

13507/2023

13214/2023

भारतीय गैर न्यायिक

दस
रुपये
रु. 10

TEN
RUPEES

Rs. 10



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



83AB 174364

12/9
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12/25

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheet attached in this document are the part this instrument.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEED OF GIFT FOR SPLAYED CORNER

12 SEP 2023

THIS INDENTURE made this 12 day of Sep. 2023.

BETWEEN

I, 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 Act LIX of 1980 having its Central Office at 5, Surendra Banerjee Road, P.S. - Taltala, Kolkata-700013, hereinafter called the "DONEE" (which expression, where the context will admit, shall mean and include its successors and assigns) of the OTHER PART.

Contd. To page 2....

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 17 JUL 2021
 PANCHU GORAI SEN
 ADVOCATE
 C.M.M. COURT
 KOLKATA-1
 BANKSHALL STREET



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12 SEP 2023
 NATIONAL REGISTRAR
 THE DISTRICT JUDICIAL OFFICE
 KOLKATA



12 SEP 2023
 NATIONAL REGISTRAR
 THE DISTRICT JUDICIAL OFFICE
 KOLKATA

- Subhik Choudhry
- o LT. Rayan Choudhry
- Nayan Sen Lane West
- o Halbhola
- Shyapukur

NATIONAL REGISTRAR
 THE DISTRICT JUDICIAL OFFICE
 KOLKATA
 12 SEP 2023

WHERE AS the **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 WHEREAS the present owner became the owner of the concerned property by virtue of Deed of conveyance vide Book No.- I, Vol. No.- 1901-2023, Pages from 136106 to 136130, Being No.- 190103580, A.R.A.- I, Kolkata, for the year 2023.

I am going to submit a building plan to the Kolkata Municipal Corporation for construction of a building 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 & whereas the Donor has expressed his desire to make a free gift of splayed portions of the land measuring about 0.720 sq.m. or 08 sft. (m/l) at North-Eastern corner of the premises.

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 Calcutta Municipal Corporation, 1980, for sanction of building Plan and whereas the proposal or offer of the Donor has been accepted by the Kolkata Municipal Corporation, Donee and it has been decided inter alia, that the gift of the splayed portion of the land measuring about 0.720 sq.m. or 08 sft. (m/l) at North-Eastern corner 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, be accepted u/s 405 of the K.M.C. Act, 1980.

TO HOLD 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 Passage at the corner 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, AND the DONOR hereby covenants with the Donee that NOTWITHSTANDING anything done by the Donor or knowingly suffered the Donor has full power of convey and grant the aforesaid splayed corner herein conveyed.

AND further comments that the Donor shall at all times, at the cost of the Donor execute and do all such further acts, deeds and assurance for more perfectly and effectively conveying the said splayed portion of land to the Donee and by the letter shall reasonably required.

SCHEDULE OF SPLAYED CORNER

ALL THAT piece or parcel of land measuring about 0.720 sq.m. or 08 sft. (m/l) at North-Eastern corner of the premises being portion of the Pre. 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 butted and bounded as follows :

Area to be free gifted to KMC as Splayed Corner 0.720 sq.m. or 08 sft. (m/l) at North-Eastern corner of the plot -

Schedule:-

- On the North : By Beadon Street.
On the South : By Remaining portion of premises.
On the East : By Eastern side Strip of land.
On the West : By Remaining portion of premises.

IN WITNESS WHERE OF the above named Donor has set and subscribed his hand signature hereunto on the day month and year first above written.

SIGNED SEALS AND DELIVERED

Drafted as per K.M.C. format

In the presence of:

Witness

Hemthali Choudhary
5, Nagan Sur lane flat-5

Swarnap Roy
B.B. Sur lane flat-6

Ratan Grew
Signature of Donors

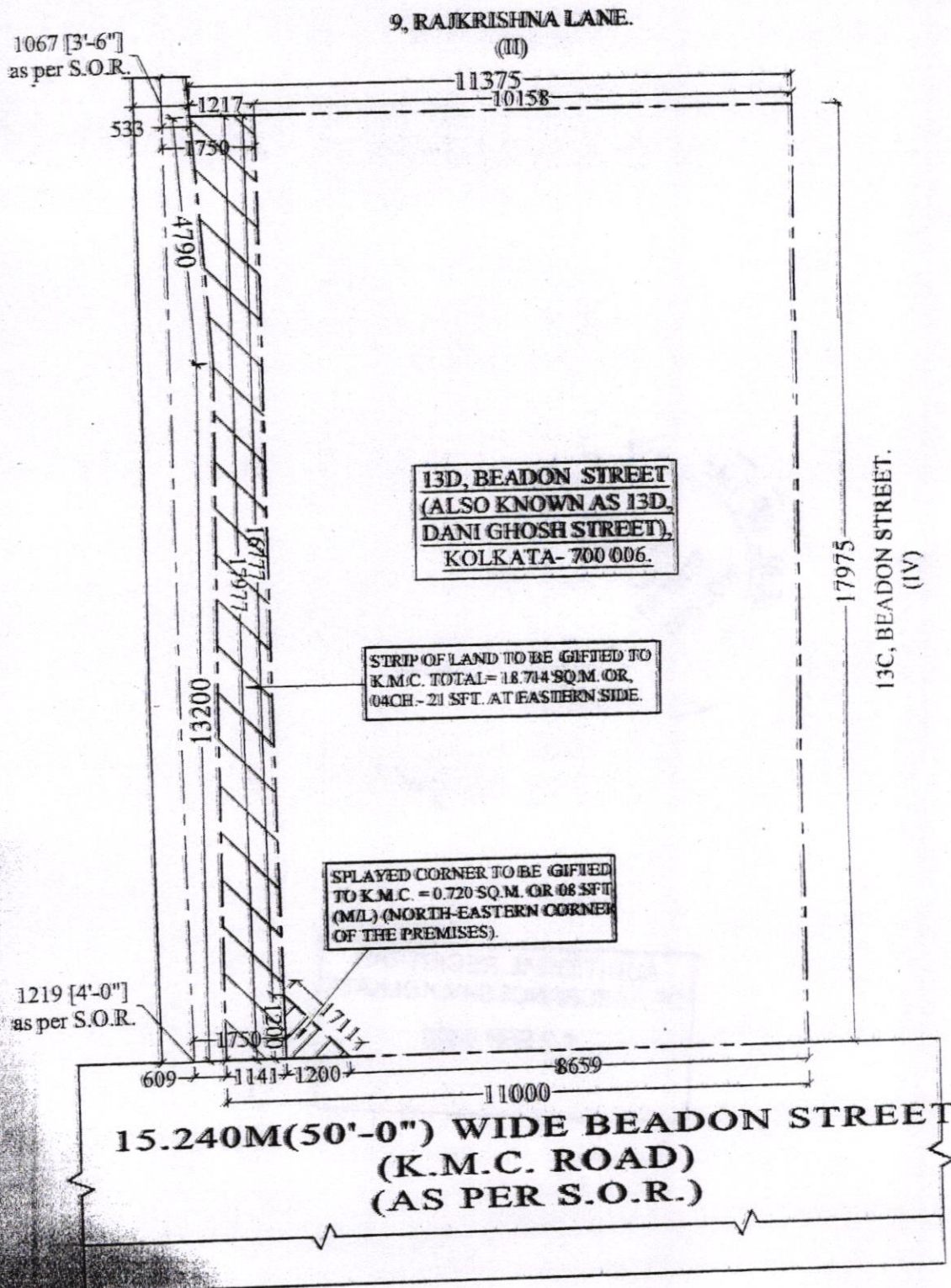
SHOWING SPLAYED CORNER AT PREMISES NO.- 13D, BEADON STREET (ALSO KNOWN AS 13D DANI GHOSH STREET), KOLKATA- 700 006, P.S. - BURTOLLA, P.O.- BEADON STREET, UNDER K.M.C. WARD NO. - 026, BR. - IV.

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 SPLAYED CORNER TO BE GIFTED TO K.M.C.:-
 00 CH.-08 SFT. OR, 0.720 SQ.M. (M/L) (AT NORTH-EASTERN CORNER OF THE PREMISES)

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 Ghosh

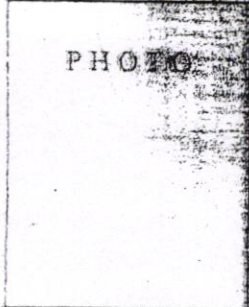
SIGNATURE

SPECIMEN FORM FOR TEN FINGERPRINTS



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	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					

RECEIVED
 ATAX...
 SEP 25 1951



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



[Handwritten mark]

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

Major information of the Deed



Deed No :	I-1904-13214/2023	Date of Registration	12/09/2023
Query No / Year	1904-2002309479/2023	Office where deed is registered	
Query Date	11/09/2023 12:41:46 PM	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. 66,000/-		
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 assesment 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	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	8 Sq Ft		66,000/-	Property is on Road
Grand Total :				.0183Dec	0/-	66,000 /-	



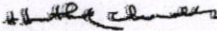
Donor Details :

Sl No	Name Address Photo Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>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</p>   <p style="text-align: right;"><i>Ratan Shaw</i></p> <p style="text-align: center;">12/09/2023 ILTI 12/09/2023</p>
<p>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.:: Abxxxxx4m, 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</p>	

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:- Taltola, P.S:-Taltola, 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 - 190413214 / 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)

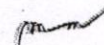
Presented for registration at 12:51 hrs on 12-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Ratan Shaw, Executant.

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, Tihana: 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, Tihana: 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 766267 to 766278

being No 190413214 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.03 15:16:38 +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.