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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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 30/7/18
 P.N. 12202/18

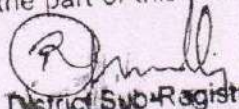
DEED OF K.M.C. GIFT FOR STRIP OF LAND

Re.: K.M.C. Premises No.73/34C, Ramchandrapur
(Julpia Road), P.S. Haridevpur, Assessee No.71-
142-09-0827-5, within K.M.C Ward No. 142,
Kolkata- 700 041.

THIS INDENTURE OF GIFT made this 30th day of July
 2018 (Two Thousand and Eighteen)

BETWEEN

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


 District Sub-Registrar-II
 Alipora, South 24 Parganas

30 JUL 2018

011451801

- 21560

24 JUL 2018

No.....Rs 10/- Date.....

Name:- **B. C. LAHIRI**

Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor.....

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District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

[Handwritten signatures and notes]
Somen Mishra
Ady
Heam
Collector

I, **MR. HARSHVARDHAN MODI**, son of Ashok Kumar Modi, a Hindu Businessman, by Nationality - Indian, working gain at 17/1, Lansdown Terrace, P.O. Kalighat, P.S. Lake, Kolkata – 700 026, Authorized Signatory of 1) **NIRAJ DEALER PRIVATE LIMITED.** 2) **BRINDABAN ENCLAVE PRIVATE LIMITED.** all Companies are incorporated under the Provisions of the Indian Companies Act, 1956 having their common office at 17/1, Lansdown Terrace, P.O. Kalighat, P.S. Lake, Kolkata – 700 026, hereinafter called and referred to as the **DONOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, successors-in-office, legal heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **ONE PART AND THE KOLKATA MUNICIPAL CORPORATION**, a body corporate and constituted under the West Bengal Act LIX of 1980, having first Central Office at 5, Surendra Nath Banerjee Road, 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**.

WHEREAS the **DONOR** is the absolute owner and occupier of a plot of land measuring an area of 5 (Five) Cottahs 31 (Thirty one) Sq.ft. corresponding to 337.337 (Three hundred thirty seven point three three seven) Sq.mtr. corresponding to 3631 Sq.ft. situated in Mouza - Ramchandrapur, J.L. No.31, Touzi No.416B1, comprising in R.S. Dag No.197 and 198, under R.S. Khatian No.526, corresponding to L.R. Dag No.238, under L.R. Khatian Nos.3606 and 3607, being K.M.C. Premises No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700041 as morefully mentioned therein.

AND WHEREAS the **DONOR** is going to submit a building plan at K.M.C. Premises No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041.



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AND WHEREAS the **DONOR** has expressed its desire to make a free gift or the strip portion of land measuring about 1.606 (One point six zero six) Sq.mtr. corresponding to 17 (seventeen) Sq.ft. from the said K.M.C. Premises No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041 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 Kolkata Municipal Corporation Act, 1980 for sanction of building plan.

AND WHEREAS the said proposal or offer of the **DONOR** has been accepted by The Kolkata Municipal Corporation, the **DONEE** herein and it has been decided inter-alia, that this **GIFT** of the strip portion of land measuring about 1.606 (One point six zero six) Sq.mtr. corresponding to 17 (seventeen) Sq.ft. from the Western portion of the said K.M.C. Premises No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041 for sanction of building plan be accepted under Section 405 of The Kolkata Municipal Corporation Act, 1980.

NOW THIS INDENTURE WITNESSETH that in consideration of the Premises the **DONOR** of its own free will and accord and while in a sound state of body and mind hereby grant and convey into The Kolkata Municipal Corporation (formerly known as The Calcutta Municipal Corporation) all that piece and parcel of the strip portion of land measuring more or less 1.606 (One point six zero six) Sq.mtr. corresponding to 17 (seventeen) Sq.ft. from the Western portion of the said K.M.C. Premises No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041 more fully described and delineated in the Map annexed hereto and demarcated with Red Border line **AND TO HOLD** to The Kolkata Municipal Corporation the said strip portion of land free from all encumbrances as the Owner for the purpose of widening The Kolkata Municipal Corporation Road for the splayed portion of the said K.M.C. Premises



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No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041 **AND THE DONOR** hereby covenants with the **DONEE** that notwithstanding anything done by the **DONOR** or knowingly suffered, the, the **DONOR** has fully power to convey and grant the aforesaid strip portion hereby conveyed and grant the aforesaid STRIP hereby conveyance.

AND FURTHER comments that the **DONOR** shall at all times at the costs of the **DONOR** execute and do all such further acts, deeds, assurances for more perfectly and effectively conveying the said strip portion of land to the **DONOR** as by later shall be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of strip portion of land measuring about 1.606 (One point six zero six) Sq.mtr. corresponding to 17 (seventeen) Sq.ft. from the Western portion of the said K.M.C. K.M.C. Premises No.73/34C, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041 and the measurement of the four sides of the land and boundary of the property are :

<u>ON THE NORTH</u>	:	19648 MM, 5305MM;
<u>ON THE SOUTH</u>	:	3157MM, 3279MM, 3152MM, 3120MM, 3233MM, 3250MM, 2845MM, 2608MM, 2788 MM;
<u>ON THE EAST</u>	:	3319MM, 3461MM, 3766MM, 1483MM, 1998 MM;
<u>ON THE WEST</u>	:	3033MM, 3462MM, 2706MM, 5878MM, 1638 MM.



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District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

IN WITNESSES WHEREOF the Declarant have set and subscribed
respective hands and seals on the 3rd day, July of 2018.

SEALED, SIGNED AND DELIVERED
IN PRESENCE OF WITNESSES:

1. Somesh Mishra
A/c
Hon. Court
Court

2. Alokjil Mishra
Alopara Police Court
Koh- 27

- 1. NIRAJ DEALER PRIVATE LIMITED
- 2. BRINDABAN ENCLAVE PRIVATE LIMITED

Hanuraha Uod
Director / Authorised Signatory
(SIGNATURE OF DECLARANT)

Drafted by me as per KMC Format

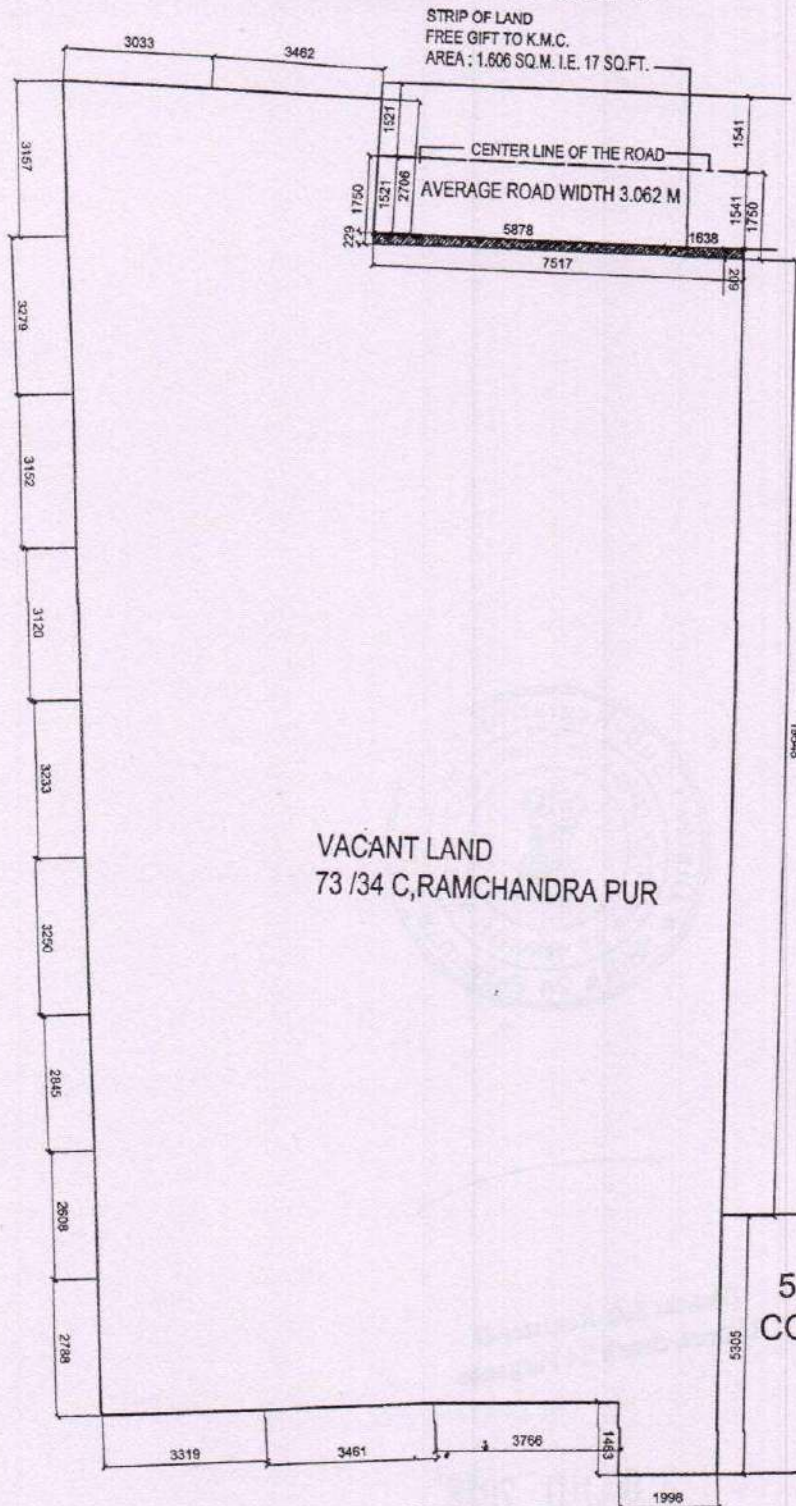
Somesh Mishra
ADVOCATE
SOMESH
MISHRA



District Sub-Register-II
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SITE PLAN- AT-73/34C, RAMCHANDRA PUR (JULPIA ROAD), P.S.
 HARIDEVPUR, MOUZA -RAMCHANDRA PUR, J.L. NO. 31, WARD NO.-142,
 TOUZI NO.416B1, BOROUGH-XVI, KOLKATA. SOUTH24 PARAGANAS.
 LAND AREA =5K-0CH-31SQ.FT. i.e 337.337 Sqm. i.e. 3631 SQ.FT.
 STRIP OF LAND :1.606 SQ.M. i.e. 17 SQ.FT.



VACANT LAND
 73/34 B RAMCHANDRA PUR

VACANT LAND
 73/34 C, RAMCHANDRA PUR

1. NIRAJ DEALER PRIVATE LIMITED
 2. BRINDABAN ENCLAVE PRIVATE LIMITED
Handwritten Signature
 Director / Authorized Signatory

5.025M. WIDE
 COMMON PASSAGE

SITE PLAN
 (SCALE :1:125)



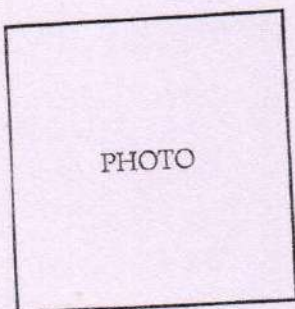
District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018



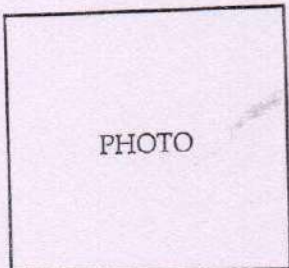
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right hand					

Name
 Signature *Hanish Arshad*



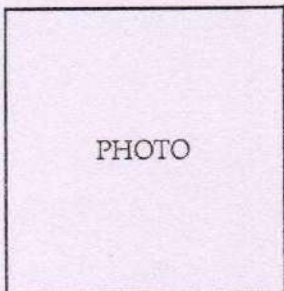
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Name.....
 Signature



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left hand					
right hand					

Name
 Signature



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

Name
 Signature



District Sub-Registrar-II
Alipore, South 24 Parganas

30 JUL 2018



ভারত সরকার
 Unique Identification Authority of India
 Government of India

চাপিকাঙ্কিত আই ডি / Enrollment No. : 1215/80048/02709

To
 Harshvardhan Modi
 হর্ষবর্ধন মোদি
 10
 LORD SINHA ROAD
 Middleton Row
 Middleton Row, Kolkata
 West Bengal - 700071
 9830488149



KH551004504FT
 55100450



আপনার আধার সংখ্যা / Your Aadhaar No. :

6835 0123 6382

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



হর্ষবর্ধন মোদি
 Harshvardhan Modi
 পিতা : অশোক কুমার মোদি
 Father : Ashok Kumar Modi

জন্মতারিখ / DOB. 24/11/1982
 পুরুষ / Male

6835 0123 6382



আধার - সাধারণ মানুষের অধিকার



सत्यमेव जयते

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

Query No / Year	1602-0001220796/2018	Office where deed will be registered
Query Date	29/07/2018 11:41:22 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status : Advocate	
Transaction	[0901] Declaration, Declaration relating to immovable property	
Set Forth value	Additional Transaction	
Rs. 1/-	Market Value	
Total Stamp Duty Payable (SD)	Rs. 7,083/-	
Rs. 10/- (Article:4)	Total Registration Fee Payable	
Mutation Fee Payable	Rs. 39/- (Article:E, M(b), H)	
Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp	
Remarks		

Land Details :

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramchandrapur (Julpia Road), Road Zone : (Premises Not Located On Road --) , , Premises No. 73/34C, Ward No: 142 Pin Code : 700041

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			Bastu		17 Sq Ft	1/-	7,083/-	Property is on Road
Grand Total :					0.03896000Dec	1/-	7,083 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details
1	Niraj Dealer Pvt Ltd (Private Limited Company) .17/1, Lansdowne Terrace; Post Office: Kalighat, Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Status : Organization, Executed by: Representative	Organization	Executed by: Representative
2	Brindaban Enclave Pvt Ltd (Private Limited Company) .17/1, Lansdowne Terrace, Post Office: Kalighat, Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr Harshvardhal Modi Son of Mr Ashok Kumar Modi 17/1, Lansdowne Terrace, Post Office: Kalighat, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Niraj Dealer Pvt Ltd (as Director), Brindaban Enclave Pvt Ltd (as Director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Misra 69/1, Baghajatin Place, Post Office: Baghajatin, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Harshvardhal Modi

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 11/09/2018 for registration.
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.

Major Information of the Deed

Deed No :	I-1602-08192/2018	Date of Registration	30/07/2018
Query No / Year	1602-0001220796/2018	Office where deed is registered	
Query Date	29/07/2018 11:41:22 PM	D.S.R. -II SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status :Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
Rs. 1/-	Rs. 7,083/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ramchandrapur (Julpia Road), Road Zone : (Premises Not Located On Road --) , , Premises No. 73/34C, Ward No: 142

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		17 Sq Ft	1/-	7,083/-	Property is on Road
Grand Total :					.039Dec	1/-	7,083 /-	


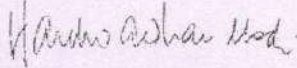
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Niraj Dealer Pvt Ltd 17/1, Lansdowne Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Status :Organization, Executed by: Representative, Executed by: Representative
2	Brindaban Enclave Pvt Ltd 17/1, Lansdowne Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Status :Organization, Executed by: Representative, Executed by: Representative

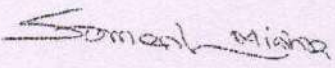


Major Information of the Deed :- I-1602-08192/2018-30/07/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Harshvardhal Modi (Presentant) Son of Mr Ashok Kumar Modi Date of Execution - 30/07/2018, , Admitted by: Self, Date of Admission: 30/07/2018, Place of Admission of Execution: Office	 <small>Jul 30 2018 1:36PM</small>	 <small>LTI 30/07/2018</small>	 <small>30/07/2018</small>
17/1, Lansdowne Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Niraj Dealer Pvt Ltd (as Director), Brindaban Enclave Pvt Ltd (as Director)				

Identifier Details :

Name & address	
Mr Somesh Mishra Son of Mr D K Misra 69/1, Baghajatin Place, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Harshvardhal Mod	 <small>30/07/2018</small>
	

Endorsement For Deed Number : I - 160208192 / 2018

On 30-07-2018

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 11:43 hrs on 30-07-2018, at the Office of the D.S.R. (I) SOUTH 24-PARGANAS by Mr Harshvardhal Modi ..



Major Information of the Deed :- I-1602-08192/2018-30/07/2018

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

Execution is admitted on 30-07-2018 by Mr Harshvardhal Modi, Director, Niraj Dealer Pvt Ltd (Private Limited Company), 17/1, Lansdowne Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Director, Brindaban Enclave Pvt Ltd (Private Limited Company), 17/1, Lansdowne Terrace, P.O:- Kalighat, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Advocate

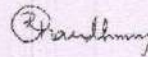
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 21560, Amount: Rs.10/-, Date of Purchase: 24/07/2018, Vendor name: Subhankar Das



Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-08192/2018-30/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 273681 to 273695
being No 160208192 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.07.31 15:26:42 +05:30
Reason: Digital Signing of Deed.

Rina Chaudhury

(Rina Chaudhury) 31/07/2018 15:26:38
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)