

01099/2020

23

I

1004/2020

भारतीय नैर न्यायिक

पचास  
रुपये  
रु. 50

FIFTY  
RUPEES  
Rs. 50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

NO. 372345/2020.

A.R.A.  
1

Z 454639

Certified that the Document is admitted to Registration. The Signature Sheet and the end sheet are attached to this document as the part of the Document.

Additional Registrar  
of Assurances & Kolkata

- 5 MAR 2020

DEED OF K.M.C. GIFT

RE : K.M.C. PREMISES NO. 3539, NAYABAD, WITHIN K.M.C. WARD NO.109, BEING ASSESSEE NO.31-109-08-7125-4, UNDER PRESENTLY P.S. PANCHASAYAR, KOLKATA - 700 099, BOROUGH -XII.

Area of Corner Splay of Land 2.876 SQ.M

THIS INDENTURE OF GIFT made this 29<sup>TH</sup> day of February, 2020  
(Two Thousand and Twenty)

BETWEEN

(1) NORTECH PROPERTY PRIVATE LIMITED having its PAN - AACCN0602N (2) M/S. MIRIK PROPERTY PRIVATE LIMITED having its PAN - AAECM1860B AND (3) MADHUR ENCLAVE PRIVATE LIMITED having its PAN - AAECM1851C all Companies incorporated under the provisions of the Companies Act, 1956 as extended by the

442562

31 AUG 2019

Rs.....Date.....  
Name:- ARJUN GOPE, Advocate  
Address:- Alipur Police Court, Kol-27  
Vendor:-.....  
**I. CHAKRABORTY**  
6B, Dr. Rajendra Prasad Sarthi  
Kolkata-700 001



4

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 5 MAR 2020

IDENTIFIED BY ME

Milansam Chandra  
Advocate  
17/4 Beni Mitra Lane,  
Shibpur, Howrah-71102



Companies Act, 2013, all companies having their business office at 17/1, Lansdown Terrace, P.O. Kalighat, P.S. Lake, Kolkata – 700 026, being represented by its authorized signatory **SRI ANIRUDH MODI**, son of Sri Ashok Kumar Modi, having his PAN: ACUPM7446C, faith – Hindu, by Nationality-Indian, by occupation – Business, working for gain at 17/1, Lansdown Terrace, P.O. Kalighat, P.S. Lake, Kolkata – 700 026, hereinafter 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 his successors and assigns) of the **OTHER PART**.

1. **WHEREAS** the **DONOR** is the absolute owner and occupier of a plot of land measuring an area of net land area of 804.030 (Eight zero four point zero three zero) Sq.mtr. as per present physical measurement shown in the annexed plan by RED BORDER line situated at Mouza – Nayabad, J.L. No.25, R.S. Dag No.160 and 161, under R.S. Khatian No.2 and 75, known as **K.M.C. Premises Nos.3539, Nayabad, Ward No.109, P.S. Panchasayar,** Kolkata – 700 099 by virtue of Deed Nos. 5805 of 2008 registered at A.R.A. I Kolkata, Deed No. 7082 of 2010 registered at A.R.A. I Kolkata, Deed No. 5815 of 2011 registered at A.R.A. I Kolkata, Deed No. 10439 of 2011 registered at A.R.A. I Kolkata, Deed No. 5814 of 2011 registered at A.R.A. I Kolkata, Deed No. 6674 of 2010 registered at A.R.A. I Kolkata, Deed No. 7081 of 2010 registered at A.R.A. I Kolkata and Deed No. 1454 of 2012 registered at D.S.R. III South 24 Parganas as morefully mentioned therein.
2. **AND WHEREAS** the **DONOR** is going to submit a building plan to the **K.M.C.** for the construction of a building at above mentioned **K.M.C. Premises No. 3539, Nayabad, Within K.M.C. Ward No.109, Being Assessee No.31-109-08-7125-4, Under Presently P.S. Panchasayar, Kolkata – 700 099, Borough –XII,** which is situated at the junction of two streets.
3. **AND WHEREAS** the **DONOR** has expressed his desire to make a free gift or the splayed portion of land measuring about **2.876 (Two point Eight Seven Six) Sq.**



ADDITIONAL REGISTRAR  
OF ASSURANCE & I, KOLKATA  
- 5 MAR 2020

mtr. from the above K.M.C. Premises No.3539, Nayabad, under presently P.S. Panchasayar, (formerly P.S. Purba Jadavpur), Kolkata – 700 099 to be used for public purpose, 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. This Gift of land to Kolkata Municipal Corporation is exclusively for the purpose of Public Use.

4. **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 splayed portion of land measuring about **2.876 (Two point Eight Seven Six) Sq. mtr.** from the North-West corner portion of the said K.M.C. Premises No.3539, Nayabad, under presently P.S. Panchasayar, (formerly P.S. Purba Jadavpur), Kolkata – 700 099, for sanction of building plan be accepted under Section 405 of The Kolkata Municipal Corporation Act, 1980.
5. **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 splayed portion of land measuring more or less **2.876 (Two point Eight Seven Six) Sq. mtr.** from the North-West corner portion of the said K.M.C. Premises No.3539, Nayabad, under presently P.S. Panchasayar, (formerly P.S. Purba Jadavpur), Kolkata – 700 099, more fully described and delineated in the Map annexed hereto and demarcated with Red Border line therein.
6. **TO HOLD** to The Kolkata Municipal Corporation the said splayed portion of land free from all encumbrances as the Owner for the purpose of widening The Kolkata Municipal Corporation Road at the corner of the said K.M.C. Premises No.3539, Nayabad, under presently P.S. Panchasayar, (formerly P.S. Purba Jadavpur), Kolkata – 700 099, **AND THE DONOR** hereby covenants with the **DONEE** that notwithstanding anything done by the **DONOR** or knowingly suffered, the **DONOR** has full power to convey and grant the aforesaid splayed corner hereby conveyed.
7. **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 splayed portion of land to the **DONEE** as by later shall be reasonably required.



8

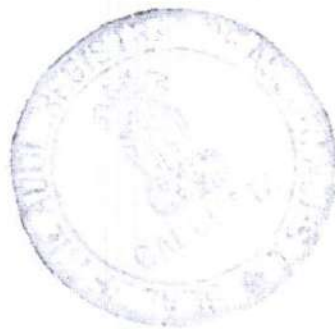
ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
- 5 MAR 2020



SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of corner splay portion of land measuring about 2.876 (Two point Eight Seven Six) Sq. mtr. more or less from the North-West corner portion of the said Premises No. 3539, Nayabad, within K.M.C. Ward No.109, Being Assessee No.31-109-08-7125-4, under Presently P.S. Panchasayar, Kolkata - 700 099, Borough -XII under District South 24 Parganas and it is butted and bounded by

<u>ON THE NORTH</u>	:	6.097M wide Common Passage and 920MM wide common passage;
<u>ON THE SOUTH</u>	:	3657 MM wide Road and Vacant plot of Land;
<u>ON THE EAST</u>	:	G+III Buiding, 3.068M. Wide Common Passage, G+III Buidling Premises No. 3334 Nayabad;
<u>ON THE WEST</u>	:	Vacant Land, G+3 Building Premises No. 3180 Nayabad and 1 Storied Building Plot P-215.



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES - KARNATAKA  
- 5 MAR 2020




IN WITNESS WHEREOF the above named DONOR has set and subscribed its hands and signatures hereto the day month and year first above written.

SIGNED, SEALED AND DELIVERED

BY

in the presence of/Witnesses :

1. *Nilanjan Chandra*  
Advocate  
17/4 Ben Mitra Lane  
Sibpur, Howrah - 71102
2. *Riyanka Mghsee*  
17/1 Lansdowne Terrace  
Kolkata 700026

Nortech Property Pvt/Ltd.  
M/s Mirik Property Pvt. Ltd.  
MADHUR ENCLAVE PVT. LTD.  
  
Director/Authorised Signatory

SIGNATURE OF THE DONOR

DRAFTED & PREPARED BY ME  
AS PER K.M.C. PROPFORMA:

*Nilanjan Chandra*  
NILANJAN CHANDRA  
B.A., LL.B., LL.M., Advocate  
High Court

F/1339/1490/2012

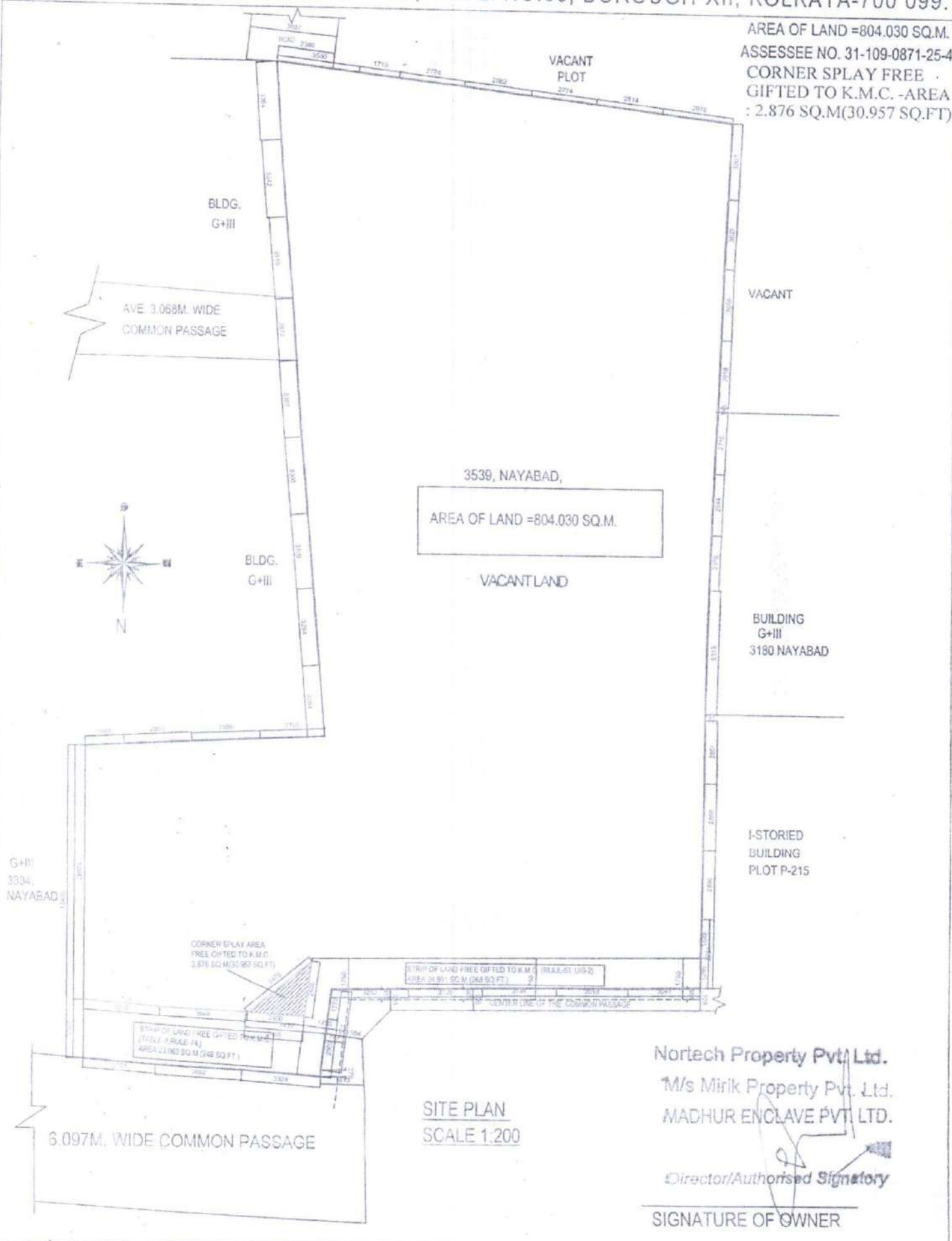


←

ADDITIONAL REGISTRAR  
OF ASSURANCE & MUTUALITY  
- 5 MAR 2020

SITE PLAN SHOWN THE PLOT OF LAND APPERTAINING AT-3539, NAYABAD, P.S. PURBAJADAVPUR ,R.S. DAG NO-160,161, UNDER R.S.KHATIAN NO-2 & 75, MOUZA - NAYABAD,J.L. NO. 25, WARD NO.-109, TOUZI NO.56, BOROUGH-XII, KOLKATA-700 099.

AREA OF LAND =804.030 SQ.M.  
 ASSESSEE NO. 31-109-0871-25-4  
 CORNER SPLAY FREE  
 GIFTED TO K.M.C. -AREA  
 : 2.876 SQ.M(30.957 SQ.FT)



3539, NAYABAD,  
 AREA OF LAND =804.030 SQ.M.  
 VACANT LAND



CORNER SPLAY AREA  
 FREE GIFTED TO K.M.C.  
 2.876 SQ.M(30.957 SQ.FT)

STRIP OF LAND FREE GIFTED TO K.M.C. (AREA: 21.91 SQ.M(246 SQ.FT))

STRIP OF LAND FREE GIFTED TO K.M.C. (TABLE-A RULE-14)  
 AREA 23.063 SQ.M(248 SQ.FT)

Nortech Property Pvt. Ltd.  
 M/s Mirik Property Pvt. Ltd.  
 MADHUR ENCLAVE PVT. LTD.

SITE PLAN  
 SCALE 1:200

Director/Authorised Signatory

SIGNATURE OF OWNER

6.097M. WIDE COMMON PASSAGE

AVE. 3.068M. WIDE  
 COMMON PASSAGE

BLDG.  
 G+III

BLDG.  
 G+III

VACANT

BUILDING  
 G+III  
 3180 NAYABAD

I-STORIED  
 BUILDING  
 PLOT P-215

G+III  
 3334,  
 NAYABAD

VACANT  
 PLOT



✓

ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
- 5 MAR 20



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NORTECH PROPERTY PRIVATE  
LIMITED

07/01/2005

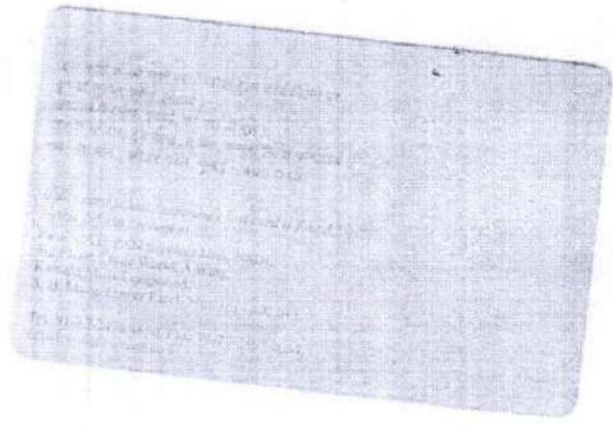
Particulars Account Number

AACCN0502N

500000

Nortech Property Pvt. Ltd.

Director/Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

MIRIK PROPERTY PRIVATE LIMITED

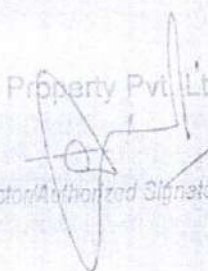
27/01/2005

Particulars Account Number

AAECM1860B

08042015

M/s Mirik Property Pvt. Ltd.

  
Director/Authorized Signatory



MADHUR ENCLAVE PVT. LTD.  
*[Signature]*  
Director/Authorised Signatory



भारत सरकार  
GOVERNMENT OF INDIA



अनुरुद्ध मोदी  
Anurudh Modi  
जन्मतिथि/ DOB: 20/03/1978  
लिंग / GENDER: MALE



6488 5175 0431

आधार - साधारण मानुषेअ अधिकार





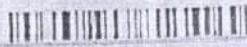
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

10, लॉर्ड सिन्हा रोड,  
मिडलटन रो. कोलकाता,  
पश्चिम बंग - 700071

Address

10, LORD SINHA  
ROAD, Middleton Row,  
Kolkata,  
West Bengal - 700071



1847  
1003 290 1047

help@uidai.gov.in

www.uidai.gov.in



P.O. Box No. 1847,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANIRUDH MODI  
ASHOK KUMAR MODI  
20/03/1978

Permanent Account Number  
ACUPM7446C



Signature



*In case this card is lost / found, kindly inform / return to*  
Income Tax PAN Services Unit, UTH15L  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खोले/पुनर्प्राप्त किया/वापस किया/पुनर्प्राप्त किया  
आयकर सेवा इकाई, उथ 15 एल  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई - 400 614.



Printed No.	Character of Premises	Name and address of the reversionary Owner/Lessee/Sub-Lessee Person liable to pay Consolidated Rate.	Date of receipt of notice to the reversionary owner/lessee/sub-lessee or occupier.	Date of return from the reversionary owner/lessee/sub-lessee or occupier.	Date of receipt of notice to the reversionary owner/lessee/sub-lessee or occupier.	Date of return from the reversionary owner/lessee/sub-lessee or occupier.	Name of the Street.	Area in Sq. Metre		Nature of access from road	Date of Occupancy certificate by the Owner in case of new building u/s 171(5)	Existing annual valuation with date of effectuation if objection, if any	Revised Annual Valuation		Grounds of Increase (Code Nos. in Notice form)	Remarks		
								Land	Floor				If applicable u/s 171(5)	Determined under other Sections				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
		M/S. Naya... M/S. Mink Property Pvt. Ltd. M/S. Madhur Enclave Pvt. Ltd. C.C. Elgin Road, Oriental House, 4th Floor, P.S. - Shalimar Kolkata - 700020	31-109-08-7125-4					8	9	10								
		4/area=02kt-00ck-05 off. 01/area=01kt-10ck-30 off. 01/area=01kt-10ck-30 off. 01/area=01kt-10ck-30 off. 01/area=01kt-10ck-30 off. 01/area=01kt-10ck-30 off. 01/area=01kt-10ck-30 off. Total 1/area=12kt-00ck-15 off.																
		M-Nayabad R.S. Dig-161 R.S. KLa-175																

Valuation has been calculated as per SAF. UAA. P.V. comes on Rs. 16,61,760/- i.e. Rs. 83088/- (per sqm) w.e.f. 01/18-19 (Calculation)

Calculation as per UAA FORM

ie= 8655 (ft x 246m) x 8 x 1 x 1 = 166130

i.e. Rs. 16,61,760/- w.e.f. 01/18

qnty. Tax = 16,61,760/- x 20/100 = 3,32,352/-

i.e. Rs. 83088/- (per sqm)

Value Submitted Process Fees  
Rs. 2000/- dt 07/05/2018  
Rs. 7000/- dt 07/05/2018

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.

PS No. 3698, Nayabad, 2009  
PS No. 3700, Nayabad, 2009  
PS No. 3703, Nayabad, 2009  
Amalgamated with PS No. 3539, Nayabad.



B-485  
5/2/2020

Government of West Bengal  
Directorate of Registration and Stamp Revenue  
Fortuna Tower, 23A, N.S.Road, 9th Floor,  
Kolkata-700 001.

12/2/20  
4/26

Memo No. 480/DRSR-13015/(5)/2020

From: Inspector General of Registration &  
Commissioner of Stamp Revenue, W.B.

*Import*  
Date 05.02.2020

*Spl MC (4/26)*

*CM(R-N)*

RECEIVED  
Sl. No. 5/61  
Date: 15/02/2020

The District Registrar South 24 Parganas,  
P.O. Alipore, District - South 24 Parganas,  
Pin - 700027.

Subject: Urgent implementation of EODB for construction permit.

Ref : Letter No. Con/Com/615/EODB/2019-20 dt. 08.01.2020 from The Municipal  
Commissioner, KMC.

*Municipal Commissioner  
Kolkata Municipal Corporation*

With reference to the above, enclosed please find a copy of the letter No.  
Con/Com/615/EODB/2019-20 Dt. 08.01.2020 of The Municipal Commissioner, KMC which  
speaks for itself.

In this connection it is stated that when a gift is made in favour of KMC for a public  
purpose and it is duly mentioned in the gift deed, the prior consent of KMC is not required for  
registration of the same under provisions mentioned in Order No. 3260-F.T. Dt. 25.11.1999 of  
Finance (Taxation) Department, Government of West Bengal (Copy enclosed).

This is for his information and taking necessary action.  
Encl : As stated.

Sd/-  
Inspector General of Registration &  
Commissioner of Stamp Revenue, W.B.

Memo No. 480/(1)/DRSR-13015/(5)/2020  
Copy forwarded for information to :-  
The Municipal Commissioner,  
Kolkata Municipal Corporation,  
5, S.N. Banerjee Road,  
Kolkata - 700013.

OFFICE OF THE C.G. (REG.)

Date : 05.02.2020

*GVK*  
14 FEB 2020

KOLKATA MUNICIPAL CORPORATION  
5, S.N. BANERJEE ROAD  
KOLKATA - 700013

Inspector General of Registration &  
Commissioner of Stamp Revenue, W.B.

*by  
stiphas*  
*All CRs are  
CC'd to  
for information*  
*Man id  
KMC website*  
*Chief Manager/Controller  
Kolkata Municipal Corporation*

*Forwarded for registration*

*Blawan*  
OSO 9.2.20

Ex. Officio, Ch. Val & Surve  
The Kolkata Mpl. Corpn





ভারতীয় মিত্র পরিচয় প্রাধিকারন

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ডালিকাভুক্তির আই ডি/Enrollment No.: 2010/19555/03730

To  
নীলজান চন্দ্র  
Nilanjan Chandra  
S/O Dr Sukanta Chandra  
17/4 BENI MITRA LANE  
SHIBPUR Haora Corporation  
Sibpur Haora  
West Bengal 711102

29/12/2012  
72000000  
MN215080305DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3363 5333 9560**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



নীলজান চন্দ্র  
Nilanjan Chandra  
পিতা : ডাঃ সুকান্ত চন্দ্র  
Father : DR SUKANTA CHANDRA  
জন্ম সাল / Year of Birth : 1959  
পুরুষ / Male



3363 5333 9560

*Nilanjan Chandra*

আধার - সাধারণ মানুষের অধিকার



### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

21566930



ভারতীয় পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

*Nelofan Chandra*

ঠিকানা:  
S/O ডাঃ সুকান্ত চন্দ্র, ১৭/৪, বেনী  
মিত্র লেন, শিবপুর, হাওড়া  
(সিউসিসিএল কমপ্লেক্স),  
শিবপুর, হাওড়া, পশ্চিমবঙ্গ, 711102

Address:  
S/O Dr Sukanta Chandra,  
17/4, BENI MITRA LANE,  
SHIBPUR, Haora  
Corporation, Sibpur, Haora,  
West Bengal, 711102

1947  
1800 100 1947

help @ uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001



	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					

Name \_\_\_\_\_  
Signature \_\_\_\_\_

	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					

Name \_\_\_\_\_  
Signature \_\_\_\_\_



8/

ADDITIONAL REGISTRAR  
OF ASSURANCE  
- 5 MAR -



### Major Information of the Deed

Deed No :	I-1901-01004/2020	Date of Registration	05/03/2020
Query No / Year	1901-0000372345/2020	Office where deed is registered	
Query Date	26/02/2020 3:23:15 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Nilanjan Chandra 17/1 Lansdowne Terrace, Thana : Lake, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9051270906, Status :Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 85,972/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3539, , Ward No: 109 Pin Code : 700099

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	30.95 Sq Ft		85,972/-	Width of Approach Road: 21 Ft.,
Grand Total :				.0709Dec	0/-	85,972 /-	

### Donor Details :










Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NORTECH PROPERTY PRIVATE LIMITED</b> 17/1 Lansdown Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AACCN0602N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>MIRIK PROPERTY PRIVATE LIMITED</b> 17/1 Lansdown Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAECM1860B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	<b>MADHUR ENCLAVE PRIVATE LIMITED</b> 17/1 Lansdown Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAECM1851C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>THE KOLKATA MUNICIPAL CORPORATION</b>                      5, Surendra Nath Banerjee Road, P.O:- Taltala, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India,                      PIN - 700013 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed</p>

Representative Details :

Sl 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> <p><b>Mr ANIRUDH MODI</b>                              (Presentant)                              Son of Mr Ashok Kumar Modi                              Date of Execution -                              29/02/2020 , Admitted by:                              Self, Date of Admission:                              05/03/2020, Place of                              Admission of Execution: Office</p> </td> <td>   <small>Mar 5 2020 2:08PM</small> </td> <td>   <small>LTI 05/03/2020</small> </td> <td>   <small>05/03/2020</small> </td> </tr> </tbody> </table> <p>17/1, Lansdown 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, , PAN No.::                      ACUPM7446C, Aadhaar No: 64xxxxxxxx0431 Status : Representative, Representative of : NORTECH                      PROPERTY PRIVATE LIMITED (as Authorized Signatory), MIRIK PROPERTY PRIVATE LIMITED (as                      Authorized Signatory), MADHUR ENCLAVE PRIVATE LIMITED (as Authorized Signatory)</p>	Name	Photo	Finger Print	Signature	<p><b>Mr ANIRUDH MODI</b>                              (Presentant)                              Son of Mr Ashok Kumar Modi                              Date of Execution -                              29/02/2020 , Admitted by:                              Self, Date of Admission:                              05/03/2020, Place of                              Admission of Execution: Office</p>	 <small>Mar 5 2020 2:08PM</small>	 <small>LTI 05/03/2020</small>	 <small>05/03/2020</small>
Name	Photo	Finger Print	Signature						
<p><b>Mr ANIRUDH MODI</b>                              (Presentant)                              Son of Mr Ashok Kumar Modi                              Date of Execution -                              29/02/2020 , Admitted by:                              Self, Date of Admission:                              05/03/2020, Place of                              Admission of Execution: Office</p>	 <small>Mar 5 2020 2:08PM</small>	 <small>LTI 05/03/2020</small>	 <small>05/03/2020</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr Nilanjan Chandra</b>                              Son of Mr Sukanta Chandra                              17/4 Beni Mitra Lane, Shibpur, P.O:-                              Shibpur, P.S:- Shibpur, Howrah, District:-                              Howrah, West Bengal, India, PIN - 711102</p>	 <small>05/03/2020</small>	 <small>05/03/2020</small>	 <small>05/03/2020</small>
Identifier Of Mr ANIRUDH MODI			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	NORTECH PROPERTY PRIVATE LIMITED	THE KOLKATA MUNICIPAL CORPORATION		0.0236424 Dec	28,657/-
L1	MIRIK PROPERTY PRIVATE LIMITED	THE KOLKATA MUNICIPAL CORPORATION		0.0236424 Dec	28,657/-

L1	MADHUR ENCLAVE PRIVATE LIMITED	THE KOLKATA MUNICIPAL CORPORATION		0.0236424 Dec	28,657/-
----	-----------------------------------	---	--	---------------	----------

Endorsement For Deed Number : I - 190101004 / 2020

On 05-03-2020

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 12:15 hrs on 05-03-2020, at the Office of the A.R.A. - I KOLKATA by Mr ANIRUDH MODI

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

Execution is admitted on 05-03-2020 by Mr ANIRUDH MODI, Authorized Signatory, NORTECH PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1 Lansdown Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Authorized Signatory, MIRIK PROPERTY PRIVATE LIMITED (Private Limited Company), 17/1 Lansdown Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026; Authorized Signatory, MADHUR ENCLAVE PRIVATE LIMITED (Private Limited Company), 17/1 Lansdown Terrace, P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr Nilanjan Chandra, , Son of Mr Sukanta Chandra, 17/4 Beni Mitra Lane, Shibpur, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Advocate

Payment of Stamp Duty



Debasis Patra  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 45307 to 45332

being No 190101004 for the year 2020.



Digitally signed by SRIJANI GHOSH  
Date: 2020.03.10 14:09:27 +05:30  
Reason: Digital Signing of Deed.

*Srijani Ghosh*

(Srijani Ghosh) 2020/03/10 02:09:27 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)