5267/2017

1 5580

12/7/17

GIFT DEED

THIS INDENTURE MADE this day of 12th day of **July 2017.**

BETWEEN

M/S. H. R. INFRACON LIMITED, bearing (PAN NO - AACCH1838E) , having its' registered office at, 216, M.G. Road, Kolkata – 700007, Police Station – Burrabazar, Post Office Burrabazar , represented by its Cheif Exutive Officer Sri Ronak Mall (PAN-ANXPM8866A), Son Of Jyoti Mohan Mall, is company incorporated under the provisions of The Companies Act 1956,hereinafter called the "**DONER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Directors for the time being of said company, successor(s)-in-office, nominees and assigns),hereinafter referred to as **DONER / FIRST PARTY** of the First Part.

certified that the document is admitted to registration. The Signature Sheet & the endorsement Sheet attached with this document are the part of this document.

Addl. Dist Sub Registrar
Naihati, North 24 Parganas
25/07/2017

(S) 1/246123/17

H. R Infracon Limited

Authorised Signatory

V.C.T.1-7045

Chairman
Bhatpara Municipality

Addl. Dist. Sub Registrar
Haibati North 24 Parganas

12 JUL 2017

AND

BHATPARA MUNICIPALITY, (PAN- AAALB0298H), having its offices at 1/1, West Ghosh Para Road, Bhatpara, Kankinara, P.S.Jagatdal, District North 24-Parganas, Represented by its CHAIRMAN **MR. ARJUN SINGH** (PAN - AMAPS4476L) Son Of Late Satya Narayan Singh, hereinafter called and referred "**DONEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Directors for the time being of said company, successor(s) in-office, nommees and assigns), , hereinafter referred to as **SECOND PART.**

WHEREAS The Donor is the Owner of a plot of land measuring 4.503 acres, within premises No. 71 New Chord Road, Shyamnagar, under Bhatpara Municipality, Mouza Mulajore, P.S. Jagatddal, Under Bhatpara Municipality,District 24 – Parganas.(North) by way of purchasing the same from Nicco Corporation Limited through a registered Deed of Sale dated 23rd April, 2009, vide deed no. 4055, registered at the office of The Additional Registrar Of Assurance , Kolkata.

AND WHEREAS the Donors has started construction over a portion of the said Land.

AND WHEREAS the Donee has intended to acquire an Internal Pond from the Donor inside the premises of their property 71 New Chord Road, This is Ideally needed for Day-to-Day Maintenance of the high Drain that can only be and conveniently accessed by this Proposed Road.

AND WHEREAS the Donor has agreed upon the said proposal for the benefit of the society. The Road here by given as gift to the municipality/ the Donne for the cause of social and welfare of the local community and the Municipal area.

AND WHEREAS The premises 71 New Chord Road, has been into 3 Plots of Land intervening by the Road hereby given as gift to the municipality/ the Donne by the Donor, i.e. 71/A New Chord Road, 71/B New Chord Road, 71/C New Chord Road

AND WHEREAS the Donors have express their desires to make a free gift to the Bhatpara Municipality the area which are specifically mentioned in the schedules here in under and more fully described and delineated in the Map or Plan annexed hereto.

NOW THIS INDENTURE WITNESSED that in consideration to a sum of RS. 5,00,000/- (Five Lacks) only of the premises the Donor freely Gifted the portion of the owner's land will and accord and while in a sound state of the body and mind hereby grants and convey unto the Bhatpara Municipality for the larger interest of the Society and the community that stays around and Also for thinking about the hygiene of the local people And the area has been specifically mentioned in the schedules here in under. **and** more fully described and delineated in the Map or plan annexed hereto coloured in **RED** Border Line.

That **THE BHATPARA MUNICIPALITY** shall maintain and upkeep of the road.

That **THE BHATPARA MUNICIPALITY** shall not use the road for any and Public activities and the exclusive purpose of the road would be to maintain the HIGH Drain Running As marked in the Drawing not for any commercial purpose.

That the width of the road would be 4 Feet.

That **THE BHATPARA MUNICIPALITY has already** divided the land into three Parts and mutated the plot into three Holding Numbers i.e. 71/A New Chord Road 71/B New Chord Road, 71/C New Chord Road.

AND to the hereby covenants with the Donne that notwithstanding anything done by the Donors or knowingly suffered they, the donors have full power to convey and grant the aforesaid side strip of land hereby conveyed.

AND FURTHER comments that the Donors shall at all the times at the cost of the Donors do all such further acts deeds and assurance for more perfectly and effectively conveying the said side strip of land hereby conveyed as required.

SCHEDULE

ALL THAT area of land measuring about 4.503 acres More or less alongwith structures standing therein, Within Ward No. 22, Holding no. 71/A, 71/B, 71/C, New Chord Road (Previously 71 New Chord Road), contained to R. S. Dag No. 72, 73, 93, 94, 94/2410, 95, 96, 97, 98, 99, 81/2402, 81/2403, 209/2034, 95/2411, 73/2406 and 17/1107, corresponding to R. S. Khation No. 364, 1603, 204, 54, 1580, 204, 335, 1605, 1775, 306, 1579, 779 and 1602, under Bhatpara Municipality, Mouza- Mulajore, J. L. NO. 18, P.S. Jagatddal, P.O. - Shyamnagar, Under Bhatpara Municipality, District 24 – Parganas, (North) is butted and bounded by:-

ON THE NORTH : Municipal Drain.

ON THE SOUTH : Uttarpara Road.

ON THE EAST : New Chord Road.

ON THE WEST : Nicco Corporation Limited.

SCHEDULE B The Gifted Property PART-I

ALL THAT piece and parcel of land measuring 3135 Sqft or 4 Cottah 2 Chittikas 25 Sqft. long road within the Bhatpara Municipal Ward No. 22, Holding No. 71/A, 71/B and 71/C, New Chord Road, contained to R. S. Dag No. 72, 73, 93, 94, 94/2410, 95, 96, 97, 98, 99, 81/2402, 81/2403, 209/2034, 95/2411, 73/2406 and 17/1107, corresponding to R. S. Khation No. 364, 1603, 204, 54, 1580, 204, 335, 1605, 1775, 306, 1579, 779 and 1602, Shyamnagar, under Bhatpara Municipality, Mouza- Mulajore, J. L. NO. 18, P.S. Jagatddal, P. O : Shyamnagar, Under Bhatpara Municipality, District 24 – Parganas.(North) is butted and bounded by :

ON THE NORTH : 71/C. New Chord Road there after Municipal Drain
ON THE SOUTH : 71/A New Chord Road
ON THE EAST : 71/B New Chord Road
ON THE WEST : 71/A New Chord Road

H. R Infracon. Authorised Signatory

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED in the presence of:

1.

2.

H. R Infracon Limited

Authorised Signatory

SIGNATURE OF THE DONER SRI RONAK MALL
(As a C. E. O of M/S. H. R. INFRACON LIMITED)

Chairman
Bhatpara Municipality

SIGNATURE OF THE DONEE SRI ARJUN SINGH
(CHAIRMAN OF BHATPARA MUNICIPALITY)

Drafted by:

Manash Kr. Ghosh.

MANASH KR. GHOSH
Advocate
Barrackpore Court
En. No.- W.B. 672/2001

GOVERNMENT OF WEST BENGAL

Finance (Taxation) Department

No 3260-F.T. Calcutta, the 25th November, 1999

Order

WHEREAS the Governor is of the opinion that there are reasonable grounds for doing so.

NOW THEREFORE, in exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (2 of 1899) and sub-section (2) of section 78 of the Registration Act, 1908 (16 of 1908), the Governor is pleased hereby to remit the stamp duty and registration fee chargeable under the respective Acts as aforesaid on the deed of gift by which a piece of land or a price of land with building or structure thereon is donated by a person to the Government of West Bengal, or a Panchayati Raj Institution or a Municipality/Municipal Corporation or a District Primary School Council within the State of West Bengal for implementation of projects for a public cause.

By order of the Governor,
Sd/- (D. Gupta)
Assistant Secretary to the
Government of West Bengal

GOVERNMENT OF WEST BENGAL

Finance (Taxation) Department

No. 2797-F.T. Kolkata, the 17th August, 2001

Order

WHEREAS the Governor is of the opinion that there are reasonable grounds for doing so.

NOW, THEREFORE, in exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (2 of 1899) and sub-section (2) of section 78 of the Registration Act, 1908, the Governor is pleased hereby to remit the stamp duty and registration fees respectively chargeable under the abovementioned Acts for the registration of lease deeds in favour of units of the Bharat Sanchar Nigam Limited located in the State of West Bengal which were previously under the West Bengal Telecom circle, in connection with the opening of new Telephone Exchanges.

By order of the Governor
Sd/- (T.K. Basu)
Deputy Secretary to the
Government of West Bengal

LAND PLAN SHOWING REQUIST STRIP OF LAND PROPOSED AS MUNICIPAL ACCESS THROUGH HOLDING NO.
ROAD, WARD NO.- 22, DIST.-24PGS.[N],UNDER BHATPARA MUNICIPALITY BELONGS TO H.R. INFRACON LTD. AT
R.S. DAG NO.-72, 73,93,94,94/2410,95,96,97,98,99,81/2-02,81/2403,209/2034,95/2411, 73,2406,17/1107,
AND KHATIAN NO.- 364,1603,204,54,54,1580,204,335,335,335, 1605, 1775,306, 1579,779,1602, RESPECTIVELY OF
MOUZA :- MULAJORE, P.S.:- JAGATDAL, J.L. NO.- 18, AS PER REQUISTION OF BHATPARA MUNICIPALITY.

PART-I

AREA OF LAND:- 7481.933 SQM.

PART-II

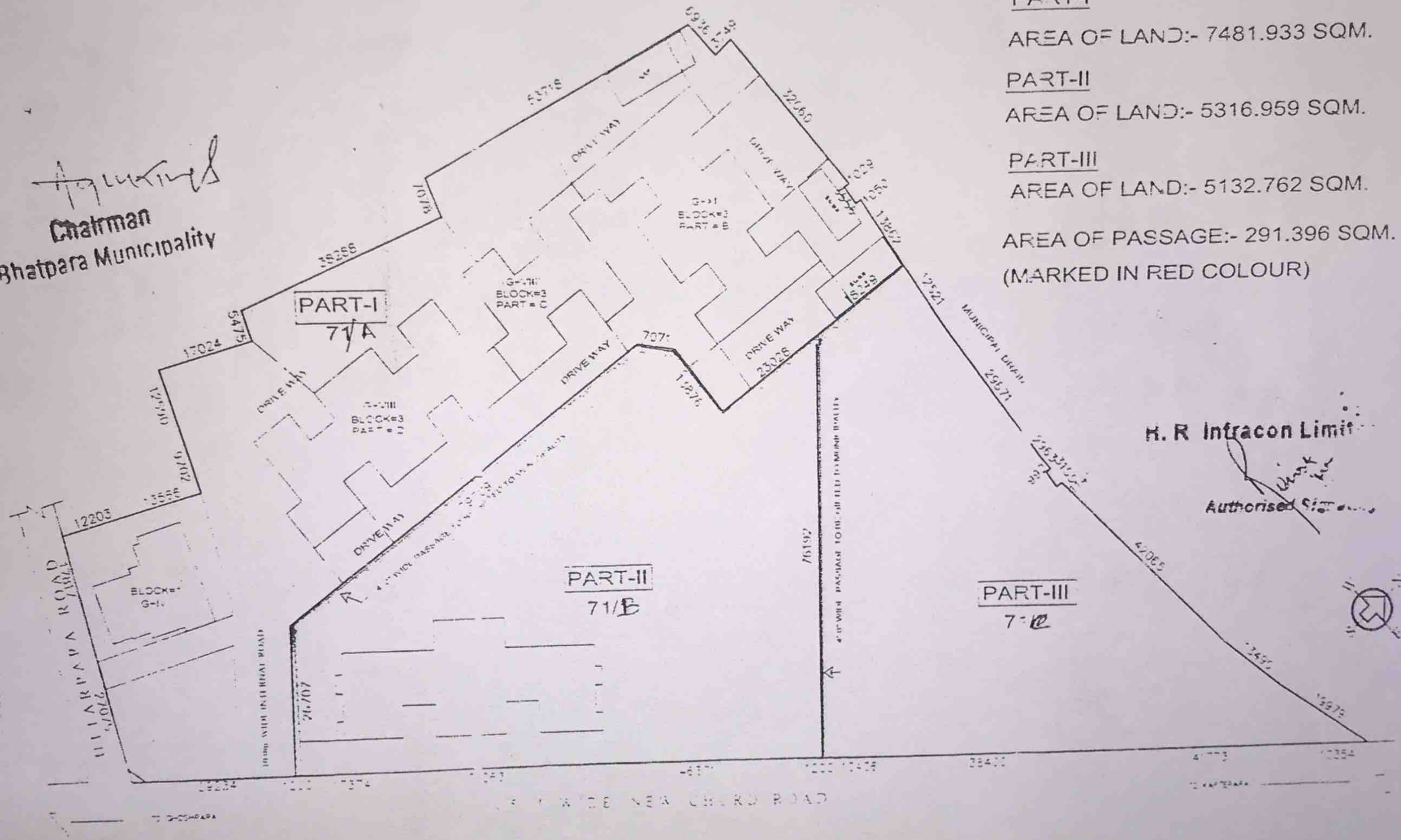
AREA OF LAND:- 5316.959 SQM.

PART-III

AREA OF LAND:- 5132.762 SQM.

AREA OF PASSAGE:- 291.396 SQM.
(MARKED IN RED COLOUR)

Chairman
Bhatpara Municipality



H. R Infracon Limit

Authorised Sig...

आयकर विभाग
INCOME TAX DEPARTMENT
H R INFRACON LIMITED
भारत सरकार
GOVT. OF INDIA
28/03/2008
Permanent Account Number
AACCH1830E

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चैम्बर्स,
बानेर टेलीफोन एक्सचेंज के नजदीक,
बानेर, पुणे - 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, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@vsnl.com

आयकर विभाग
INCOME TAX DEPARTMENT

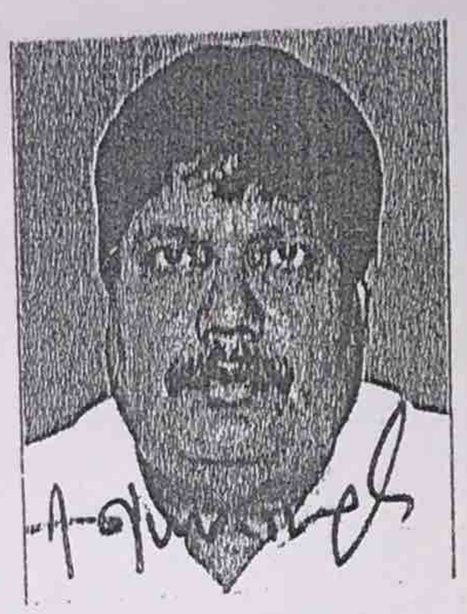
भारत सरकार
GOVT. OF INDIA

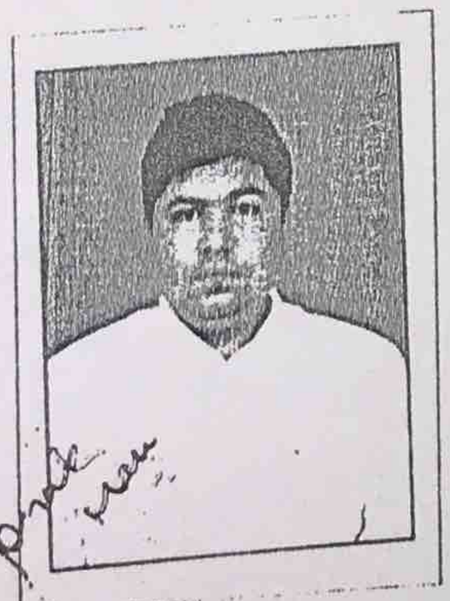
BHATPARA MUNICIPALITY

01/07/1899

AAALB0298H

ADDITIONAL DISRTICT SUB - REGISTRAR, AT NAIHATI, NORTH 24 PARAGANS

LEFT HAND		NAME PARTY		RIGH THAND
	Little		Little	
	Ring		Ring	
	Middle		Middle	
	Fore		Fore	
	Thumb	SIGNATURE	Thumb	

LEFT HAND		NAME PARTY		RIGHT HAND
	Little		Little	
	Ring		Ring	
	Middle		Middle	
	Fore		Fore	
	Thumb	H. R Infracon Limited SIGNATURE Authorised Signatory	Thumb	

आयकर विभाग

INCOME TAX DEPARTMENT

RONAK MALI

JYOTI MOHAN MALL

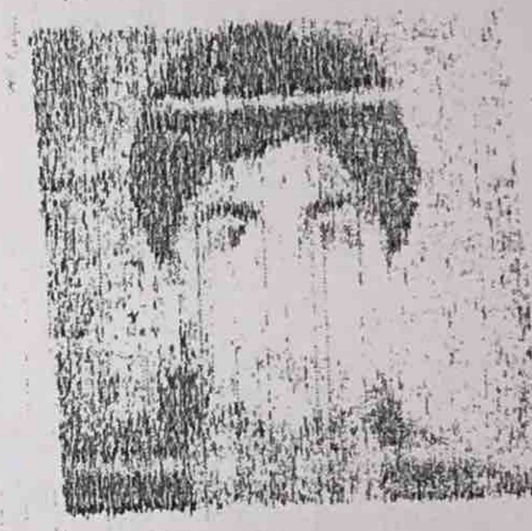
08/08/1988

Permanent Account Number

ANXPM6868A

भारत सरकार

GOVT. OF INDIA



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. NAIHATI, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15071000246123/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Arjun Singh 1/1, West Ghosh Para Road, P.O:- Kankinara, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743126	Representative of Donee [Bhatpara Municipality]			Bhatpara Municipality Chairman Executive

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr Pritam Majumdar Son of Mr B Majumdar Rathtala, P.O - Fingapara, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129	Mr Arjun Singh, Mr Ronak Mall	12/7/17

(Kaushik Ray)

ADDITIONAL DISTRICT SUB REGISTRAR

OFFICE OF THE A.D.S.R. NAIHATI

North 24 Parganas West Bengal

Query No:-15071000246123/2017, 12/07/2017 03:23:05 PM NAIHATI (A.D.S.R.)

Presentative of Bengal India

Major Information of the Deed

No :	I-1507-05580/2017	Date of Registration	25/07/2017
ery No / Year	1507-10002461 23/2017	Office where deed is registered	
uery Date	12/07/2017 2:44:58 PM	A.D.S.R. NAIHATI, District: North 24 Parganas	

Applicant Name, Address & Other Details

N PAUL
NAIHATI, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 8981722852, Status :Advocate

Transaction	Additional Transaction
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	
Set Forth value	Market Value
Rs. 5,00,000/-	Rs. 32,32,982/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 0/- (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: North 24-Parganas, P.S. Jagadeal, Municipality: BHATPARA, Road: New Chord Road, Mouza: Mulajore

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-72	RS-364	Bastu	Bastu	1 Katha 2 Chatak 25 Sq Ft	1,70,000/-	8,92,985/-	Property is on Road
L2	RS-73	RS-1003	Bastu	Bastu	1 Katha	1,00,000/-	7,69,999/-	Property is on Road
L3	RS-93	RS-204	Bastu	Bastu	1 Katha	1,00,000/-	7,69,999/-	Property is on Road
L4	RS-95	RS-54	Bastu	Bastu	1 Katha	1,00,000/-	7,69,999/-	Property is on Road
		TOTAL :			6.8635Dec	4,70,000 /-	32,02,982 /-	
	Grand Total :				6.8635Dec	4,70,000 /-	32,02,982 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft ,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete

	Total :	100 sq ft	30,000 /-	30,000 /-

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s H. R . Infracon Limited 216, M G Road, P.O:- Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AACCH1838L, Status: Organization, Executed by: Representative, Executed by: Representative

tails :

ame,Address,Photo,Finger print and Signature

Bhatpara Municipality
1/1, West Ghosh Para Road Bhatpara, P.O:- Kankinara, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743126 , PAN No.: AAALB0298H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Arjun Singh Son of Late Satya Narayan Singh 1/1, West Ghosh Para Road, P.O:- Kankinara, P.S:- Jagaddal, Distric North 24-Parganas, West Bengal, India, PIN - 743126, Sex: Male, By Caste: Hindu, Occupation: Oth Citizen of: India, , PAN No.: AMAPS4476L Status : Representative, Representative of : Bhatpara Municipality (as chairman)
2	Name: Mr Ronak Mall (Presentant) Son of Mr Jyoti Mohan Mall Date of Execution 12/07/2017, , Admitted by: Self, Date of Admission: 12/07/2017, Place of Admission of Execution: Office Photo: Jul 12 2017 3:20PM Finger Print: L.H 12/07/2017 Signature: 12/07/2017 16, M G Road, P O - Burrobazar, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700(Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANXPM8866A Stat Representative, Representative of : M/S H R Infracon Limited (as cheif exutive officer)

Identifier Details :

Name & address		
Mr Pritam Majumdar Son of Mr B Majumdar Rathtala, P.O:- Fingapara, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743129, Sex: Mal Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Arjun Singh, Mr Ronak Mall	12/07/2017	

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in M Value (In
L1	M/s H. R Infracon Limited	Bhatpara Municipality		1.91354 Dec	8,92,985/-
L2	M/s H. R . Infracon Limited	Bhatpara Municipality		1.65 Dec	7,69,999/-
L3	M/s H. R Infracon Limited	Bhatpara Municipality		1.65 Dec	7,69,999/-
L4	M/s H. R . Infracon Limited	Bhatpara Municipality		1.65 Dec	7,69,999/-

of Structure from Donor To Donee

	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in M Value (In
S1	M/s H. R Infracon Limited	Bhatpara Municipality		100 Sq Ft	30,000/-

Endorsement For Deed Number : I - 150705580 / 2017

On 12-07-2017

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

Prosented for registration at 13:09 hrs on 12-07-2017, at the Office of the A.D.S.R. NAIHATI by Mr Ronak Mull

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

Execution is admitted on 12-07-2017 by Mr Ronak Mull, chief exulive officer, M/s H. R. Infracon Limited, 216, M Road, P.O:- Burrobazar, P.S:- Burrobazar, District:- Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Pritam Majumdar, , Son of Mr B Majumdar, Rathtala, P.O:- Lingapara, Thana:- Jagaddal, , North Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by profession Advocate

Endorsement by Commissioner after Execution of Visit Commission Case No:-000452 of 2017

Having visited the residence of Mr Arjun Singh, Chairman, Bhatpara Municipality, 1/1, West Ghosh Para Road Bhatpara, P.O:- Kankinara, P.S:- Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN - 743126 I have day examined the said Mr Arjun Singh who has been identified to my satisfaction by Mr Pritam Majumdar, , , Son B Majumdar, Rathtala, P.O:- Lingapara, Thana:- Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743 by caste Hindu, by profession Advocate AND the said Mr Arjun Singh has admitted the execution of this docume

Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTI
OFFICE OF THE A.D.S.R. NAIHAT
North 24-Parganas, West Bengal

On 25-07-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exemplod from stamp duty

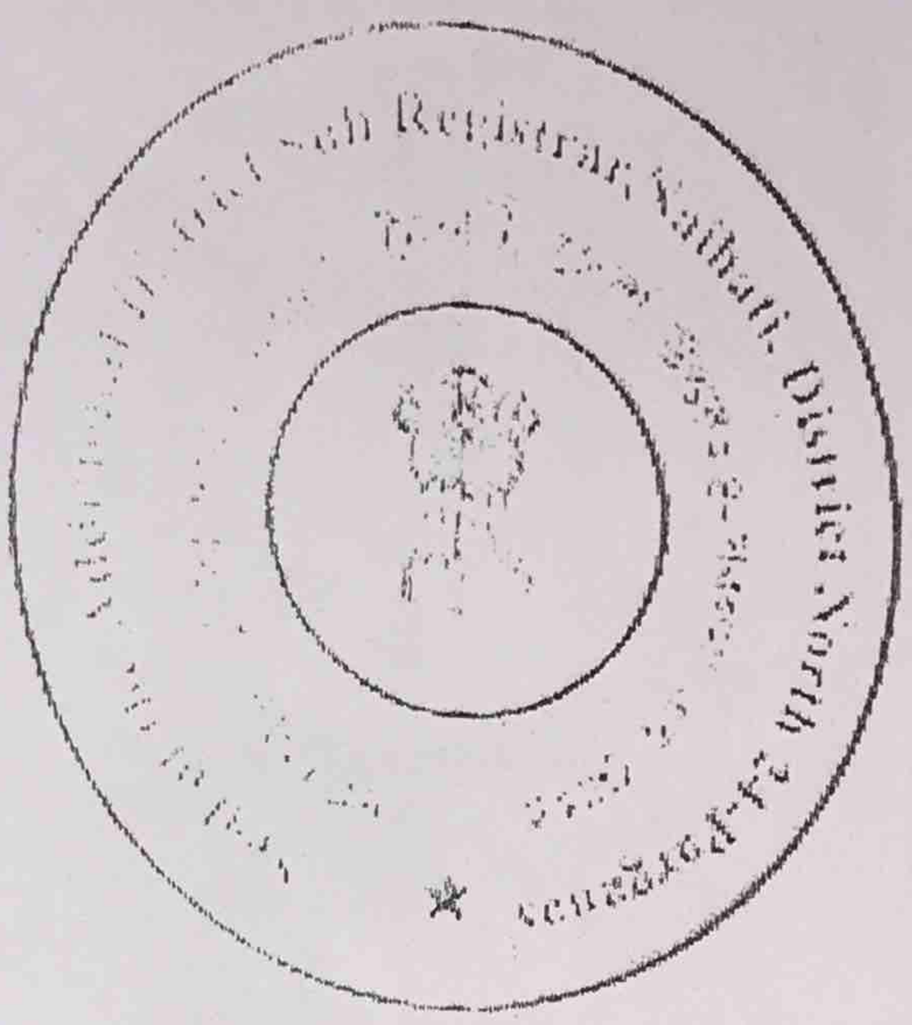
Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTI
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

tificate of Registration under section 60 and Rule 69.

egistered in Book - I

Volume number 1507-2017, Page from 102132 to 102148

being No 150705580 for the year 2017.



Digitally signed by KAUSHIK RAY
Date: 2017.07.25 16:44:58 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 25-Jul-17 4:44:57 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. NAIHATI

West Bengal.

(This document is digitally signed.)