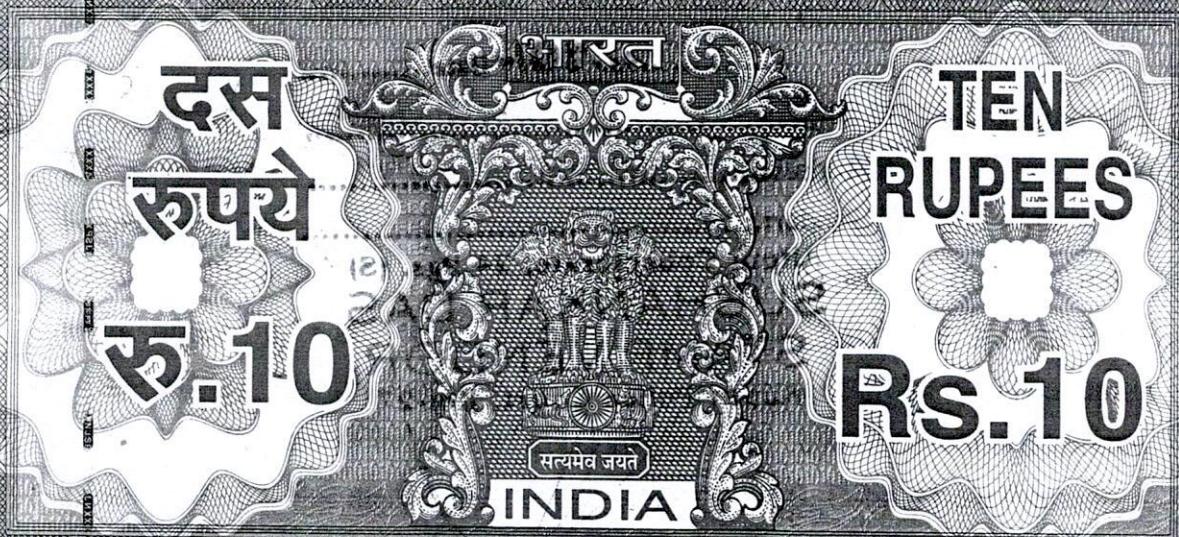


৭৪৩৭/২২

I-9827/2022

भारतीय और न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ .পশ্চিম বাংলা WEST BENGAL

73AB 700643

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

17
No 17
1-50p
8-2223953


District Sub-Register-II
Alipore, South 24-Parganas

26 JUL 2022

DEED OF GIFT TO K.M.C. (STRIP OF LAND)

THIS DEED OF GIFT is made this the 26th day of
July Two Thousand Twenty Two (2022).

BETWEEN

“J.B. COMIDA PRIVATE LIMITED”, having PAN-AABCJ3223A, a Company incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 483, Parnashree Pally, P.O. Parnasree Pally, P.S. formerly Behala now Parnasree, Kolkata-700060, West Bengal, India, represented by its authorized signatory SRI NAVIN TAHLANI, having PAN-ABVPT0544J, having Aadhaar No.4933 2075 2789, Son of Sri Thakurdas Tahlani, by faith-Hindu, by nationality-Indian, by occupation-Business, residing at 483, Parnasree Pally P.O. Parnasree, P.S. Behala now Parnasree, Kolkata-700060, District South 24-Parganas, West Bengal, India, hereinafter called the DONOR (which expression, where the context will so admit, shall mean and include its, executors, successors-in-office, legal representatives administrators and assigns) of the ONE PART :

A N D

THE KOLKATA MUNICIPAL CORPORATION, a body corporate constitute under the West Bengal Act.LIX of 1980, having its Central office at No.5, S.N. Banerjee Road, P.O. Dharmatala, P.S. Taltala, Kolkata -700 013, hereinafter called the DONEE (which expression, where the context will so admit shall mean and include its successors and assigns) of the OTHER PART:

W H E R E A S the Donor is the absolute owner and occupier of the land/land with structure measuring **15 Cottahs 04 Chittaaks 29.032 Sft.**, equivalent to **1022.764 Sq.m.**, be the same a little more or less, (as per physical measurement) with structure standing thereon, lying and situate at Mouza – Behala, J.L. No.2, R.S. No.83, Touzi No.346 comprising C.S. Dag No.683 corresponding to R.S. Dag No.683/2540 appertaining to C.S. Khatian No.2233 corresponding to R.S. Khatian No.7031, P.S. formerly Behala now Parnasre, Sub-Registry/A.D.S.R. Office Behala, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No.131, Br.XIV, being the **Municipal Premises**

No.37, Maharani Indira Devi Road, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, in the District South 24-Parganas, which is situated at the 8'ft. Wide Common Passage & 30' ft. wide K.M.C Road and whereas the Donor have expressed their desire to make a free gift of the strip portion of the land measuring **138.005 Sft.**, **corresponding to 12.821 sq.m.**, from **Northern side of Municipal Premises No.37, Maharani Indira Devi Road**, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, 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 U/s 405 of the Kolkata Municipal Corporation Act.1980 for sanction of building plan and whereas the said proposal or offer of the Donor have been accepted by the K.M.C. the Donee it has been decided inter-alia that the gift of the strip portion of land measuring **138.005 Sft.**, **corresponding to 12.821 sq.m.**, from **Northern side of the said Municipal Premises No.37, Maharani Indira Devi Road**, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, Dist. 24-Parganas (South), for sanction of building plan in respect of the said **Municipal Premises No.37, Maharani Indira Devi Road**, P.S. formerly Behala now Parnasree, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, be accepted U/s.405 of the Kolkata Municipal Corporation Act. 1980.

NOW THIS INDENTURE WITNESSETH that in consideration of the premises the, Donors of their 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 piece and parcel of land measuring about land measuring **138.005 Sft.**, **corresponding to 12.821 sq.m.**, from **Northern side** being a portion of the said **Municipal Premises No.37, Maharani Indira Devi Road**, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata –

700060, P.S. Behala now Parnasree, Ward No.131, Br.-XIV, Kolkata–700060, Dist. 24-Parganas (South), more fully described and delineated in the map of plan annexed hereto and demarcated with Red border line therein, valued at Re.1/-.

TO HOLD to the Kolkata Municipal Corporation the said strip of land free from all encumbrances as the owners for the purpose of widening the Kolkata Municipal Corporation Road of the said Municipal Premises No.37, Maharani Indira Devi Road, having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, P.S. Behala now Parnasree, Ward No.131, Br.-XIV, Kolkata–700060, Dist. 24-Parganas (South).

AND the Donor hereby covenant with the Donee that Notwithstanding anything done by the donor or knowingly suffered, they, the Donors have full power to convey and grant the aforesaid strip portion of land hereby conveyed. This Deed of Gift is made for public purpose.

AND further comments that the Donor shall at all times at the cost of the Donors 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 as by the later shall be reasonably required.

SCHEDULE

ALL THAT piece and piece of land measuring about **138.005 Sft.**, corresponding to **12.821 sq.m.**, from **Northern side** being a portion of the aforesaid **Municipal Premises No.37, Maharani Indira Devi Road**, being Assessee No.41-131-10-0037-1 having its Mailing Address 56/1, Maharani Indira Devi Road, Kolkata – 700060, P.S. Behala now Parnasree, within the limits of the Kolkata Municipal Corporation (S.S. Unit), Ward No.131, Br.-XIV, Kolkata–700060, District of 24- Parganas (South).

IN WITNESS WHEREOF the Donor herein have hereunto set and subscribed their respective hand and signature on the day, month and year first above written.

WITNESSES:-

1. Jayanta Sinha
Alipore Police Court,
Kol - 22.

2. Kalyan Mr. Basu
Adv.
Alipore Police Court
Kol - 27

N. Basu

Authorised Signatory
J. B. COMIDA PVT. LTD.

SIGNATURE OF THE DONOR

Drafted and Prepared
in my Office as per the
K.M.C. Proforma :

Kalyan Mr. Basu

Advocate.
Alipore Judges' Court,
Kolkata-700 027.

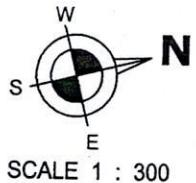
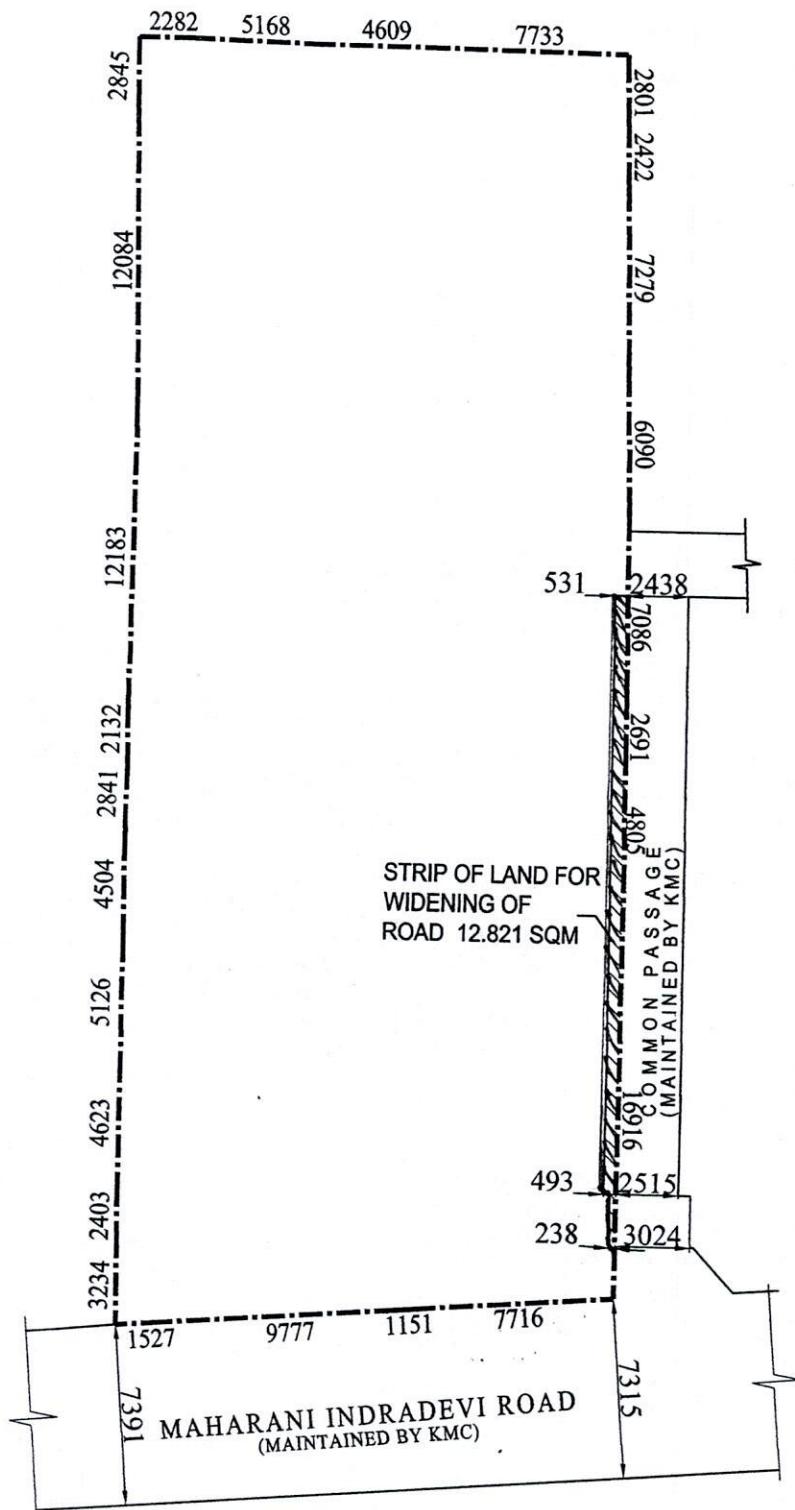
WB/880/03

Typed by :

Jayanta Sinha
Jayanta Sinha.

DEED PLAN FOR M/S J.B. COMIDA PVT. LTD. AUTHORISED SIGNATORY
MR. NAVIN TAHANI, AT PREMISES NO. - 37, MAHARANI INDIRA DEVI
ROAD, WARD :- 131, BOROUGH - XIV, KOLKATA - 700 060.

TOTAL AREA OF STRIP OF LAND = 12.821 SQM (CORROSPONDING 138.005 SFT)



SCALE 1 : 300

Authorised Signatory
J. B. COMIDA PVT. LTD.

SIGNATURE OF OWNER/S

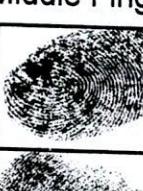
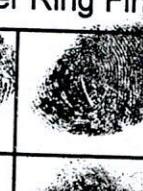
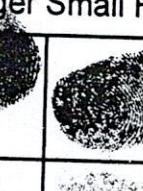
Anjan Dutta
ANJAN DUTTA
B. ARCH (CAL) T.I.I.A
REGISTERED WITH COUNCIL
OF ARCHITECTURE
REGD. NO. CA/93/16409
APP. VALUER F-1597
KMC SL. NO. 267 (A)

SIGNATURE OF ARCHITECT

PHOTO	Thumb	1 st finger	Middle	Finger	Ring	Finger	Small Finger
	left hand						
	right hand						

Name

Signature

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

Name NAVIN TAHANI

Signature N.T.

PHOTO	Thumb	1 st finger	Middle	Finger	Ring	Finger	Small Finger
	left hand						
	right hand						

Name

Signature

PHOTO	Thumb	1 st finger	Middle	Finger	Ring	Finger	Small Finger
	left hand						
	right hand						

Name

Signature

Major Information of the Deed

Deed No :	I-1602-09827/2022	Date of Registration	26/07/2022		
Query No / Year	1602-2002273953/2022	Office where deed is registered			
Query Date	26/07/2022 12:23:00 PM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	KALYAN KUMAR BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830236152, Status : Advocate				
Transaction	Additional Transaction				
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)					
Set Forth value	Market Value				
Rs. 1/-	Rs. 1,81,132/-				
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.: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharani Indir Devi Road, , Premises No: 37, , Ward No: 131 Pin Code : 700060

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		138.005 Sq Ft	1/-	1,81,132/-	Width of Approach Road: 30 Ft.,
	Grand Total :				.3163Dec	1 / -	1,81,132 / -	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J B COMIDA PRIVATE LIMITED 483, PARNASHREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.: AAxxxxxx3A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

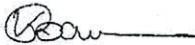
Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION A A 5, S N BANERJEE ROAD, City:- , P.O:- DHARMATALA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Other, By Caste: Others, Occupation: Others, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri NAVIN TAHLANI (Presentant) Son of Shri THAKURDAS TAHLANI Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office </td><td></td><td></td><td></td></tr> <tr> <td></td><td>Jul 26 2022 2:31PM</td><td>LTI 26/07/2022</td><td>26/07/2022</td></tr> </tbody> </table> <p>483, PARNASREE PALLY, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx4J, Aadhaar No: 49xxxxxxxx2789 Status : Representative, Representative of : J B COMIDA PRIVATE LIMITED (as AUTHORIZED SIGNATORY)</p>	Name	Photo	Finger Print	Signature	Shri NAVIN TAHLANI (Presentant) Son of Shri THAKURDAS TAHLANI Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office					Jul 26 2022 2:31PM	LTI 26/07/2022	26/07/2022
Name	Photo	Finger Print	Signature										
Shri NAVIN TAHLANI (Presentant) Son of Shri THAKURDAS TAHLANI Date of Execution - 26/07/2022, , Admitted by: Self, Date of Admission: 26/07/2022, Place of Admission of Execution: Office													
	Jul 26 2022 2:31PM	LTI 26/07/2022	26/07/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KALYAN KUMAR BASU Son of Late NETAI KUMAR BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	26/07/2022	26/07/2022	26/07/2022
Identifier Of Shri NAVIN TAHLANI			

On 26-07-2022

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)

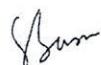
Presented for registration at 13:50 hrs on 26-07-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Shri NAVIN TAHLANI ,.

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

Execution is admitted on 26-07-2022 by Shri NAVIN TAHLANI, AUTHORIZED SIGNATORY, J B COMIDA PRIVATE LIMITED, 483, PARNASHREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060

Indetified by Mr KALYAN KUMAR BASU, , , Son of Late NETAI KUMAR BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Stamp Duty



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

