PORTION AREA at Eastern side = 18.714 sq.m. or 04CH.- 21sft. (m/l) of Strip of Land. The property value at Rs. 1,000/- (Rupees One Thousand only).

THIS INDENTURE made this the, 12 Sep, 2023.

BETWEEN US, SRI RATAN SHAW (PAN. - ATEPS3004M) & (Aadhar No.- 741899632649), sons of Jai prakash Shaw, as sole proprietor of "SHAW PARIVAR" by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 117, Sri Aurobindo Sarani, P.O. - Beadon Street, P.S. - Shyampukur, Kolkata - 700 006, herein after called as "THE OWNER".

AND

THE KOLKATA MUNICIPAL CORPORATION a body corporate constituted under the West Bengal, LIX of 1980 having its central office at 5, S.N. Banerjee Road, Kolkata - 700013, herein after called "THE DONEE"(which expression where the context will show admit mean and include its successors and assigns) of the **OTHER PART.**

Contd. To page 2.....

2/25/2023
12/9/23
Additional Registrar of Assurances-IV, Kolkata

IV
Certified that the Document is admitted for Registration, the Signaturesheet and the encumbrance sheets attached to this document are the part of the Document.

Additional Registrar of Assurances-IV, Kolkata

96481

04 JUL 2023

S.L. No. _____ Sold To _____

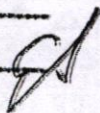
Rs. _____ Addrs. _____

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrates' Court
Kolkata

Issue Date _____ Sign _____



04 JUL 2023



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
12 SEP 2023

Hemthak Choudhry
S/O LT Ranjan Choudhry
S, Nayan Sankar Ker-5
P.O. Halakhola
P.S. Shyampur

AND WHEREAS SRI RATAN SHAW, as sole proprietor of **“SHAW PARIVAR”**, is the sole & absolute owner of the premises, as **DONER** of the land with building measuring about Land Area – 207.915 SQ.M. or 03K. - 01CH. – 33 SFT. (M/L) (as per deed) & 198.620 SQ.M. or 02K. – 15 CH. - 23 SFT. (as per physical measurement), at Premises No.- 13D, Beadon Street (also known as 13D, Dani Ghosh Sarani), Kolkata – 700 006, P.S. – Burtolla, P.O.- Beadon Street, having assessee No.- 11-026-05-0037-5, under K.M.C. ward No.- 026, Br. - IV, and the present owner became the owner of the concerned property by virtue of Deed of conveyance vide Book No.- 1. Vol. No.- 1901-2023, Pages from 136106 to 136130, Being No.- 190103580, A.R.A.- 1. Kolkata. for the year 2023.

WHEREAS the **DONER** is going to submit a **Building Plan** to the **Kolkata Municipal** for construction of a new building at above mentioned Premises No.- 13D, Beadon Street (also known as 13D, Dani Ghosh Sarani), Kolkata – 700 006, P.S. – Burtolla, P.O.- Beadon Street, having assessee No.- 11-026-05-0037-5, under K.M.C. ward No.- 026, Br. - IV, And whereas the **DONER** has expressed his desire to make a free gift of the strip of land at Eastern side measuring 18.714 sq.m. or 04CH.- 21sft. (m/l) from the above premises more fully described in the map or plan annexed here to and demarcated with hatch line as required under section 405 of the **Kolkata Municipal Corporation Act, 1980** for sanction of building plan. And whereas the said proposed or offer of **DONER** have been accepted by the **Kolkata Municipal Corporation**, the **DONER** and it has been decided inter alia that the gift of the strip of land at Eastern side measuring 18.714 sq.m. or 04CH.- 21sft. (m/l) of the Premises No.- 13D, Beadon Street (also known as 13D, Dani Ghosh Sarani), Kolkata – 700 006, P.S. – Burtolla, P.O.- Beadon Street, having assessee No.- 11-026-05-0037-5, under K.M.C. ward No.- 026, Br. - IV, be accepted under section 405 of the **Kolkata Municipal Corporation Act, 1980**.

NOW THIS INDENTURE WITNESSETH that in consideration of the premises the **DONER** of his own free will and accord and while in a sound state of body and mind hereby grant and convey unto the **Kolkata Municipal Corporation** all that price or parcel of the strip of land at Eastern side measuring 18.714 sq.m. or 04CH.- 21sft. (m/l) being a portion of land of said premises more fully described and declined in the map annexed here to and demarcated with hatch line therein, which is valued at **Rs. 1,000/- (Rupees One Thousand only)**.

TO HOLD the Kolkata Municipal Corporation, the said strip of land free from all encumbrances at the owner for the purpose of widening the Kolkata Municipal Corporation passage in Eastern side of the said Premises No.- 13D, Beadon Street (also known as 13D, Dani Ghosh Sarani), Kolkata - 700 006. P.S. - Burtolla, P.O.- Beadon Street, having assessee No.- 11-026-05-0037-5, under K.M.C. ward No.- 026, Br. - IV, more fully described and declined in schedule below.

AND THE DONER hereby covenant with the DONEE that not withstanding anything done by the DONER or knowingly suffered, the DONER, have full power to convey and grant the aforesaid strip of land hereby conveyed.

AND further comments that the DONER shall at all times at the cost of the DONER execute and do all such further acts, deed and assurance for more perfectly and effectively conveying the said strip of land to the DONEE as by the letter shall be reasonably required.

SCHEDULE FOR STRIP OF LAND AT EASTERN SIDE

ALL THAT piece or parcel of Eastern side measuring 18.714 sq.m. or 04CH- 21ft. (m/l) being portion of Premises No.- 13D, Beadon Street (also known as 13D, Dani Ghosh Sarani). Kolkata - 700 006, P.S. - Burtolla, P.O.- Beadon Street, having assessee No.- 11-026-05-0037-5, under K.M.C. ward No.- 026, Br. - IV, within the Municipal Corporation butted and bounded as follows :-



Schedule:-

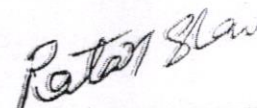
- On the North - (By Beadon Street)
- On the South - (By Pre. No. - 9, Rajkrishna Lane)
- On the East - (By K.M.C. Passage)
- On the West - (By Remaining portion of the Premises)

IN WITNESS WHERE OF the above name DONER have said and sub-scribed his hand signature here unto on the day month and year first above written.

(Drafted as per KMC Declaration Format)

Witness:

- 1) 
8B, Star Lane Uae - 5
- 2) 



Signature

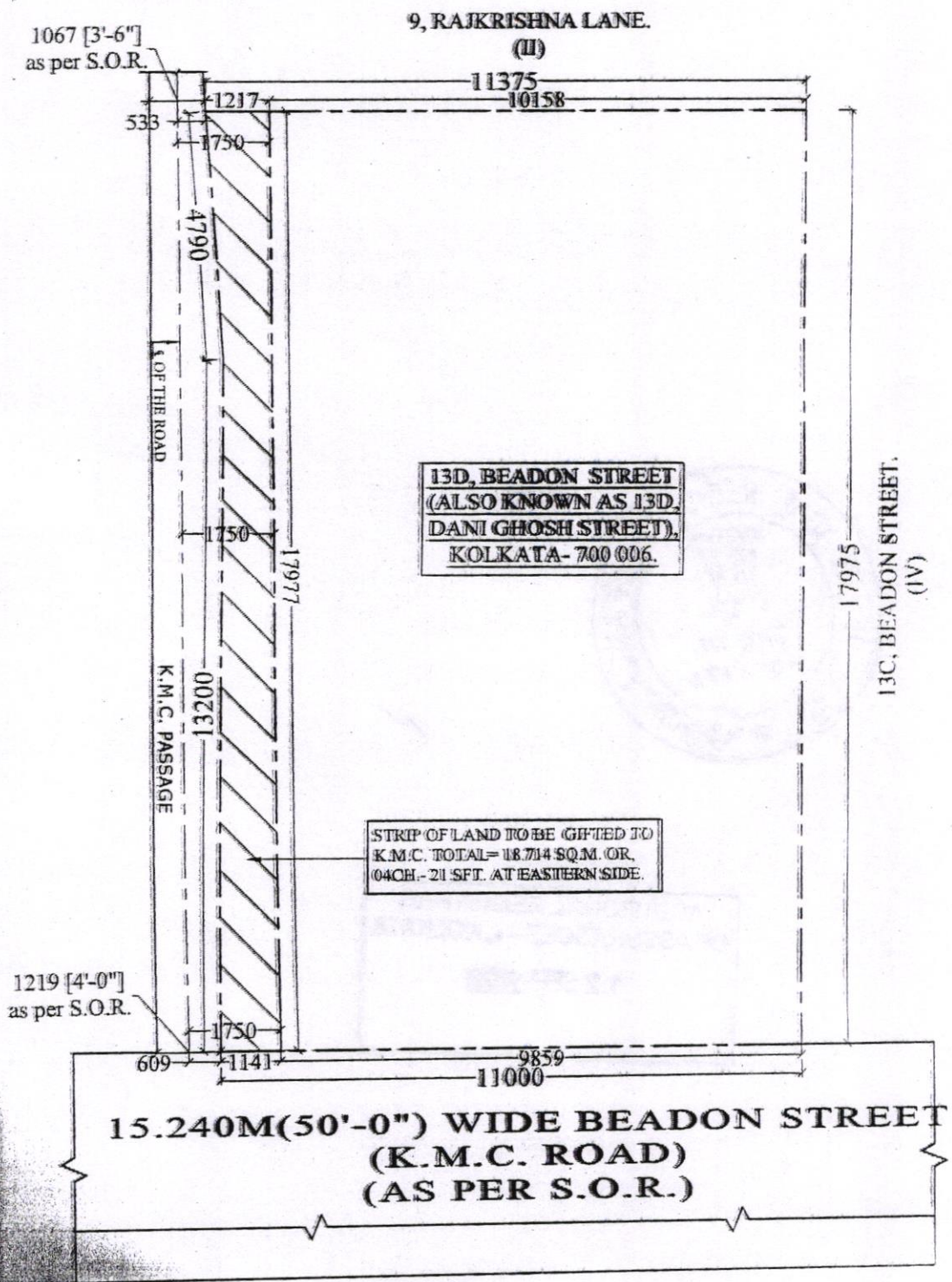
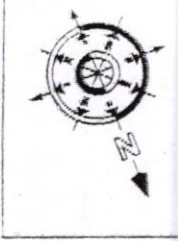
SHOWING STRIP OF LAND AT PREMISES NO.- 13D, BEADON STREET (ALSO KNOWN AS 13D DANI GHOSH STREET), KOLKATA- 700 006, P.S. - BURTOLLA, P.O.- BEADON STREET, UNDER K.M.C. WARD NO. - 026, BR. - IV.

AREA = 03K.- 01CH.- 33 SQ.FT. OR, 207.915 SQM. (M/L) (AS PER DEED)
02K.- 15CH.- 23 SQ.FT. OR 198.620 SQM.(M/L) (AS PER PHYSICAL MEASUREMENT)

AREA OF STRIP OF LAND TO BE GIFTED TO K.M.C.-
04 CH.-21 SFT. OR, 18.714 SQ.M. (M/L) (AT EASTERN SIDE OF THE PREMISES)
(STRIP OF LAND TO BE GIFTED TO K.M.C. U/R 59(2) OF K.M.C. BLDG. RULE 2009)

REFERENCE OF S.O.R.- CH. V. & S. ID. NO.-537/ 2023-2024, DATED-08.08.2023.
NOTE :- ALL DIMENSIONS ARE IN MM. (UNLESS OTHERWISE MENTIONED)

SCALE :- 1: 120



Ratan Shaw

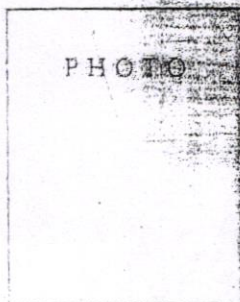
SIGNATURE

SPECIMEN FORM FOR TEN FINGERPRINTS



Rosenblaw

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

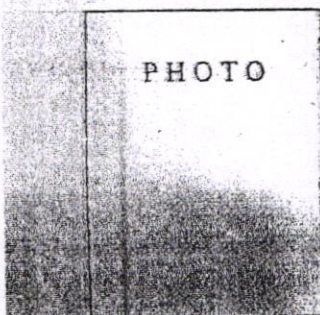


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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

Rosenblaw
ATAX 10 2-10-100A



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



✓

**ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA**
12 SEP 2023

Major Information of the Deed



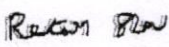
Deed No :	I-1904-13215/2023	Date of Registration	12/09/2023
Query No / Year	1904-2002319951/2023	Office where deed is registered	
Query Date	12/09/2023 10:46:59 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Hrithik Choudhury 5, Nayan Sur Lane., Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700005, Mobile No. : 9432053905, Status : Solicitor firm		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 16,58,250/-		
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: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beadon Street, Road Zone : (Chitpore Crossing – Jatindra Mohan Avenue Crossing) ., Premises No: 13d, ., Ward No: 026 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Chatak 21 Sq Ft		16,58,250/-	Property is on Road
Grand Total :				4606Dec	0/-	16,58,250 /-	



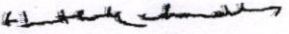
Donor Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ratan Shaw (Presentant) Son of Late Jai Prakash Shaw Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Office			
		12/09/2023	LTI 12/09/2023	12/09/2023
117, shri Aurobindo Sarani, City:- Not Specified, P.O:- Beadon St, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Atxxxxxx4m, Aadhaar No: 74xxxxxxxx2649, Status :Individual, Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Office				

Donee Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	K.m.c. 5.s.n.banerjee Road,,,, City:- Not Specified, P.O:- Taitola, P.S:-Taitola, District:-Kolkata, West Bengal, India, PIN:- 700013 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hrithik Choudhury Son of Late Ranjan Choudhury 5.nayan Sur Lane,,,, City:- Not Specified, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata. West Bengal, India, PIN:- 700005			
	12/09/2023	12/09/2023	12/09/2023
Identifier Of Mr Ratan Shaw			

Endorsement For Deed Number : I - 190413215 / 2023

On 12-09-2023

Certificate of Admissibility (Rule 43 W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 & Exempted FROM stamp duty.

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

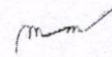
Presented for registration at 12:32 hrs on 12-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Ratan Shaw, Executant.

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

Execution is admitted on 12/09/2023 by Mr Ratan Shaw, Son of Late Jai Prakash Shaw, 117, Shri Aurobindo Sarani, P.O: Beadon St, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr Hrithik Choudhury, Son of Late Ranjan Choudhury, 5, Nayan Sur Lane, P.O: Hatkhola, Thana: Shyampukur, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Others

Payment of Stamp Duty



**Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 766255 to 766266

being No 190413215 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.03 15:16:45 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 03/10/2023

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.