

08766/24

T-8655/2024



पश्चिम बंगाल WEST BENGAL

20/6  
B-1480307

...that the document is admitted for Registration. The signature shall be the endorsement so to be made with the document and be the part of this document.

*[Signature]*

District Sub-Registrar  
Alipore, South 24 Parganas

**DEED OF GIFT FOR K.M.C.**

20 JUN 2024

**(STRIP OF LAND)**

**(7.268 sq.mt.) (275 mm wide)**

**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 Richmansworth, 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 measuring 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.

**AND WHEREAS** the donor is going to submit a building plan to the Kolkata Municipal Corporation for construction of a building at **Premises No. 532, Purbachal Main Road, Kolkata - 700078**, Police Station - Garfa, presently within the limits of the Kolkata Municipal Corporation Ward No. 106 as Assessee No. 31-106-16-2727-7 and there is a passage of 275 mm wide of land area of the Northern side of the plot and whereas the Donor has expressed his desire to make a free gift of strip of land measuring about 7.268 sqm. = 01 Chhitacks and 33.233 sq. ft. more or less from the above mentioned premises, 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. the Donee and it has been decided inter-alia that the gift of the strip of land measuring about 7.268 sqm. = 01 Chhitacks and 33.233 sq. ft. more or less of the said premises for sanction of building plan in respect

of above and said premises, be accepted under section 405 of the Kolkata Municipal Corporation Act, 1980.

**NOW THIS INSTRUMENT WITNESSETH** that in consideration of the premises the Donor of her own free will and accord and while in a ascend state of body and minds hereby grants and conveys unto the Kolkata Municipal Corporation al that piece or parcel of the strip of land measuring 7.268 sqm. = 01 Chhitacks and 33.233 sq. ft. more or less being a portion of above-mentioned premises, more fully described and delineated in the Map annexed hereto and demarcated with **RED** border line therein.

**TO HOLD** to the Kolkata Municipal Corporation the said strip of land frees from all encumbrances the owner for the purpose of widening of the common passage of the said premise.

**AND THE** Donor hereby covenants with the Donee that notwithstanding anything done by the Donor or knowingly suffered, that, the Donor has full power to convey and grant the aforesaid strip of land hereby conveyed.

**AND FURTHER** comments that the Donor shall at all times, the cost of the Donor execute and do all such further acts and deeds and assurance for more perfectly and effectively conveying the said strip of land to the Donee as by the letter shall be responsible required.

Gifted portion of the Land shall be used by the Public Purpose only.

#### **SCHEDULE OF THE PROPERTY**

**ALL THAT** piece or parcel of land measuring about 7.268 sqm. = 01 Chhitacks and 33.233 sq. ft. more or less from Premises No. 532, Purbachal Main Road, 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 WHEREOF the above-named Donor has set and subscribed his hands and signature hereunto on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

**In the presence of Witnesses: -**

1. *Ranjit Pal*  
6, Old Post office  
street Kal - 1

*Amit Ray*

SIGNATURE OF THE DONOR

2.

*Ratan Pal*  
*Advocate*

Drafted by me as per K.M.C Proforma

*Ratan Pal*

Ratan Pal, Advocate  
High Court, Calcutta  
Enrol No. WB/675/1992.

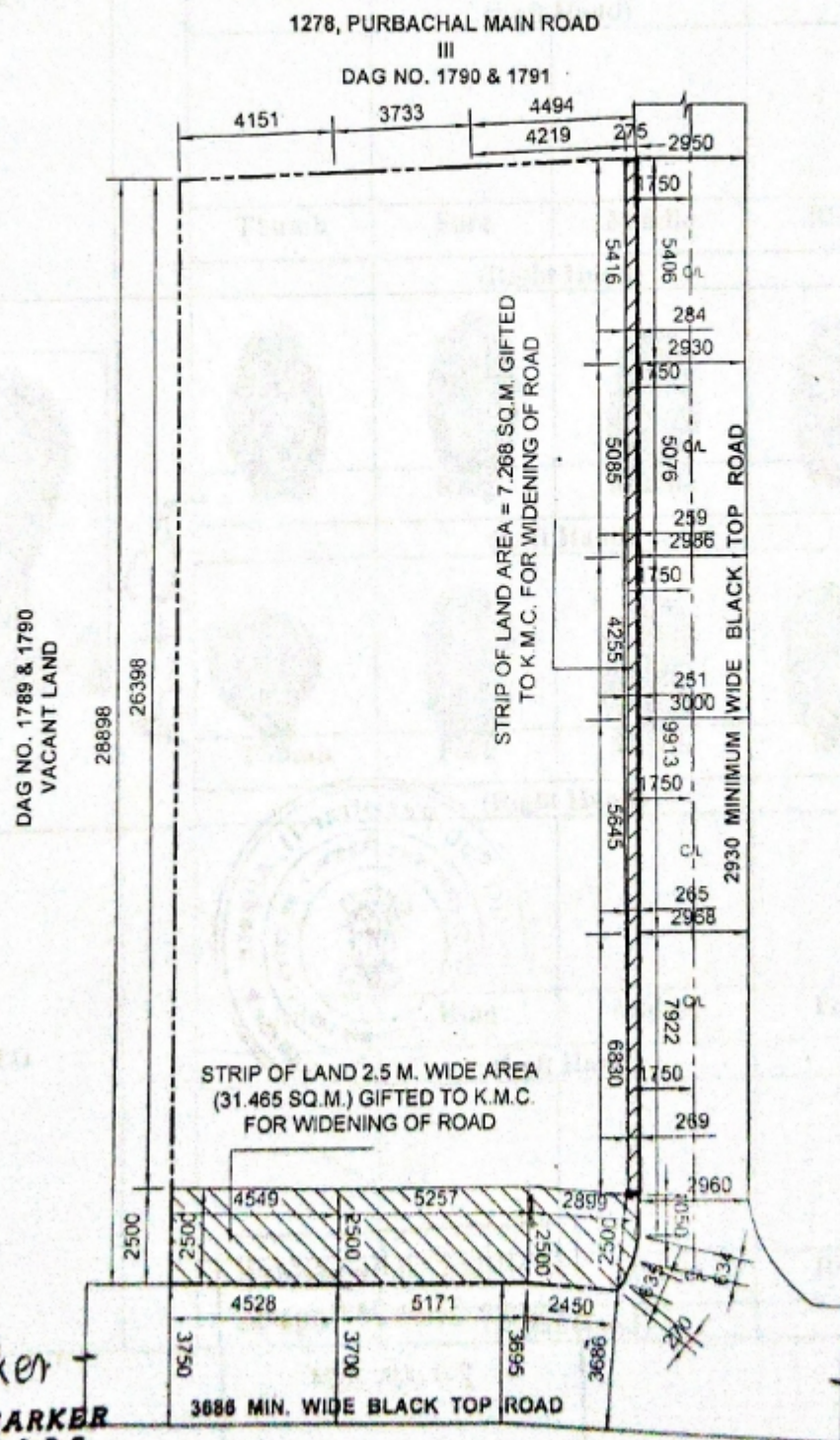
SITE PLAN AT PREMISES NO. 532, PURBACHAL MAIN ROAD, KOLKATA:- 700 078,  
 SHOWING SIDE STRIP OF LAND MEASUREMENT, K.M.C. WARD NO. 106,  
 BOROUGH NO. XII, ASSESSEE NO. 31-106-16-2727-7, MOUZA :- GARFA, J.L. NO. 19,  
 R.S. & L.R. DAG NOS. 1789, 1790 & 1791, R.S. KHATIAN NOS. 904, 973/1 & 1219,  
 L.R.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

STRIP OF LAND = 7.268 SQ.M. (00 K. - 01 CH. - 33.233 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/35, RABINDRA PALLY  
 KOLKATA-700086

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

*Ant 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)  |   |  |   |   |
|  | Arit Ray. |   |   |   |   |   |
|  |           | 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



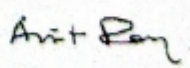
|   |  |   |            |
|---|--|---|------------|
| Deed No   | I-1602-08655/2024  | Date of Registration  | 20/06/2024 |
| Query No / Year   | 1602-2001480307/2024   | Office where deed is registered                             |            |
| Query Date  | 17/06/2024 12:58:02 PM   | D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                   | RATAN PAL<br>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. 3,71,607/-   |   |            |
| 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 Kalikapur 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                 | 1 Chatak<br>33.233 Sq Ft |                          | 3,71,607/-            | Width of Approach Road: 12 Ft., |
| Grand Total : |             |                |                       | .1793Dec                 | 0 /-                     | 3,71,607 /-           |                                 |

### Donor Details :

| Sl No  | Name Address Photo Finger Print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | <b>Mr AMIT ROY (Presentant )</b><br>Son of Mr PRAFULLA KUMAR ROY<br>Executed by: Self, Date of Execution: 20/06/2024<br>, Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office | <br>20/06/2024 | <br>Captured<br>20/06/2024 | <br>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<br>, 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><br>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><br>Son of Late P PAL<br>H, 6, Old Post Office Street, City:-<br>Kolkata, P.O:- GPO, P.S:-Hare Street,<br>District:-Kolkata, West Bengal, India,<br>PIN:- 700001 |  | <br>Captured |  |
|  | 20/06/2024  | 20/06/2024  | 20/06/2024   |
| Identifier Of Mr AMIT ROY  |   |   |  |

**Endorsement For Deed Number : I - 160208655 / 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) 48(n) W.B. Registration Rules, 1962)**

Presented for registration at 13:02 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 292264 to 292275  
being No 160208655 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.06.20 17:55:21 +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.