

08344/18

(7)

73/34A

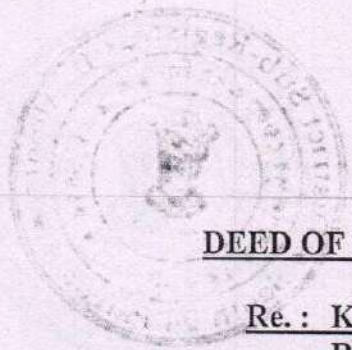
08186/1



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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. 23AB 056604

11-32
30/12/18
Q.N. 1220849/18



[Signature]
District Sub-Registrar II,
Alipore, South 24 Parganas

DEED OF K.M.C. GIFT FOR STRIP OF LAND 30 JUNE 2018

Re. : K.M.C. Premises No.73/34A, Ramchandrapur (Julpia Road), P.S. Haridevpur, Assessee No.71-142-09-0825-1, within K.M.C Ward No. 142, Kolkata- 700 041.

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

BETWEEN

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল
Alipore, South 24 Parganas

30 JUN 2018

[Faint handwritten signatures and text]

21557

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.....

[Handwritten signature]



30 JUL 08

District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

[Handwritten signature]
Hem Choudhary
Calcutta

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)**CALVIN MARKETING PRIVATE LIMITED.** 2) **MADHUR 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 6 (Six) Cottahs 10 (Ten) Chittacks 26 (Twenty six) Sq.ft. corresponding to 445.517 (Four hundred forty five point five one seven) Sq.mtr. corresponding to 4796 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.3602 and 3603, 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.73/34A, 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 7.191 (Seven point one nine one) Sq.mtr. correspondig to 77 (seventy seven) Sq.ft. from K.M.C. Premises No.73/34A, 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, hat this **GIFT** of the strip portion of land measuring about 7.191 (Seven point one nine one) Sq-mtr. corresponding to 77 (seventy seven) Sq.ft. from the Northern and Western portion of he said K.M.C. Premises No.73/34A, Ramchandrapur (Julpia Road), P.S. Haridevpur, within K.M.C



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Alipore, South 24 Parganas

30 JUL 2018

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 7.191 (Seven point one nine one) Sq.mtr. corresponding to 77 (seventy seven) Sq.ft. from the Northern and Western portion of the said K.M.C. Premises No.73/34A, 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.73/34A, 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 7.191 (Seven point one nine one) Sq.mtr. corresponding to 77 (seventy seven) Sq.ft. from the Northern and Western portion of the said K.M.C. Premises No.73/34A, 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>	:	2192 MM, 3435MM, 6031MM, 4934MM;
<u>ON THE SOUTH</u>	:	18890 MM;
<u>ON THE EAST</u>	:	5297 MM, 293MM and 19406 MM
<u>ON THE WEST</u>	:	3136MM, 3308MM, 3155MM, 2670MM, 6574MM, 2970MM, 2102 MM.



District Sub-Register-II
Allpore, South 24 Parganas

30 JUL 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. Somenit Mishra
→
Am
Debut

2. Ashmit Mishra
Delipore Police
Court, KOL-27

1. CALVIN MARKETING PRIVATE LIMITED
2. MADHUR ENCLAVE PRIVATE LIMITED

Hanshu Modi
Director / Authorised Signatory

(SIGNATURE OF DECLARANT)

Drafted by me as per KMC Format

Somenit Mishra
ADVOCATE

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Handwritten notes in the middle section of the page, including the words "District" and "South 24 Parganas".



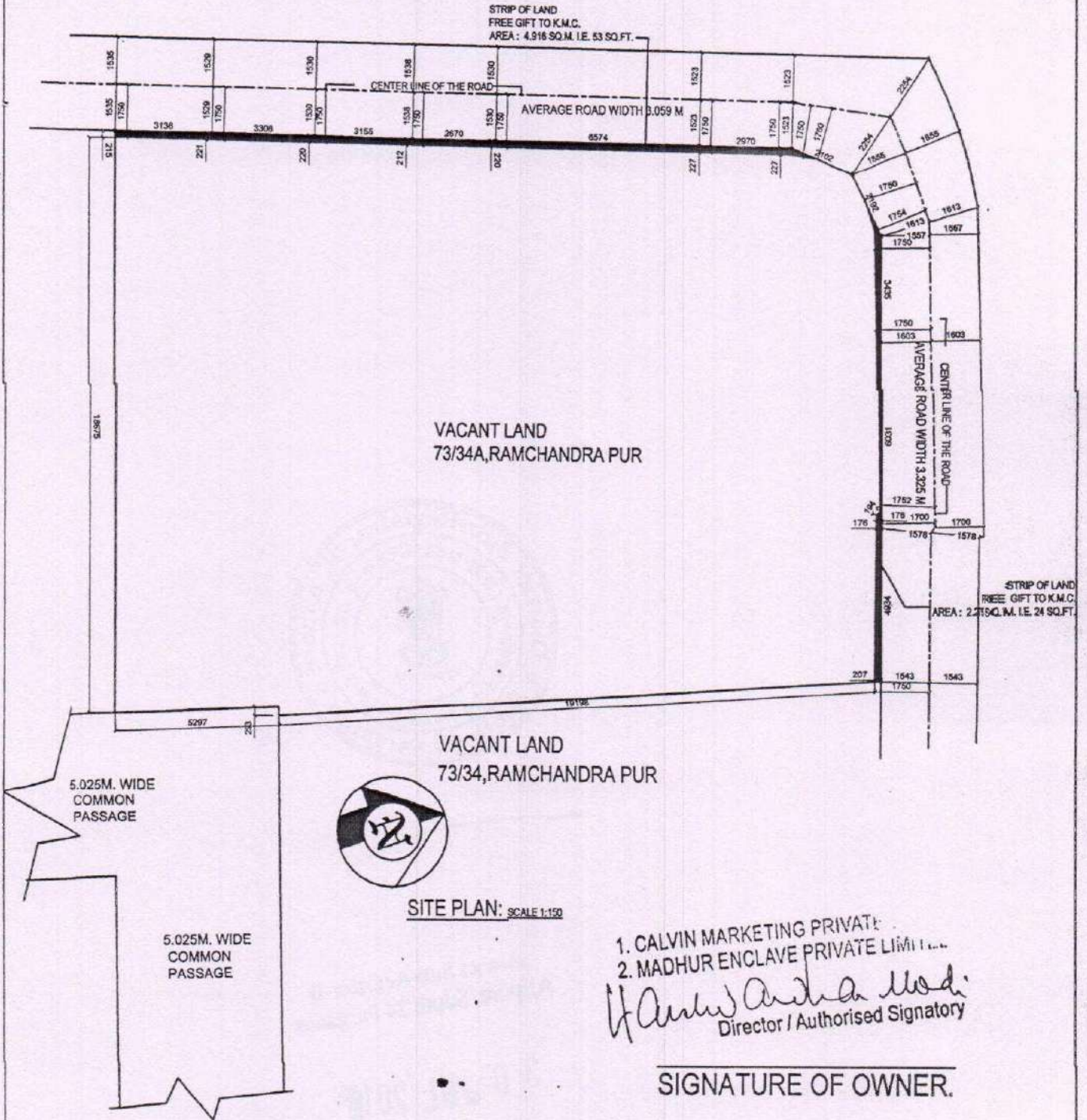
Sub-Registrar-II
Alipore, South 24 Parganas

30 JUL 2018

SITE PLAN- AT-73/34A, 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 = 6K-10CH-26SQ.FT. i.e 445.517 SQ.M. I.E. 4796 SQ.FT.

STRIP OF LAND : 4.916 SQ.M. & 2.275 SQ.M. = 7.191 SQ.M. i.e. 77 SQ.FT.





District Sub-Register-II
Alipore, South 24 Parganas

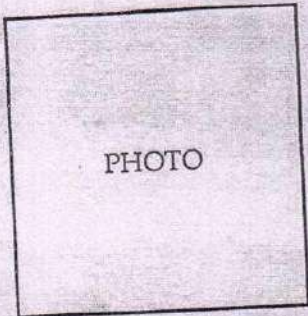
30 JUL 2018



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

Name

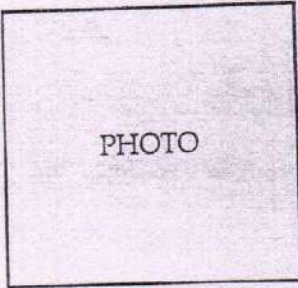
Signature *Hansu Arora Usi*



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left hand					
right hand					

Name

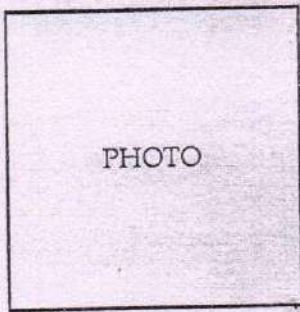
Signature



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left hand					
right hand					

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Signature



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left hand					
right hand					

Name

Signature



District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018



ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধিকারিক আই ডি / Enrollment No. : 1216/80048/02709

To
 Harshvardhan Modi
 হর্ষবর্ধন মোদি
 10
 LORD SINHA ROAD
 Middleton Row
 Middleton Row, Kolkata
 West Bengal - 700071
 9830486149



KH551004604FT
 55100460



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	1602-0001220849/2018	Office where deed will be registered
Query Date	30/07/2018 12:23:36 AM	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	Rs. 1/-	Market Value
Total Stamp Duty Payable(SD)	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. 73/34A, Ward No: 142 Pin Code : 700041

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		77 Sq Ft	1/-	32,083/-	Property is on Road
Grand Total :					0.17646000Dec	1 /-	32,083 /-	

Declarant Details :

Sl No	Name & address	Status	Execution / Admission Details
1	Calvin Marketing 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	Madhur 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 Harshvardhan Modi Son of Mr Ashok Kumar Modi 17/1, Lansdowne Terrace, Post Office: Kalughat, Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Calvin Marketing Pvt Ltd (as Director), Madhur 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 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 12/09/2018 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 lacs (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-1602-08186/2018	Date of Registration	30/07/2018
Query No / Year	1602-0001220849/2018	Office where deed is registered	
Query Date	30/07/2018 12:23:36 AM	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. 32,083/-		
Stamp duty 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. 73/34A, 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		77 Sq Ft	1/-	32,083/-	Property is on Road
Grand Total :					.1765Dec	1/-	32,083 /-	



Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Calvin Marketing 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	Madhur 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

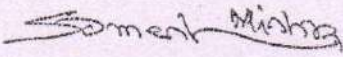


Major Information of the Deed :- I-1602-08186/2018-30/07/2018

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name 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	Photo  Jul 30 2018 1:32PM	Finger Print  LTI 30/07/2018	Signature  30/07/2018
17/1, Lansdowne Terrace, P.O:- Kalughat, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Calvin Marketing Pvt Ltd (as Director), Madhur 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 Harshvardhan Modi	30/07/2018
	

Endorsement For Deed Number : I - 160208186 / 2018

On 30-07-2018

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

Admissible under rule 21 of West Bengal Registration Rules, 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 11:37 hrs on 30-07-2018 at the Office of the D.S.R. - II SOUTH 24-PARGANAS by Mr Harshvardhan Modi ,.



Major Information of the Deed :- I-1602-08186/2018-30/07/2018

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

Execution is admitted on 30-07-2018 by Mr Harshvardhan Modi, Director, Calvin Marketing 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, Madhur 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 21557, Amount: Rs.10/-, Date of Purchase: 24/07/2018, Vendor name: Subhankar Das

Rina Chaudhury

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



Major Information of the Deed :- I-1602-08186/2018-30/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 273446 to 273459
being No 160208186 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.07.31 11:41:28 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 31/07/2018 11:41:23
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)