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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 25AB 056602

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

[Signature]
 District Sub-Registrar-II
 Alipore, South 24 Parganas
 30 JUL 2018

11-36
 30/07/18
 R.N. 1218604/18

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

Re. : K.M.C. Premises No.73/34B, Ramchandrapur (Jilpia Road), P.S. Haridevpur, Assessee No.71-142-09-086-3, 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

21559

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.....



8103 JUL 18

District Sub-Register-II
Alipore, South 24 Parganas

3.0 JUL 2018

Somed Mishra
Asst
Hiam Court
Collect.

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)**RITURAJ COMPLEX PRIVATE LIMITED**. 2) **AZAD DEALER 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 4 (Four) Cottahs 13 (Thirteen) Chittacks 31 (Thirty one) Sq.ft. corresponding to 324.858 (Three hundred twenty four point eight five eight) Sq.mtr. corresponding to 3496 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.3604 and 3605, being K.M.C. Premises No.73/34B, 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.73/34B, 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 3.664 (Three point six sis four) Sq.mtr. corresponding to 39 (Thirty nine) Sq.ft. from the said K.M.C. Premises No.73/34B, 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 3.664 (Three point six sis four) Sq.mtr. corresponding to 39 (Thirty nine) Sq.ft. from the Western portion of the said K.M.C. Premises



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No.73/34B, 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.

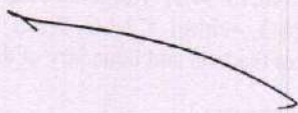
NOW THIS INDENTURE WITNESSETH that in consideration of the Premises the **DONOR** of its own free will and accord and while in a sound state of body and mind hereby grant and convey into The Kolkata Municipal Corporation (formerly known as The Calcutta Municipal Corporation) all that piece and parcel of the strip portion of land measuring more or less 3.664 (Three point six sis four) Sq.mtr. corresponding to 39 (Thirty nine) Sq.ft. from the Western portion of the said K.M.C. Premises No.73/34B, 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.73/34B, 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 3.664 (Three point six sis four) Sq.mtr. corresponding to 39 (Thirty nine) Sq.ft. from the Western portion of the said K.M.C. K.M.C. Premises No.73/34B, Ramchandrapur (Julpia Road), P.S. Haridevpur, Assessee No.71-142-09-0826-3, 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>	:	186750 MM;
<u>ON THE SOUTH</u>	:	MM;
<u>ON THE EAST</u>	:	4250MM, 2699MM, 3215MM, 3348MM, 3167MM;
<u>ON THE WEST</u>	:	7684 MM, 3009MM, 6028MM.



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 30th day, July of 2018.

SEALED, SIGNED AND DELIVERED
IN PRESENCE OF WITNESSES:

1. Somesh Mishra
Adv
Him Court
Calcutta.

2. Alchit Mishra
Alipore Police Court
Kolkata- 27

1 RITURAJ COMPLEX PRIVATE LIMITED
2. AZAD DEALER PRIVATE LIMITED
[Signature]
Director / Authorised Signatory

(SIGNATURE OF DECLARANT)

Drafted by me as per KMC Format

[Signature]
ADVOCATE MISHRA
2018 JUL 08



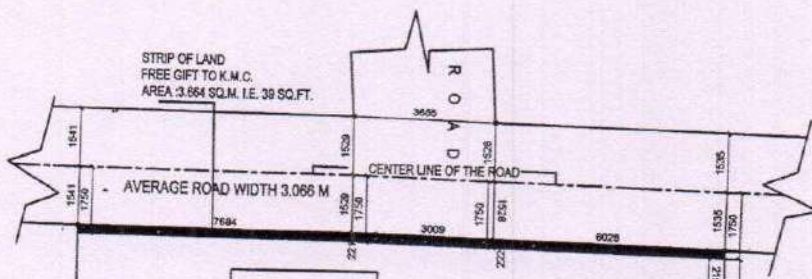
District Sub-Registrar-II
Alipore, South 24 Parganas

30 JUL 2018

SITE PLAN- AT-73/34B, RAMCHANDRA PUR (JULPIA ROAD), P.S. HARIDVEPUR, MOUZA
-RAMCHANDRA PUR, J.L. NO. 31, WARD NO.-142, TOUZI NO.416B1, BOROUGH-XVI, KOLKATA,
SOUTH 24 PARAGANAS.

LAND AREA = 4K-13CH-31 SQ.FT. i.e 324.858 SQ.M. I.E. 3496 SQ.FT.

STRIP OF LAND : 3.664 SQ.M. i.e. 39 SQ.FT.

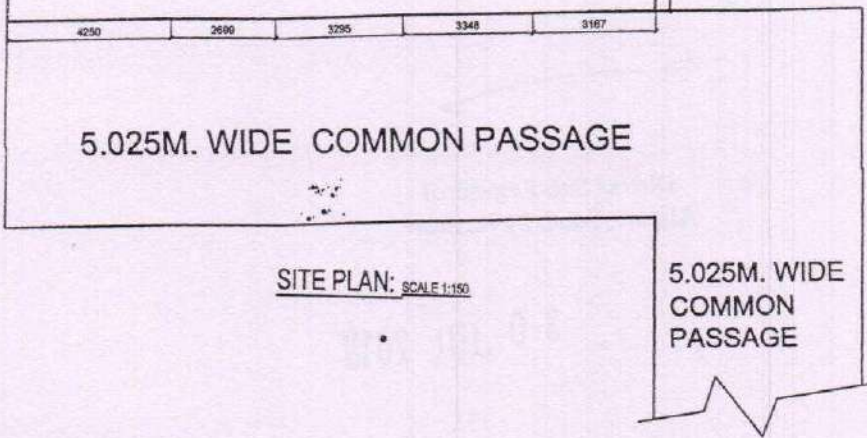


VACANT LAND
73/34 A, RAMCHANDRA PUR


- 1 RITURAJ COMPLEX PRIVATE LIMITED
- 2 AZAD DEALER PRIVATE LIMITED

Hashwadeh
Director / Authorised Signatory

SIGNATURE OF OWNER.






District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018



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

Name
 Signature *H. Anshu Asha Modi*

	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
 Signature

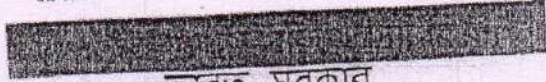
	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name
 Signature



District Sub-Register-II
Alipore, South 24 Parganas

30 JUL 2018

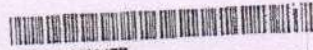


ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No.: 1215/80048/02709

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

08/09/2015



KH551004504FT
55100450



আপনার আধার সংখ্যা / Your Aadhaar No. :

6835 0123 6382

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



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

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

6835 0123 6382



আধার - সাধারণ মানুষের অধিকার



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

Query No / Year	1602-0001218604/2018	Office where deed will be registered
Query Date	28/07/2018 7:19:24 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. 17,063/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10/- (Article:4)	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	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. 73/34B, 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		39 Sq Ft	1/-	17,063/-	Width of Approach Road: 15 Ft.,
Grand Total :					0.08938000Dec	1/-	17,063 /-	

Declarant Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Rituraj Complex 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	Azad 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

Representative Details :

SI No	Name & Address	Representative of
1	Mr Harshvardhan Modi Son of Mr Ashoke Kumar Modi 17/1, Lansdowne Terrace, Post Office: Kalighat, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Rituraj Complex Pvt Ltd (as Director), Azad Dealer 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: Business, 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 10/09/2018 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-1602-08185/2018	Date of Registration	30/07/2018
Query No / Year	1602-0001218604/2018	Office where deed is registered	
Query Date	28/07/2018 7:19:24 PM	D.S.R. - 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. 17,063/-		
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. 73/34B, 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		39 Sq Ft	1/-	17,063/-	Width of Approach Road: 16 Ft.,
Grand Total :					.0894Dec	1/-	17,063 /-	



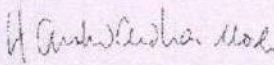
Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rituraj Complex 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	Azad 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




Major Information of the Deed :- I-1602-08185/2018-30/07/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Harshvardhan Modi (Presentant) Son of Mr Ashoke Kumar Modi Date of Execution - 30/07/2018, , Admitted by: Self, Date of Admission: 30/07/2018, Place of Admission of Execution: Office	Photo  <small>Jul 30 2018 1:31PM</small>	Finger Print  <small>LTI 30/07/2018</small>	Signature  <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 : Rituraj Complex Pvt Ltd (as Director), Azad Dealer 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: Business, Citizen of: India, , Identifier Of Mr Harshvardhan Modi	 <small>30/07/2018</small>
	

Endorsement For Deed Number : I - 160208185 / 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 11:36 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-1602-08185/2018-30/07/2018

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

Execution is admitted on 30-07-2018 by Mr Harshvardhan Modi, Director, Rituraj Complex 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, Azad 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

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 Business

Payment of Fees

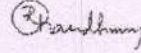
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 21559, 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-1602-08185/2018-30/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 273432 to 273445

being No 160208185 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.07.31 11:39:51 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 31/07/2018 11:39:47
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)