

08762/24

I-8657/2024

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs-20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

7444-489916  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

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

DEED OF GIFT FOR K.M.C.

(CORNER SPLAY)

(2.867 sq.mt.)

20 JUN 2024

THIS IDENTURE is made on this the 20<sup>th</sup> day of June, Two  
Thousand and Twenty-Four (2024) A. D.; BETWEEN SHRI AMIT ROY  
(OCI No - A1758560), son of Shri Prafulla Kumar Roy, by faith- Hindu,  
by occupation- Doctor, by nationality - United Kingdom, resident of 6,  
Purbachal Link Road, P.S.- Garfa, P.O.- Haltu, Kolkata- 700 078,  
District - South 24 Parganas, presently residing at 39 Oakfield,  
Millend Richmans worth, WD3 8LR; hereinafter called and referred to  
as "DONOR" (which expression where the context will so admit shall  
mean and include his heirs, legal representative, successors and  
assigns) of the ONE PART.



AND

**THE KOLKATA MUNICIPAL CORPORATION**, a body corporate constituted under the west Bengal Act LIX OF 1980, having its central office at No. 5, S. N. Banerjee Road, P. S. - Taltolla, Kolkata - 700013, hereinafter called the **"DONEE"** (which expression where the context will so admit mean and include its successors and assigns) of the **OTHER PART**.

**WHEREAS** the Donor is the absolute owner of **ALL THAT** demarcated piece and parcel of Bastu land area more or less by physical measurement net land area 5 cottahs 7 chittacks 31.244 sq.ft. out off total land are 5 cottahs 8 chittacks more or less lying and situate at and being KMC Premises No. 532, Purbachal Main Road, KMC Assessee No. 31-106-16-2727-7 (Mailing Address - 6No., Purbachal Link Road), Kolkata - 700 078 within the District - South 24 Parganas Mouja - Garfa Village, Pargana - Khaspur, P. S. - Sadar Tollygunge, Sub Registry Office at Alipore, Touji No. 155, R. S. No. 2, J. L. No. 19 appertaining to R. S. and L. R. Dag Nos. 1789, 1790 and 1791, R. S. Khatian Nos. 904, 973/1 and 1219, L.R. Khatian No. 1874, 2299 Which is situated at the junction of two K.M.C. Road on North-East portion of the premises where the Donor have expressed his desire to make a free gift of the splayed portion of the land measuring about **2.867 sqm. = 30.860 sq. ft. more or less from Premises No. 532, Purbachal Main Road, Kolkata - 700078** 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 have been accepted by the K. M. C. as the Donee and it has been decided inter-alia that the gift of splayed portion of land measuring about **2.867 sqm. = 30.860 sq. ft. more or less from Premises No. 532, Purbachal Main Road, Kolkata - 700078**, for sanction of building plan in respect of **Premises No. 532, Purbachal Main Road, Kolkata - 700078**, be accepted under sanction 405 of the Kolkata Municipal Corporation Act, 1980.



**NOW THIS INSTRUMENT WITNESSTH** that in consideration of the premises the Donor of her own free will and accord and while in a sound state of body and mind hereby grant and convey unto the Kolkata Municipal Corporation all that piece and parcel of the corner splayed portion of land measuring **2.867 sqm. = 30.860 sq. ft. more or less from Premises No. 532, Purbachal Main Road, Kolkata - 700078**, more fully described and delineated in the map annexed hereto and demarcated with red border line. TO HOLD The Kolkata Municipal Corporation said splayed portion of land free from all encumbrances as the Owner for the propose of widening the Kolkata Municipal Corporation road, at the North-East corner of the said **Premises No. 532, Purbachal Main Road, Kolkata - 700078**. And the Donor hereby covenants with the Donee that no-withstanding anything done by the Donor or knowingly suffered the Donor have full power to convey and grant the aforesaid splayed corner hereby conveyed.

**And further comments** that the Donor shall at all times at the cost of Donor, execute and do all such further acts deeds and assurance for more perfectly and affectively conveying the said splayed portion of land to the donee as by the letter shall be reasonably required.

**This Donated space shall be used for the public purposes.**

**SCHEDULE OF THE PROPERTY**

**ALL THAT** piece or parcel of land measuring about **2.867 sqm. = 30.860 sq. ft. more or less from Premises No. 532, Purbachal Main Road, Kolkata - 700078, P. S. - Garfa, under Kolkata Municipal Ward No. 106, Borough - XII, within the Kolkata Municipal Corporation and bounded as follows: -**

On the North	:	By 2930 MM wide black-top road minimum & maximum 3000 MM;
On the South	:	By Vacant Land;
On the West	:	By land of Dag No. 1790 and 1791 & pre. No. 1278 Purbachal Main Road;
On the East	:	By 3686 MM wide black-top road minimum & maximum 3750 MM.



IN WITNESS WHERE OF the abovenamed Donor have set and subscribed his respective hands and signatures hereunto on the day month and first above written.

SIGNED SEALED AND DELIVERED

in the presence of witnesses: -

1. *Ranjit*  
Gold Post Office  
Street Kal-1

2.

*Ratan Pal*  
Advocate

*Anil Ray*

SIGNATURE OF DONOR

As per K.M.C. Proforma

Prepared by me

*Ratan Pal*

Ratan Pal, Advocate

High Court, Calcutta

Enrol No. WB/675/1992.



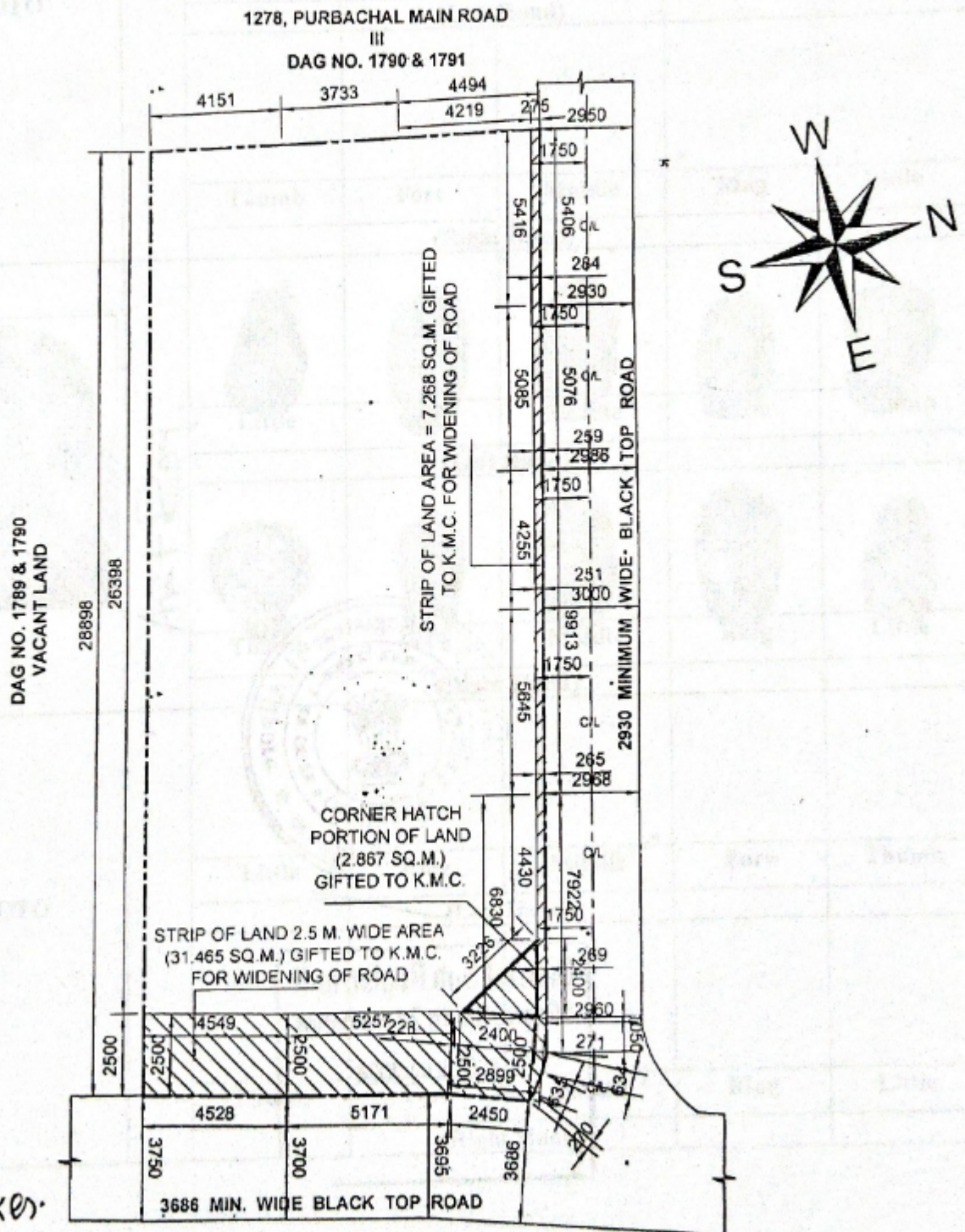
SITE PLAN AT PREMISES NO. 532, PURBACHAL MAIN ROAD, KOLKATA:- 700 078,  
SHOWING CORNER SPLAY MEASUREMENT, K.M.C. WARD NO. 106, BOROUGH  
NO. XII, ASSESSEE NO. 31-106-16-2727-7, MOUZA :- GARFA, J.L. NO. 19,  
R.S. & L.R. DAG NOS. 1789, 1790 & 1791, R.S. KHATIAN NOS. 904, 973/1 & 1219,  
L.R. KHATIAN NOS. 1874 & 2299, P.S. - GARFA.

CORNER GIFT AREA OF LAND = 2.867 SQ.M. (00 K. - 00 CH. - 30.860 SFT.)

SHOWN IN RED BORDER

ALL DIMENSIONS ARE IN MM.,

SCALE :- 1:200



*Parker.*

**PINTU SARKER**  
CLASS-I, L.B.S.  
NO: 1194, K.M.C  
B/36, RABINDRA PALLY  
KOLKATA-700086

PINTU SARKER (L.B.S. - I/1194)












SIGNATURE OF L.B.S.

*Anil Ray.*

SIGNATURE OF OWNER/APPLICANT



# SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	Anil Roy					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



### Major Information of the Deed



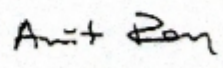
Deed No :	I-1602-08657/2024	Date of Registration	20/06/2024
Query No / Year	1602-2001475023/2024	Office where deed is registered	
Query Date	15/06/2024 9:53:46 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
	Rs. 1,46,585/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kallkapur Road (P.A.S Connector)) , , Premises No: 532, , Ward No: 106 Pin Code : 700078

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	(RS :- )		Bastu	30.86 Sq Ft		1,46,585/-	Width of Approach Road: 12 Ft.,
Grand Total :				.0707Dec	0/-	1,46,585 /-	

### Donor Details :




Sl No	Name	Address	Photo	Finger print and Signature
1	Mr AMIT ROY (Presentant) Son of Mr PRAFULLA KUMAR ROY Executed by: Self, Date of Execution: 20/06/2024 Admitted by: Self, Date of Admission: 20/06/2024, Place : Office			 Captured 20/06/2024
Signature:  20/06/2024				
6, PURBACHAL LINK ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United Kingdom , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 Admitted by: Self, Date of Admission: 20/06/2024, Place : Office				



**Donee Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>KOLKATA MUNICIPAL CORPORATION</b> 5, Surendra Nath Banarjee Road, City:- Kolkata, P.O:- NEW MARKET, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RANJIT PAL</b> Son of Late P PAL H, 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	20/06/2024	20/06/2024	20/06/2024
Identifier Of Mr AMIT ROY			



Endorsement For Deed Number : I - 160208657 / 2024

On 20-06-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 & Exempted FROM stamp duty.

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

Presented for registration at 12:52 hrs on 20-06-2024, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr AMIT ROY, Executant.

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

Execution is admitted on 20/06/2024 by Mr AMIT ROY, Son of Mr PRAFULLA KUMAR ROY, 6, PURBACHAL LINK ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Professionals

Indetified by Mr RANJIT PAL, , Son of Late P PAL, H, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Payment of Stamp Duty



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 292288 to 292299

being No 160208657 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.06.20 17:58:53 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 20/06/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.