

677/2

I-687/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 476955

11.40A
 20/1/2021
 20017/621

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
 Behala, South 24 Parganas

20 JAN 2021

DEED OF GIFT

THIS DEED OF GIFT is made on this the day 20th of
 January, 2021 (Two Thousand Twenty-One) **BETWEEN** ;

S M D JOKA METRO CITY DEVELOPER
 PRIVATE LIMITED

Director

28 DEC 2020



Serial No. 3074 Date

Name A. K. Ray, Adv.

Address ALIPORE JUDGES COURT, KOL-27

Value Rs. 500/- P.

BIDYUT L. SAHA
Litho Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

[Handwritten Signature]

Litho Stamp Vendor



A.D.S.R Behala
20 JAN 2021
Dist. - SOUTH Pgs.

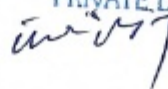
:: 2 ::

SRI PREM NARAYAN KHANDELWAL, having PAN : AFOPK4554J, Aadhaar No.4320 9036 3425, son of Sri Hari Vallabh Khandelwal, by faith : Hindu, by nationality : Indian, by occupation : Chartered Accountant, residing at 10/16A, Siddhinath Chatterjee Road, Post Office : Behala, Police Station : Parnasree, Kolkata : 700034, District : 24 Parganas (South), hereinafter called and referred to "the **DONOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI SAURAV KHANDELWAL, having PAN : BGXPK5911N, Aadhaar No.9720 1021 9718, son of Sri Prem- Narayan Khandelwal, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 10/16A, Siddhinath Chatterjee Road, Post Office : Behala, Police Station : Parnasree, Kolkata : 700034, District : 24 Parganas (South), hereinafter called and referred to "the **DONEE**" (which term or expression shall unless excluded by or repugnant to the subject or context

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director



A.D.S.R Behala
20 JAN 2021
Dist _____ Pgs. _____

RECEIVED

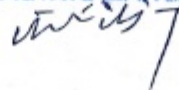
Director

be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Narendra Kumar Sil was the original Owner of **ALL THAT** piece and parcel of land measuring about 1 (One) Bigha 17 (Seventeen) Cottahs 7 (Seven) Chittacks more or less, situate and lying at Mouza : Haspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under L.R. Khatian No.339, appertaining to Dag Nos.273, 274, 275 & 276, within the limits of the then Joka No.2 Anchal Panchayet now under Kolkata Municipal Corporation (South Suburban Unit), under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) by virtue of a registered Deed of Bengali Kobala from the then Owner Sambhu Charan Bhattacharjee for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered sometimes in the year 1959 in the Office of the Sub-Registrar at Behala and recorded in Book No.1, Volume No.19, Pages 269 to 273, Being No.1300 for the year 1959.

AND WHEREAS while thus seized and possessed the aforesaid property as Owner thereof, said Narendra Kumar Sil sold,

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PRIVATE LIMITED



Director

transferred and conveyed his aforesaid property unto and in favour of one Smt. Jaya Mitra by virtue of a registered Deed of Bengali Kobala for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 14th December, 1979 in the Office of the Sub-Registrar at Alipore and recorded in Book No.1, Volume No.29, Pages 209 to 215, Being No.5592 for the year 1979.

AND WHEREAS after such purchase, said Smt. Jaya Mitra became the sole and absolute Owner of the aforesaid property had made one 18' wide Common Passage containing land measuring 6 (Six) Cottahs 5 (Five) Chittacks more or less at the Southern side of her aforesaid property, wherein said Smt. Jaya Mitra had undivided $\frac{1}{2}$ share of the same.

AND WHEREAS while thus seized and possessed the aforesaid property as absolute Owner thereof, said Smt. Jaya Mitra sold, transferred and conveyed her aforesaid land measuring about 1 (One) Bigha 11 (Eleven) Cottahs 2 (Two) Chittacks more or less together with undivided half share of the common passage measuring 6 (Six) Cottahs 5 (Five) Chittacks more or less together with tiled shed structure measuring about 400 (Four Hundred) Square Feet more or less standing thereon unto and

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[Handwritten Signature]

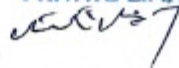
Director

in favour of one Prem Narayan Khandelwal, the Donor herein, by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 15th November, 2002 in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.1, Volume No.136, Pages 187 to 198, Being No.07271 for the year 2006.

AND WHEREAS after such purchase, while in enjoyment of the aforesaid property as Owner thereof, subsequently it was detected by the Donor herein that due to inadvertence and typographical mistake "R.S. DAG Nos.273 & 274, UNDER L.R. KHATIAN No.339" was wrongly been written instead of its actual "R.S. DAG Nos.273, 274, 275 & 276, UNDER R.S. KHATIAN No.217" in the said Deed, which was duly rectified by virtue of a registered Deed of Declaration dated 20th November, 2017 registered in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.I, Volume No.1602-2017, Pages 313393 to 313411, Being No.160210479 for the year 2017.

AND WHEREAS after physical measurement, it appears that the due to widening the adjacent road, the land area comes to 28 (Twenty-Eight) Cottahs 4 (Four) Chittacks 37 (Thirty-Seven)

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PRIVATE LIMITED



Director

:: 6 ::

Square Feet more or less together with structure standing thereon.

AND WHEREAS thus present the Donor herein now became the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 28 (Twenty-Eight) Cottahs 4 (Four) Chittacks 37 (Thirty-Seven) Square Feet more or less together with undivided half share of the common passage measuring 6 (Six) Cottahs 5 (Five) Chittacks more or less together with tiled shed structure measuring about 1600 (One Thousand Six Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Haspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, appertaining to Dag Nos.273, 274, 275 & 276 and duly mutated his name with the Office of the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the same is known and numbered as Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and paying taxes thereto.

AND WHEREAS since then the Donor herein has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

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PRIVATE LIMITED

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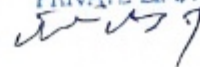
Director

:: 7 ::

AND WHEREAS the Donee herein is the full blooded son of the Donor herein, accordingly cordial relationship prevail in between the Parties herein.

AND WHEREAS now the Donor out of love and affection has decided to make gift of a demarcated plot of land measuring about 7 (Seven) Cottahs 1 (One) Chittack 8 (Eight) Square Feet more or less together with tiled shed structure measuring about 400 (Four Hundred) Square Feet more or less standing thereon being Plot No.D, situate and lying at Mouza : Haspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, appertaining to Dag Nos.273, 274, ~~275~~ & 276, being the portion of Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, within the limits of the then Joka No.2 Anchal Panchayet now under Kolkata Municipal Corporation (South Suburban Unit), under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), morefully described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**", out of his aforesaid entire property, to the present Donee herein.

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PRIVATE LIMITED



Director

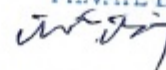
AND WHEREAS the Donor being desirous of making a Gift of his said property to his son being the Donee herein and inform the same to him.

AND WHEREAS the Donee herein being aware of the same has gladly agreed to accept the Gift of the said property.

1. That the Donor has this day delivered possession of the said property hereby granted and transferred in favour of the Donee and simultaneously the Donee has accepted the gift of the said property and has this day received possession of the said property as absolute Owner thereof.
2. That the value of the said property for the purpose of this Gift is estimated at Rs,5,00,000/- (Rupees Five Lac) only for purpose of Stamp Duty.
3. The Donee has been participating in this Deed to accept the Gift and accordingly the Gift is being accepted by the Donee herein.

NOW THIS DEED WITNESSETH that the Donor without any monetary consideration and in consideration of natural love and

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PRIVATE LIMITED



Director

*affection, which the Donor bears to the Donee do hereby grant and transfer by way of Gift of the said property situated at Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, within the limits of the then Joka No.2 Anchal Panchayet now under Kolkata Municipal Corporation (South Suburban Unit), under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), more particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**" together with all the things permanently attached thereto or standing thereon and all the liberties, privileges easements and advantages appurtenance thereto and all the estate, right, title and interest, use, inheritance, possession, benefit, claims and demand whatsoever of the Donor **TO HAVE AND TO HOLD** the same unto and to the use of the Donee and absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Kolkata Municipal Corporation or other local Authority **AND FURTHER THAT** the Donor out of his natural love and affection and without force of*

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Director

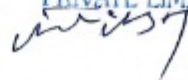
:: 10 ::

compulsion or undue influence and with his free will and in full possession of his body senses do hereby give, transfer and convey his said property mentioned above unto the said Donee with all profits, advantages, privileges and appurtenances whatsoever with the said property, **TO HAVE AND TO HOLD** the same hereby gifted unto and to the said Donee absolutely and forever.

AND THE DONOR DOTH HEREBY COVENANTS WITH THE DONEE as follows :-

- A. That the Donor now has in himself, good right, full power and absolute Authority to grant of the said property hereby granted as gift in the manner aforesaid.
- B. The Donee may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said property and receive the rents, issues and profits and rents thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from under or in trust for the Donor.

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PRIVATE LIMITED



Director

C. That the said property with all right, title and interest attached thereto of the said property situated at Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, within the limits of the then Joka No.2 Anchal Panchayet now under Kolkata Municipal Corporation (South Suburban Unit), under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), is free and clear and freely and clearly and absolutely and forever released and discharged by the Donor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, title, charges and encumbrances whatsoever, had made, executed, occasioned or suffered by the Donor or by any other person or persons lawfully claiming or to claim by, form under or in trust for the Donor.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 7 (Seven) Cottahs 1 (One) Chittack 8 (Eight) Square be the same a

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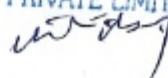
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Director

little more or less together with tiled shed structure measuring about 400 (Four Hundred) Square Feet more or less standing thereon being Plot No.D, situate and lying at Mouza : Haspukuria, J.L. No.20, R.S. No.36, Touzi No.15, under R.S. Khatian No.217, appertaining to Dag Nos.273, 274, 275 & 276, being the portion of Premises No.131/2, Bakhra Hat Road, Police Station : Thakurpukur, Kolkata : 700104, within the limits of the then Joka No.2 Anchal Panchayet now under Kolkata Municipal Corporation (South Suburban Unit), under Ward No.144, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), which is situated within the zone of Bacharpara Road to Raghunathpur Road (Premises not located on Road), together with all right, title, interest and right of easement attached thereto and the same is butted & bounded as follows :-

ON THE NORTH : Land of Chanda Mohan ;
ON THE SOUTH : 23' wide Common Passage ;
ON THE EAST : Land of Plot No.C ;
ON THE WEST : Tulika Ice Cream Pvt. Ltd. ;

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PRIVATE LIMITED



Director

IN WITNESSES WHEREOF the Donor of the One Part as well as the Donee of the Other Part (by way of acceptance of the said Gift) has put their respective hands the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Jayali Podder
Advocate
Alipore Judges Court
Kot-27

2. Nitishan Sin.
Advocate
Alipore Judges Court
Kot-27

Pran Narayan Khandelwal

Signature of the **DONOR**

The Donee doth hereby accept the Gift and takes over possession of the said property, described in the **SCHEDULE** hereinabove.

Drafted by me :-

Alok Kumar Roy
ALOK KUMAR ROY
Advocate
Alipore Judges' Court, Kol : 27.

Computer typed by :-

Harsh
216G/2, B.C. Road, Kol : 34.

Saurav Khandelwal

Signature of the **DONEE**

**S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**

[Signature]

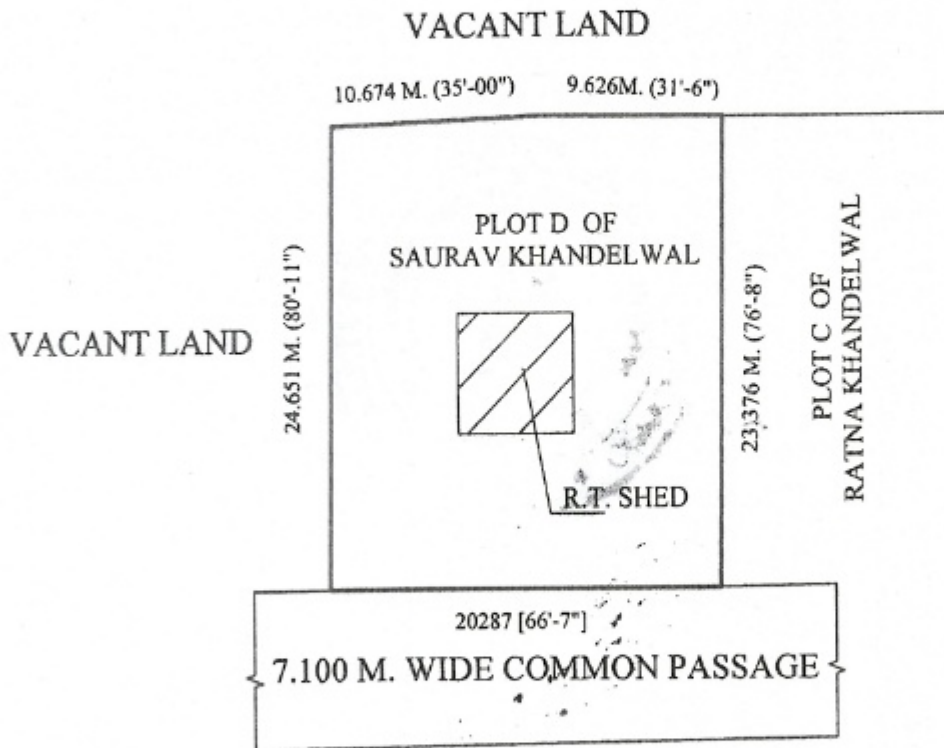
Director

THE PLAN AT PREMISES NO.-131/2, BAKRAHAT ROAD, WARD NO.-144,
MOUZA -HASPUKURIA, J.L.NO.- 20, R.S NO.-36, UNDER R.S. KHATIAN
NO.-217, UNDER R.L. KHATIAN NO. 339, DAG NO.-273,274,275,276;
TOUZI NO.-15; P.S.- THAKURPUKUR, KOLKATA-700104;
DIST.-SOUTH 24 PARGANAS . UNDER K.M.C.

AREA OF LAND (PLOT-D) = 7K.-01 CH.-8 SQ.FT. = 473.132 SQ.M.
AREA OF R.T. SHED = 400 SQ.FT.



SCALE-1:200



S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

Prem Narayan Khandelwal

SIG.OF DONER

Saurav Khandelwal

SIG.OF DONEE

Ranjit Bhattacharya
REG. NO. CA/87/10587

DRAWN BY



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

Name : PREM NARAYAN KHANDELWAL
 Signature : Prem Narayan Khandelwal



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

Name : SAURAV KHANDELWAL
 Signature : Saurav Khandelwal

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

Name :
 Signature :

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

S M D JOKA METRO CITY DEVELOPER
 PRIVATE LIMITED

Director

नाम लेखा संख्या PERMANENT ACCOUNT NUMBER
AFOPK4554J

नाम NAME
PREM NARAYAN KHANDELWAL

पिता का नाम FATHER'S NAME
HARI VALLABH KHANDELWAL

जन्म तिथि DATE OF BIRTH
24-10-1958

प्राप्तकर्ता SIGNATURE
Prem Narayan Khandelwal

अधिकारी का नाम, पद, आदि
COMMISSIONER OF INCOME-TAX, W.B. - XI

S M D JORA METRO CITY DEVELOPER
PRIVATE LIMITED

[Handwritten Signature]

Director

आयकर विभाग

INCOME TAX DEPARTMENT

SAURAV KHANDLWAL

PREM NARAYAN KHANDLWAL

24/02/1991

Permanent Account Number

BGXPK5911N

Saurav

Khandlwal

Signature

भारत सरकार

GOVT OF INDIA



इस कार्ड के खोने / पाने पर कृपया सूचित करें / संस्था:
आयकर पैन सेवा प्रदाता, एन एस सी एन
तीसरी मंजिल, सफाई चतुर्था,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL,
3rd Floor, Saffron Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 1111 / 2721 0211 / 2721 0381
e-mail: nsdl@nsdl.co.in

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

[Signature]

Director



सीरव खंडेलवाल

Saurav Khandelwal

जन्म तिथि/ DOB: 24/02/1992

पुरुष / MALE

9720 1021 9718



मेरा आधार, मेरी पहचान



आधार

पहचान प्राधिकरण
AUTHORITY OF INDIA

पता:

मात्मज: प्रेम नारायण खंडेलवाल,
10/16ए, सिद्धिनाथ चर्चर्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकाता,
वेस्ट बंगाल - 700034

Address

S/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

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PRIVATE LIMITED

(Signature)

Director



रेखा खन्डेनवाल

Rekha Khandelwal

जन्म तिथि/ DOB: 05/10/1982

महिला / FEMALE

7853 7163 9841



मेरा आधार, मेरी पहचान



पहचान प्राधिकरण
भारत सरकार

पता:

वर्षागिरी: प्रेम नारायण खन्डेनवाल,
10/16ए, सिद्धिनाथ चर्चर्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकता,
वेस्ट बंगाल - 700034

Address

W/O: Prem Narayan
Khandelwal, 10/16A,
Siddhinath Chatterjee Road,
Manton Stop, Behala, Behala,
Kolkata,
West Bengal - 700034



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1800 300 1947



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P.O. Box No.1947,
Bengaluru-560 001

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PRIVATE LIMITED

[Signature]

Director



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-020273028-8
GRN Date: 14/01/2021 14:06:23
BRN : 7157550089922
SBI ePay txn No. : IGAKQLDX8
Payment Mode : Net Banking-SELF
Payment Gateway : SBI EPay-State Bank of India
BRN Date: 14/01/2021 14:08:01
SBI ePay txn Date. 14/01/2021 14:06:44

DEPOSITOR'S DETAILS

Name : DEBANJAN MITRA
Contact No. : null
E-mail :
Address : 61SATYAJIT ROY SARANI BEHALA
User Type : Others
Id No. : 2001716243/4/2020
Mobile No. +91 9830159579

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001716243/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	56527
2	2001716243/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	27776
			Total Amount	84303

In Words : Rupees Eighty Four Thousand Three Hundred Three Only.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001716243/2020	Office where deed will be registered
Query Date	18/12/2020 8:27:20 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MITHUN DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830189873, Status : Advocate	
Transaction	Additional Transaction	
[0201] Gift, Gift in Favour of family members	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 5,00,000/-	Rs. 56,51,253/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 28,276/- (Article:33(ii))	Rs. 56,527/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2, , Ward No: 144, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 1 Chatak 8 Sq Ft	4,00,000/-	55,31,253/-	Width of Approach Road: 23 Ft.,
Grand Total :				11.6715Dec	4,00,000 /-	55,31,253 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,00,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,20,000 /-	

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



Query No: 2001716243 of 2020, Printed On : Dec 18 2020 8:30AM, Generated from wbregistration.gov.in

ns :

	Name & address	Status	Execution Admission Details :
1	PREM NARAYAN KHANDELWAL Son of HARI VALLABH KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. AFxxxxxx4J, Aadhaar No.: 43xxxxxxx3425, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Donee Details :

SI No	Name & address	Status	Execution Admission Details :
1	SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BGxxxxxx1N, Aadhaar No.: 97xxxxxxx9718, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
REKHA KHANDELWAL Wife of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of PREM NARAYAN KHANDELWAL, SAURAV KHANDELWAL

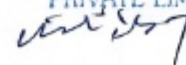
Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	PREM NARAYAN KHANDELWAL	SAURAV KHANDELWAL	Y	11.6715 Dec	55,31,253/-

Transfer of Structure 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.)
S1	PREM NARAYAN KHANDELWAL	SAURAV KHANDELWAL	Y	400 Sq Ft	1,20,000/-

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director



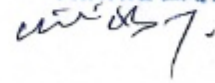
of Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 711440203600 Premises No. : 131/2 Ward No. : 144 Street Name : BAKRA HAT ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : PREM NARAYAN KHANDELWAL Owner Address : 131/2, BAKRA HAT ROAD , KOLKATA Pin No. : 700104	Character of Premises: Total Area of Land: 31 Cottah, 02 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 17-01-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 17-01-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
 D.S.R. - I SOUTH 24-PARGANAS,D.S.R. -II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director





भारत सरकार
GOVERNMENT OF INDIA



प्रेम नारायण खंडेलवाल
Prem Narayan Khandelwal
जन्म तिथि/ DOB: 24/10/1958
पुरुष / MALE



4320 9036 3425

मेरा आधार, मेरी पहचान

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: हरी वल्लभ खंडेलवाल,
10/16ए, सिद्धिनाथ चटर्जी रोड,
मंटो स्टॉप, बेहाला, बेहाला,
कोलकाता,
वेस्ट बंगाल - 700034

Address

S/O: Hari Vallabh Khandelwal,
10/16A, Siddhinath Chatterjee
Road, Manton Stop, Behala,
Behala, Kolkata,
West Bengal - 700034



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

RECEIVED

Director

Major Information of the Deed

Deed No :	I-1607-00687/2021	Date of Registration	20/01/2021
Query No / Year	1607-2001716243/2020	Office where deed is registered	
Query Date	18/12/2020 8:27:20 AM	1607-2001716243/2020	
Applicant Name, Address & Other Details	MITHUN DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830189873, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 56,51,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 28,276/- (Article.33(i))	Rs. 56,527/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Bachharpara Road -- Raghunathpur Road Premises Not Located on Road) , , Premises No: 131/2, Ward No: 144 Pin Code : 700104

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	7 Katha 1 Chatak 8 Sq Ft	4,00,000/-	55,31,253/-	Width of Approach Road. 23 Ft.
Grand Total :				11.6715Dec	4,00,000 /-	55,31,253 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,00,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,00,000 /-	1,20,000 /-	

**S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED**

(Signature)



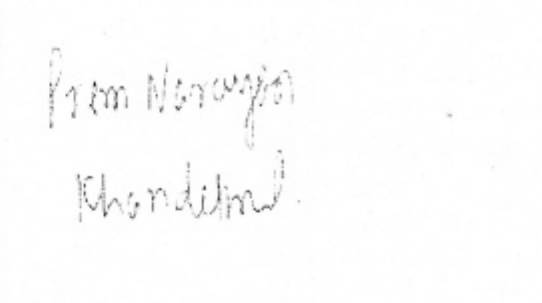
Director






Director

Director




or Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	PREM NARAYAN KHANDELWAL (Presentant) Son of HARI VALLABH KHANDELWAL Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			
	20/01/2021	LTI 20/01/2021	20/01/2021	
10/16A, SIDDHINATH CHATTERJEE ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx4J, Aadhaar No: 43xxxxxxxx3425, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SAURAV KHANDELWAL Son of PREM NARAYAN KHANDELWAL Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			
	20/01/2021	LTI 20/01/2021	20/01/2021	
Son of PREM NARAYAN KHANDELWAL Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx1N, Aadhaar No: 97xxxxxxxx9718, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
REKHA KHANDELWAL Wife of PREM NARAYAN KHANDELWAL 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O:- BEHALA, P S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034			
	20/01/2021	20/01/2021	20/01/2021
Identifier Of PREM NARAYAN KHANDELWAL, SAURAV KHANDELWAL			

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED

Director

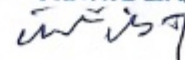
Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	PREM NARAYAN KHANDELWAL	SAURAV KHANDELWAL	Y	11.6715 Dec	55,31,253/-

Transfer of Structure 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.)
S1	PREM NARAYAN KHANDELWAL	SAURAV KHANDELWAL	Y	400 Sq Ft	1,20,000/-

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED



Director

On 21-12-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 56,51,253/- Family Members amount Rs 56,51,253/-

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 20-01-2021

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 (i) of Indian Stamp Act 1899.

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

Presented for registration at 11:40 hrs on 20-01-2021, at the Office of the A.D.S.R. BEHALA by PREM NARAYAN KHANDELWAL, Executant

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

Execution is admitted on 20/01/2021 by 1. PREM NARAYAN KHANDELWAL, Son of HARI VALLABH KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Professionals, 2. SAURAV KHANDELWAL, Son of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by REKHA KHANDELWAL, , Wife of PREM NARAYAN KHANDELWAL, 10/16A, SIDDHINATH CHATTERJEE ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 56,527/- (A(1) = Rs 56,513/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 56,527/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2021 2:08PM with Govt. Ref. No: 192020210202730288 on 14-01-2021, Amount Rs: 56,527/-, Bank SBI EPay (SBlePay), Ref. No. 7157550089922 on 14-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,276/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 27,776/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 476955, Amount: Rs.500/-, Date of Purchase: 28/12/2020, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2021 2:08PM with Govt. Ref. No: 192020210202730288 on 14-01-2021, Amount Rs: 27,776/-, Bank SBI EPay (SBlePay), Ref. No. 7157550089922 on 14-01-2021, Head of Account 0030-02-103-003-02

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA

S M D JOKA METRO CITY DEVELOPERS PRIVATE LIMITED
South 24-Parganas, West Bengal

[Signature]

Director

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2021, Page from 39418 to 39448
being No 160700687 for the year 2021.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2021.01.21 17:29:47 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2021/01/21 05:29:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

S M D JOKA METRO CITY DEVELOPER
PRIVATE LIMITED
S M D Joka
Director

(This document is digitally signed.)