

08767/24

T-8656/2024

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is registered
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

2016
14.549.69

DEED OF GIFT FOR K.M.C.

(STRIP OF LAND)

(2.5 METER WIDE) (31.465 sq.mt.)

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

20 JUN 2024

THIS DEED is made on this the 20th 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 her 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 by physical measurement more or less 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 and 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 3686 mm (minimum wide Black Top Road) of the Eastern side of the plot and whereas the Donor has expressed his desire to make a free gift of strip of land measuring about 31.465 sqm. = 07 Chittacks and 23.689 sq. ft. more or less of which minimum (wide of strip 2.5 meter land area) 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 31.465 sqm. = 07 Chittacks and 23.689 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 31.465 sqm. = 07 Chhitacks and 23.689 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 31.465 sqm. = 07 Chhitacks and 23.689 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 3000MM;

On the Sout : By Vacant Land;

On the West : By land of Dag No. 1790 and 1791& pr.no. 1278

Purbachal Main Road;

On the East: By 3686 MM wide black-top road minimum & maximum
3750MM.

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*
2, old Post office
street kul - 1

Anut 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.

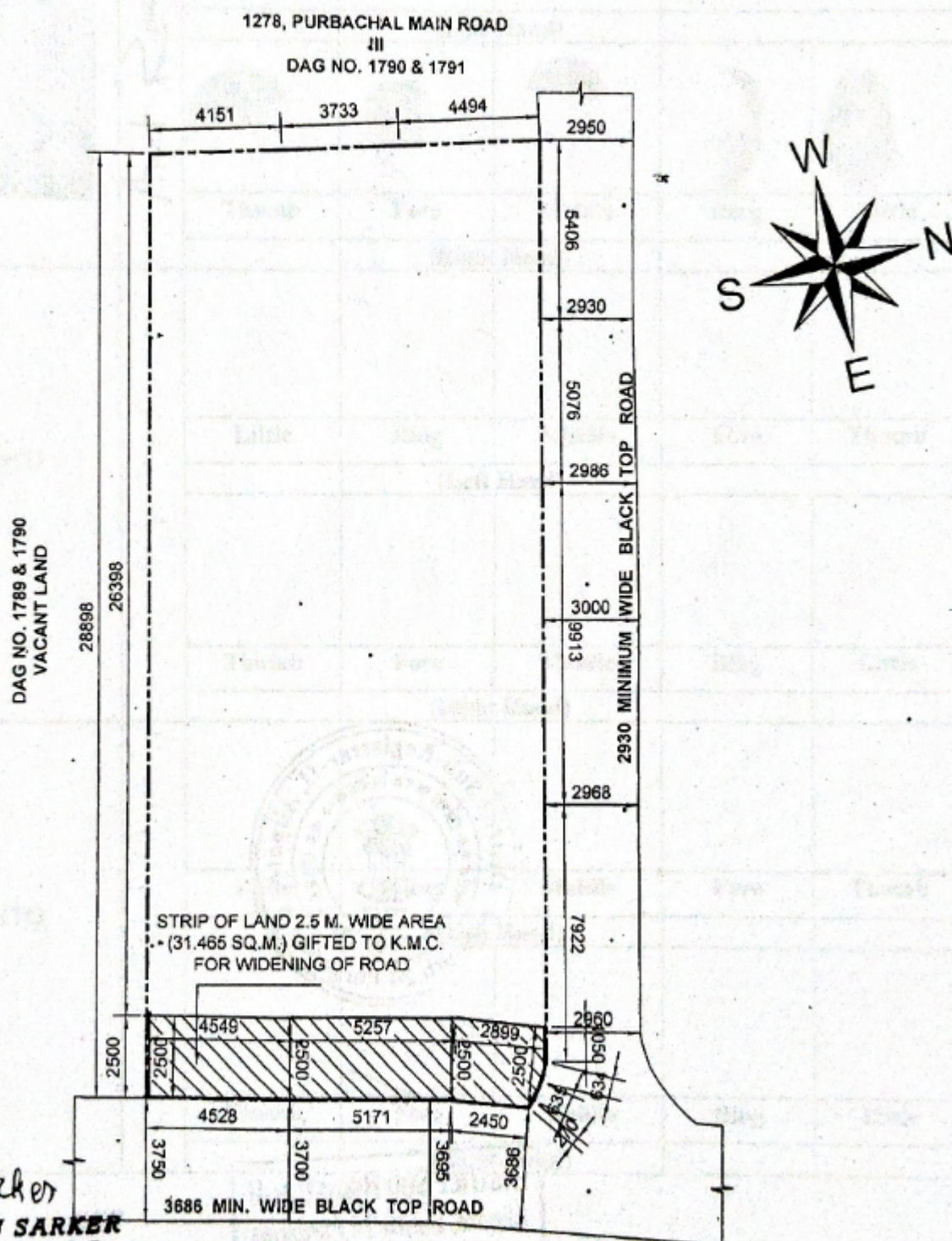
SITE PLAN AT PREMISES NO. 532, PURBACHAL MAIN ROAD, KOLKATA:- 700 078,
 SHOWING STRIP OF LAND (2.5 M. WIDE) MEASUREMENT, K.M.C. WARD NO. 106,
 BOROUGH NO. XII, ASSESSEE NO. 31-106-16-2727-7, MOUZA :- GARFA, J.L. NO. 19,
 R.S. & L.R. DAG NOS. 1789, 1790 & 1791, R.S. KHATIAN NOS. 904, 973/1 & 1219,
 L.R. KHATIAN NOS. 1874 & 2299, P.S. - GARFA.

STRIP OF LAND = 31.465 SQ.M. (00 K. - 07 CH. - 23.689 SFT.)

SHOWN IN RED BORDER

ALL DIMENSIONS ARE IN MM.,

SCALE :- 1:200



























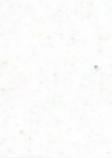






Parker
PINTU SARKER
 CLASS-I, L.B.S.
 NO: 1194, K.M.C
 B/38, RABINDRA PALLY
 KOLKATA-700088

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












SIGNATURE OF L.B.S.

Amit Ray
 SIGNATURE OF OWNER / APPLICANT

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Anit Ray</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PHOTO	<i>Anit Ray</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
PHOTO	<i>Anit Ray</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	<i>Ans + Rgt</i>					
		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



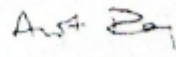


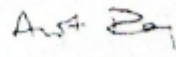


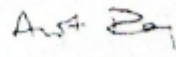
Deed No.	I-1602-08656/2024	Date of Registration	20/06/2024
Query No./Year	1602-2001474969/2024	Office where deed is registered	
Query Date	15/06/2024 9:37:35 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st 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. 16,08,772/-		
Stampduty 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 Kallikapur 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	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Chatak 23.689 Sq Ft		16,08,772/-	Width of Approach Road: 12 Ft..
Grand Total :				.7762Dec	0/-	16,08,772/-	

Donor 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> 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 </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	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	
Name	Photo	Finger Print	Signature						
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							
	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	KOLKATA MUNICIPAL CORPORATION 5, Surendra Nath Banarjee Road, City:- Kolkata, P.O:- NEW MARKET, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT PAL 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 - 160208656 / 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(i) W.B. Registration Rules, 1962)

Presented for registration at 13:04 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 292276 to 292287
being No 160208656 for the year 2024.



Digitally signed by Suman Basu
Date: 2024.06.20 17:55:40 +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.