083228/18 (7) 23/34 I 08190/18

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 27AB 055522

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
Alipore, South 24 Parganas

30 JUL 2018

11-41
30/07/18
P.N. 122 083 23/18

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

Re. : K.M.C. Premises No.73/34, Ramchandrapur (Julpia Road), P.S. Haridevpur, Assessee No.71-142-09-0634-5, 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

19635

23 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.....

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

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)M/S MIRIK PROPERTY PRIVATE LIMITED. 2) M/S NAWHAL FINANCIAL & SERVICES 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 4 (Four) Chittacks 4 (Four) Sq.ft. corresponding to 351.532 (Three hundred fifty one point five three two) Sq.mtr. corresponding to 3784 Sq.ft. situated in Mouza - Ramchandrapur, J.L. No.31, Touzi No.416B1, comprising in R.S. Dag No.197, under R.S. Khatian No.526, corresponding to L.R. Dag No.238, under L.R. Khatian Nos.3600 and 3601, being K.M.C. Premises No.73/34, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C Ward No. 142, Kolkata- 700 041 as morefully mentioned therein.

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

AND WHEREAS the **DONOR** has expressed its desire to make a free gift or the strip portion of land measuring about 5.523 (Five point five two three) Sq.mtr. corresponding to 59 (Fifty nine) Sq.ft. from K.M.C. Premises No.73/34, 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 5.523 (Five point five two three) Sq.mtr.

District Sub-Registrar-II, Alipore
South 24 Parganas

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Alipore, South 24 Parganas

30 JUL 2018

corresponding to 59 (Fifty nine) Sq.ft. from the Northern portion of the said K.M.C. Premises No.73/34, 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 5.523 (Five point five two three) Sq.mtr. corresponding to 59 (Fifty nine) Sq.ft. from the Northern portion of the said K.M.C. Premises No.73/34, 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 No.73/34, 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 5.523 (Fivepoint five two three0 Sq.mtr. corresponding to 59 (Fifty nine) Sq.ft. from the Northern portion of the said K.M.C. Premises No.73/34, 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 :

ON THE NORTH	:	18280 MM;
ON THE SOUTH	:	18284 MM;
ON THE EAST	:	18895 MM;
ON THE WEST	:	19198 MM.

District Sub-Registrar-II, Alipore
South 24 Parganas

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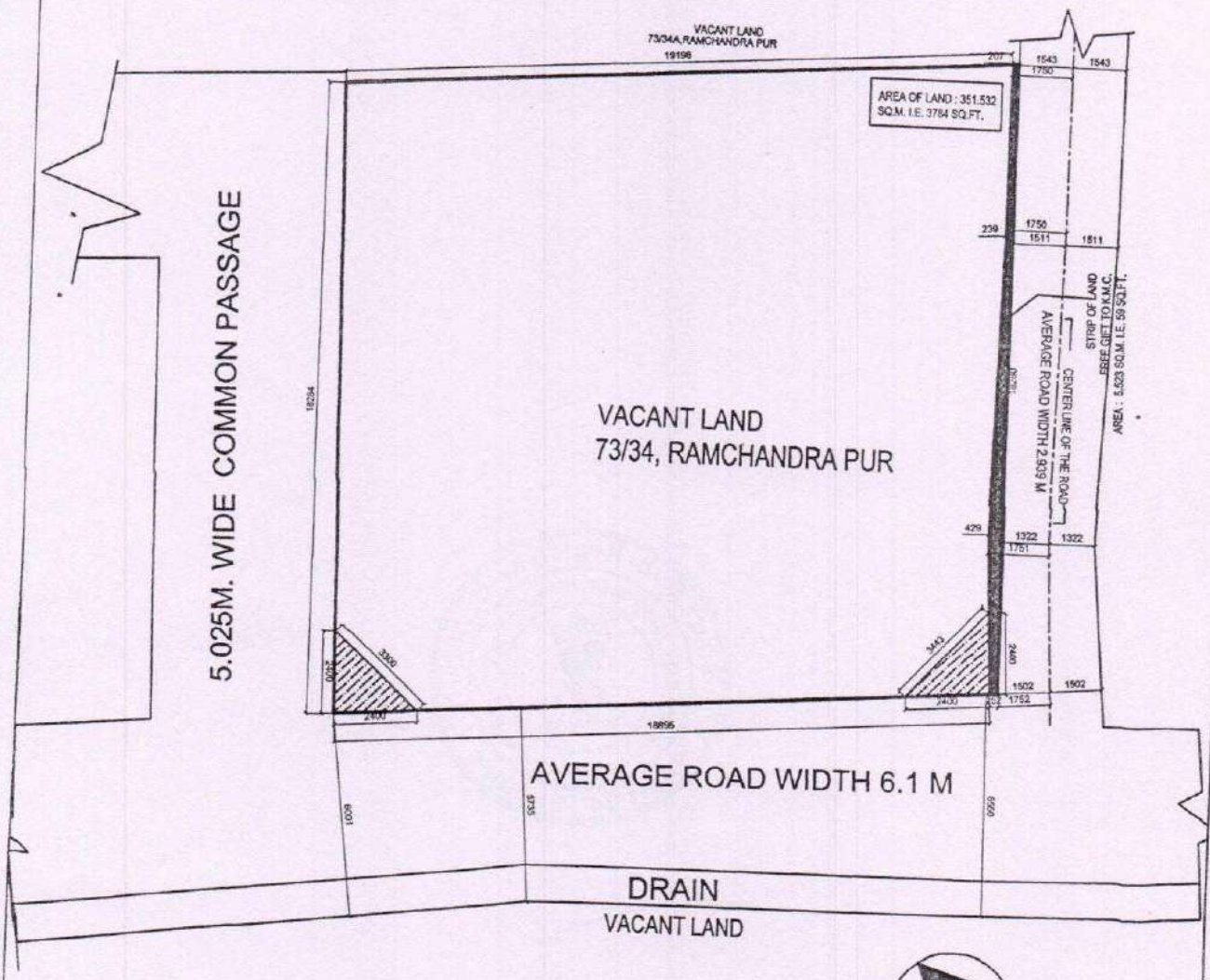
SITE PLAN:- AT-73/34,RAMCHANDRA PUR (JULPIA ROAD), P.S. HARIDEVPUR, MOUZA -RAMCHANDRAPUR, J.L. NO. 31, WARD NO.-142, TOUZI NO.416B1,BOROUGH-XVI, KOLKATA. SOUTH24 PARAGANAS.

LAND AREA =5K-4CH-4SQ.FT. i.e 351.532 SQ.M. I.E. 3784 SQ.FT.

STRIP OF LAND :5.523 SQ.M. i.e. 59 SQ.FT.



SITE PLAN: SCALE 1:150

1. MIRIK PROPERTY PRIVATE LIMITED
2. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED

Director / Authorised Signatory

SIGNATURE OF OWNER.

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

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

Name .....

Signature .....

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

PHOTO

Name.....

Signature .....

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

PHOTO

Name .....

Signature .....

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

PHOTO

Name .....

Signature .....

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

सत्यमेव जयते

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

Query No / Year	1602-0001220823/2018	
Query Date	29/07/2018 11:57:52 PM	Office where deed will be registered
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status :Advocate	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas
Transaction		
[0901] Declaration, Declaration relating to immovable property		Additional Transaction
Set Forth value		
Rs. 1/-		Market Value
Total Stamp Duty Payable(SD)		Rs. 24,583/-
Rs. 10/- (Article:4)		Total Registration Fee Payable
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 39/- (Article:E, M(b), H)
Remarks		Amount of Stamp Duty to be Paid by Non Judicial Stamp

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. 73/34, Ward No: 142 Pin Code : 700041

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			Bastu		59 Sq Ft	1/-	24,583/-	Propertyis on Road
	Grand Total :				0.13521000Dec	1 /-	24,583 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mirik Property 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	Nawhal Fiancial And Services 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 Harshvardhan Modi Son of Mr Ashok Kumar Modi17/1, Lansdowne Terrace, Post Office: Kalighat, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Mirik Property Pvt Ltd (as Director), Nawhal Fiancial And Services Pvt Ltd (as Director)

Identifier Details :

Name & address
Mr Some Mishra Son ofMr 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 Harshvardhan 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 fourty) 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-1602-08190/2018	Date of Registration	30/07/2018
Query No / Year	1602-0001220823/2018	Office where deed is registered	
Query Date	29/07/2018 11:57:52 PM	D.S.R. -I I 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. 24,583/-	
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. 73/34, Ward No: 142

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			Bastu		59 Sq Ft	1/-	24,583/-	Property is on Road
	Grand Total :				.1352Dec	1 /-	24,583 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mirik Property 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	**Nawhal Fiancial And Services 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Harshvardhan 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	 Jul 30 2018 1:34PM	 LTI 30/07/2018	30/07/2018
	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 : Mirik Property Pvt Ltd (as Director), Nawhal Fiancial And Services Pvt Ltd (as Director)			

Identifier Details :

Name & address	
Mr Some 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 Harshvardhan Modi	
	30/07/2018

Endorsement For Deed Number : I - 160208190 / 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 11:41 hrs on 30-07-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Harshvardhan Modi ,.

Major Information of the Deed :- I-1602-08190/2018-30/07/2018

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

Execution is admitted on 30-07-2018 by Mr Harshvardhan Modi, Director, Mirik Property 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, Nawhal Fiancial And Services 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 Some 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 19635, Amount: Rs.10/-, Date of Purchase: 23/07/2018, Vendor name: Subhankar Das

Rina Chaudhury

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

District Sub-Registrar-II, Alipore
জেলা অবর নিবন্ধক-২ আলিপুর
২৪ পরগণা (দ) * South 24 Parganas

Major Information of the Deed :- I-1602-08190/2018-30/07/2018

IN WITNESSES WHEREOF the Declarant have set and subscribed respective hands and seals on the 30th day, July of 2018.

SEALED, SIGNED AND DELIVERED IN PRESENCE OF WITNESSES:

1. Somesh Mishra
Advo
Hon Court
Calcutta

2. Abhijit Mishra
Alipore Police
Court Kol-27

1. MIRIK PROPERTY PRIVATE LIMITED
2. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED

Director / Authorised Signatory

(SIGNATURE OF DECLARANT)

Drafted by me as per KMC Format

SOMESH MISHRA
ADVOCATE

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 273508 to 273521

being No 160208190 for the year 2018.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by RINA CHAUDHURY
Date: 2018.07.31 12:03:05 +05:30
Reason: Digital Signing of Deed.

(Rina Chaudhury) 31/07/2018 11:53:47

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

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

(This document is digitally signed.)