

04655/2025

T-4470/2025

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

09AC 122189

15/05/2025
2001315422/2025

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

DEED OF GIFT TO KMC FOR SPLAYED CORNER

Re: Premises No. 37, Rajkrishna Ghosal Road, under P.S. Kasba, Kolkata – 700 042, Ward No. 091, Borough – X, under Assessee No. 21-091-15-0060-7.

THIS DEED OF GIFT is made this the 15th day of May Two Thousand and Twenty-Five

BETWEEN

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
15 MAY 2025

1. SRI PALLAB KUMAR GHOSAL ALIAS PALLAB KUMAR GHOSHAL (PAN ADUPG9746L, Aadhaar No. 600563735189) son of Late Panchkari Ghosal by faith: Hindu, by Occupation: Retired from Service, by Nationality: Indian, **2. SMT DIPTI GHOSAL ALIAS DIPTI GHOSHAL (PAN AUEPG5564H, Aadhaar No. 671269366182)** wife of Late Pradip Kumar Ghosal by faith: Hindu, by Occupation: Service, by Nationality: Indian **3. SRI SUPRATIM GHOSAL (PAN BQZPG9687F, Aadhaar No. 992356330209)** son of Late Pradip Kumar Ghosal by faith: Hindu, by Occupation: Service, by Nationality: Indian all are residing at 37, Rajkrishna Ghosal Road, P.O. and P.S. Kasba, Kolkata – 700 042 **4. SMT PURNIMA HALDAR (PAN AGDPH6340M, Aadhaar No. 823731206106)** wife of Sri Pranab Kumar Haldar by faith: Hindu, by Occupation: House-wife, by Nationality: Indian residing at Village Uttar Kalikapur, P.O. Dakshin Barasat, P.S. Joynagar, District South 24 Parganas, Pin – 743372 hereinafter Collectively referred to as “the **DONORSSS**” (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, successors, administrators, legal representatives and assigns) of the **ONE PART**. The Donors herein are being represented by their Lawful Constituted Attorney **SRI SRI REALITY INFRASTRUCTURE**, having **(PAN ACHFS4494H)** a Partnership Firm having its registered office at 19B, Selimpore Road, P.S. Lake, Kolkata – 700 031 and represented by its Partners 1. **SRI ARUP BANERJEE (PAN AIMPB3149F, Aadhaar No. 638681940187)** son of Late Shyamalendu Banerjee, by faith: Hindu, by Occupation Business, by Nationality Indian residing at 13, Selimpore Bye Lane, P.S. Lake, Kolkata – 700 031 2. **SRI**

PARTHA ROY (PAN AFNPR0253C, Aadhaar No. 573102139759) son of Late Arun Roy, by faith: Hindu, by Occupation Business, by Nationality Indian residing at 3, Selimpore Road, P.S. Lake, Kolkata - 700 031 by virtue of a registered General Power of Attorney dated 26.04.2024 which was duly registered with the District Sub-Registrar - IV, South 24 Parganas at Alipore, West Bengal and recorded in Book No. I, Volume No. 1604-2024, Pages from 134094 to 134117, Being No. 160404573, for the year 2024.

AND

THE KOLKATA MUNICIPAL CORPORATION a Body Corporate constituted under the West Bengal Act, LIX of 1980, having its Central Office at 5, S. N. Banerjee Road, P.S. New Market, Kolkata - 700 013 hereinafter called and referred to as "the **DONEE**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS the Donors herein are the absolute and joint owners and occupiers in respect of **ALL THAT** piece or parcel of Bastu Land measuring an area of **691.01** square meter corresponding to an area of **10(Ten) Cottahs 5(Five) Chittacks and 13(Thirteen) sq. ft.** be the same a little more or less together with One Pucca Brick Building Dwelling House standing thereon measuring an area of **3565** sq. ft. standing thereon comprising in Mouza- Kasba, under Khatian No. 1159, Dag No. 963, J.L. No. 13, Touzi No. 145, Revenue Survey No. 233, Parganas Kalikata, and also situated at and being the Municipal Premises

No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Sub-Registry Office at Additional District Sub-Registrar at Sealdah, within the local limits of the Kolkata Municipal Corporation, under Ward No. 091, under Assessee No. 21-091-15-0060-7, District South 24 Parganas and the Donors herein is going to submit a Building Plan for the construction of a Building in the said Premises for obtaining sanction and for the construction of the New Building at the Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Ward No. 091, Borough - X, of KMC, within the local limits of the Kolkata Municipal Corporation under Ward No. 091, Borough No. X, District South 24 Parganas which is situated at the junction of two street, and whereas the Donors have already made a Deed of Gift for Splayed portion as required under Section 405 of KMC Act 1980, for sanction of building plan. Now the owner expressed his desire to make a free gift for the splayed portion of land measuring an area of 5.665 sq. meter and/or 1 Chittacks and 15.978 sq. ft. from the Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Ward No. 091, Borough - X, of KMC more fully and particularly written in the Schedule hereunder and delineated in the Map and/or Plan annexed hereto and demarcated with Red Border line.

AND WHEREAS the said proposal or offer of the DONORS has been accepted by the KMC the DONEE and it has been decided inter alia, that the gift of this splayed portion of land measuring an area of 5.665 sq. meter and/or 1 Chittacks and 15.978 sq. ft. from the Premises No. 37, Rajkrishna Ghosal Road, under

P.S. Tollygunge now Kasba, Kolkata - 700 042, under Ward No. 091, Borough - X, of KMC, for sanction of the building plan in respect of the Premises No. 37, Rajkrishna Ghosal Road, Kolkata - 700 042, Ward No. 091, Borough - X, KMC.

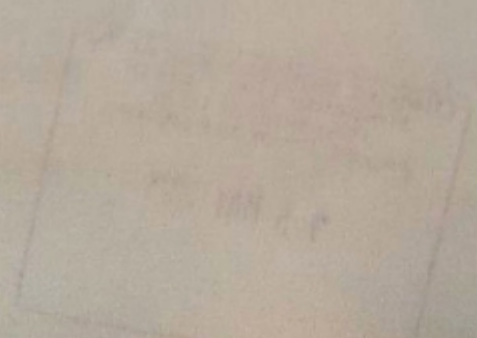
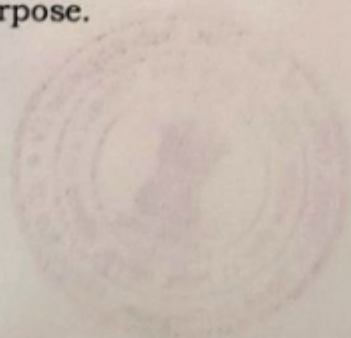
NOW THIS DEED OF GIFT WITNESSETH that in consideration the DONORS of its own free will and accord and while in sound stated of body and mind, hereby and absolutely gift, grant, convey, transfer, assign and bestow unto the and in favour of the Kolkata Municipal Corporation **ALL THAT** piece or parcel of Splayed portion of land measuring about 5.665 sq. meter and/or 1 Chittacks and 15.978 sq. ft. from the Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Ward No. 091, Borough - X, of KMC, within the local limits of the Kolkata Municipal Corporation under Ward No. 091, Borough No. X, District South 24 Parganas more particularly described in the **SCHEDULE** hereunder written and particularly delineated in the Map and/or Plan annexed hereto and demarcated with RED Border line therein.

TO HOLD to the KMC the said Splayed portion of land free from all encumbrances as the Owner for the purpose of widening the KMC Road at the corner of the said Premises No. 37, Rajkrishna Ghosal Road, under P.S. Tollygunge now Kasba, Kolkata - 700 042, under Ward No. 091, Borough - X, of KMC.

AND THE DONORS herein hereby covenants with the Donee that notwithstanding anything by the Donors or knowingly suffered, it the Donors have full power to convey and grant the aforesaid splayed portion hereby conveyed.

AND FURTHER comments that the Donors shall at all times, at the cost of the Donors, execute and do all such further acts, deeds and assurance for more perfectly and effectively conveying the said splayed portion of land to the Donee as by the latter shall be reasonably required.

Be it mentioned here that the Property under Schedule gifted to the K.M.C. is only for public purpose.



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Land measuring about 5.665 sq. meter and/or 1 Chittacks and 15.978 sq. ft. from the Premises No. **37, Rajkrishna Ghosal Road,** under **P.S. Tollygunge now Kasba, Kolkata - 700 042, under Ward No. 091,** **Borough - X, of KMC,** within the local limits of the Kolkata Municipal Corporation under Ward No. 091, Borough No. X, **under Assessee No. 21-091-15-0060-7, District South 24 Parganas** which is more fully and Particularly delineated and bordered with **RED** Border.

The North-East Corner which is butted and bounded as follows: -

ON THE NORTH: 16 feet wide Black Top Road;

ON THE SOUTH: Donors' Land;

ON THE EAST : Premises No. 40, R.K. Ghosal Road, Kolkata - 700 042;

ON THE WEST : Donors' Land.

The North-East Corner which is butted and bounded as follows: -

ON THE NORTH: Donors' Land;

ON THE SOUTH: 4 Feet wide Common Passage;

ON THE EAST : Premises No. 38, R.K. Ghosal Road, Kolkata - 700 042;

ON THE WEST : Donors' Land.

IN WITNESS WHEREOF the DONORS hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Donors at Kolkata in the presence of:-

WITNESSES :-

1. *Asit Roy*
17, Drona Lane
Kol-14
2. *Alangir Reza Adv*
28/1 Judges Court Road
Kol-27

**SRI SRI REALITY INFRASTRUCTURE
REPRESENTED BY PARTNERS
ARUP BANERJEE & PARTHA ROY AS
CONSTITUTED ATTORNEY OF
SRI PALLAB KR GHOSAL
SMT DIPTI GHOSAL
SRI SUPRATIM GHOSAL
SMT PURNIMA HALDER**

Signature of the **DONORS**

Drafted and prepared by me as per
KMC Proforma

Alangir Reza HB/1366/03

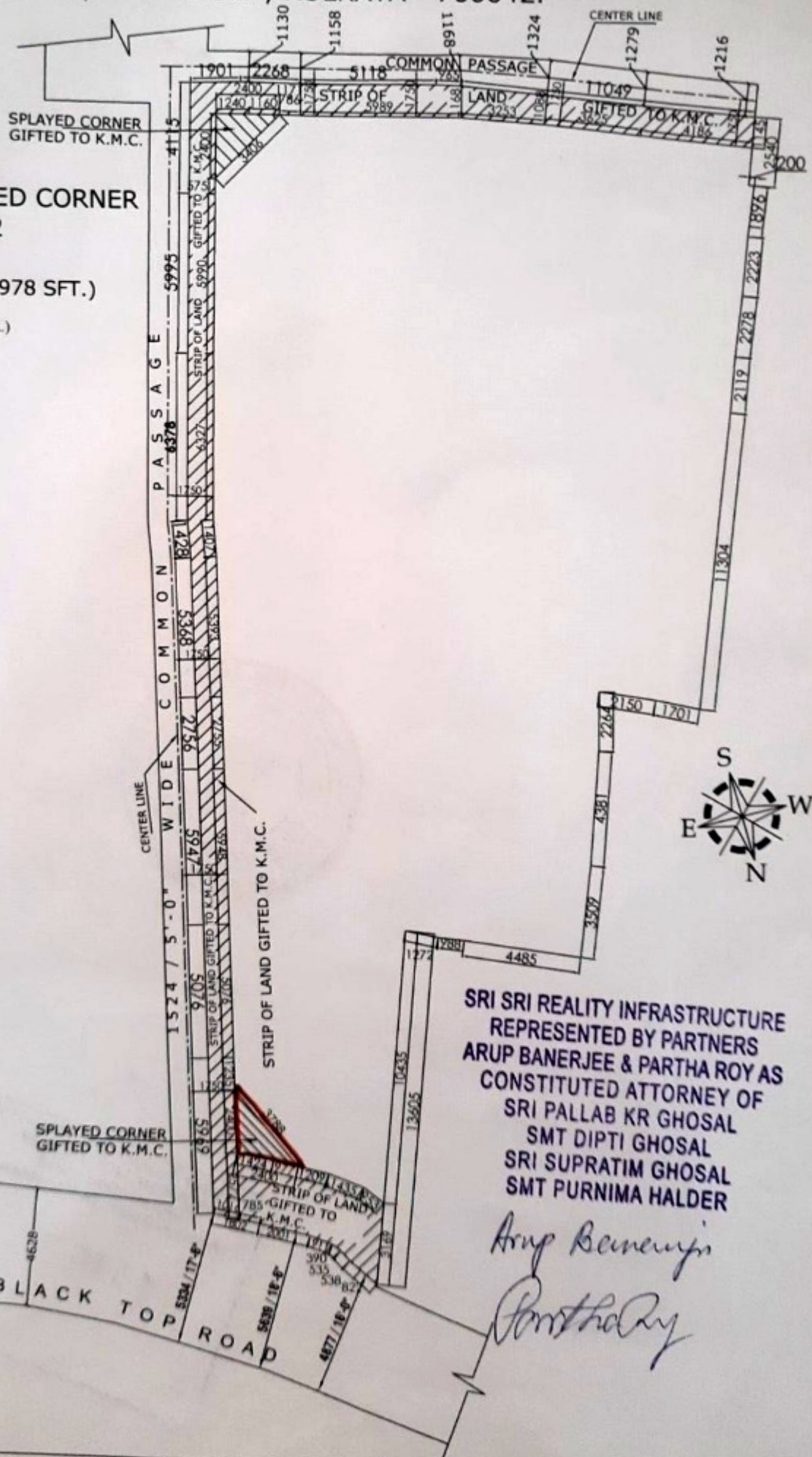
Advocate

Alipore Judges Court
Kolkata - 700 027.

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Arup Banerjee					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Partha Dasgupta					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SITE PLAN SHOWING THE SPLAYED CORNER GIFTED TO K.M.C. FROM THE PLOT OF PREMISES NO- **37, RAJKRISHNA GHOSAL ROAD** IN WARD NO.- 91, BOROUGH NO-X, P.S.- KASBA, KOLKATA - 700042.



AREA OF SPLAYED CORNER
= 2.893 + 2.772
= 5.665 SQM.
(0 K. - 01 CH. - 15.978 SFT.)

(SHOWN IN RED BORDER.)

SRI SRI REALITY INFRASTRUCTURE
REPRESENTED BY PARTNERS
ARUP BANERJEE & PARTHA ROY AS
CONSTITUTED ATTORNEY OF
SRI PALLAB KR GHOSAL
SMT DIPTI GHOSAL
SRI SUPRATIM GHOSAL
SMT PURNIMA HALDER

Arup Beinert
Anthony

Major Information of the Deed

Deed No :	I-1604-04470/2025	Date of Registration	15/05/2025
Query No / Year	1604-2001315422/2025	Office where deed is registered	
Query Date	13/05/2025 9:13:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alamgir Reza Alipore Jidges Court Road, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9875359655, Status : Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1/-	Rs. 3,38,767/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10/- (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: R. K. Ghoshal Road, , Premises No: 37, , Ward No: 091 Pin Code : 700042

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	1 Chatak 15.978 Sq Ft	1/-	3,38,767/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				.1397Dec	1 /-	3,38,767 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pallab Kumar Ghoshal, (Alias: Mr Pallab Kumar Ghosal) Son of Late Panchkari Ghosal 37, Rajkrishna Ghosal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ADxxxxxx6L, Aadhaar No: 60xxxxxxxxx5189, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mrs Dipti Ghosal Wife of Late Pradip Kumar Ghosal Block/Sector: 37, Rajkrishna Ghosal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AUxxxxxx4H, Aadhaar No: 67xxxxxxxxx6182, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mr Supratim Ghosal Son of Late Pradip Kumar Ghosal 37, Rajkrishna Ghosal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: BQxxxxxx7F, Aadhaar No: 99xxxxxxxxx0209, Status :Individual, Executed by: Attorney, Executed by: Attorney

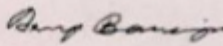
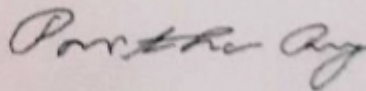
4 **Mrs Purnima Haldar**

Wife of Mr Pranab Kumar Haldar Uttar Kalikapur, City:- , P.O:- Dakshin Barasat, P.S:-Joynagar, District:-South 24 -Parganas, West Bengal, India, PIN:- 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AGxxxxxx0M, Aadhaar No: 82xxxxxxxx6106, Status :Individual, Executed by: Attorney, Executed by: Attorney

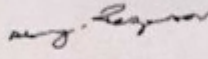
Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	The Kolkata Municipal Corporation 5, S N Banerjee Road, City:- Kolkata, P.O:- Esplanade, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , State Government Office, Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arup Banerjee Son of Late Shyamalendu Banerjee Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 15/05/2025, Place of Admission of Execution: Office	Photo  May 15 2025 11:50AM	Finger Print  Captured LTI 15/05/2025	Signature  15/05/2025
	Partner, SRI SRI REALITY INFRASTRUCTURE , 19B, Slimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , 13, Selimpore Bye Lane, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AXxxxxxx9F, Aadhaar No: 63xxxxxxxx0187 Status : Attorney, Attorney of : Mr Pallab Kumar Ghoshal, Mrs Dipti Ghosal, Mr Supratim Ghosal, Mrs Purnima Haldar			
2	Name Mr Partha Roy (Presentant) Son of Late Arun Roy Date of Execution - 15/05/2025, , Admitted by: Self, Date of Admission: 15/05/2025, Place of Admission of Execution: Office	Photo  May 15 2025 11:51AM	Finger Print  Captured LTI 15/05/2025	Signature  15/05/2025
	Partner, SRI SRI REALITY INFRASTRUCTURE , 19B, Slimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , 3, Selimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx3C, Aadhaar No: 57xxxxxxxx9759 Status : Attorney, Attorney of : Mr Pallab Kumar Ghoshal, Mrs Dipti Ghosal, Mr Supratim Ghosal, Mrs Purnima Haldar			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alamgir Reza Son of Mr Jahangir Reza 28/1, Jduges Court Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	15/05/2025	15/05/2025	15/05/2025
Identifier Of Mr Arup Banerjee, Mr Partha Roy			

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	Mr Pallab Kumar Ghoshal	The Kolkata Municipal Corporation	N	0.0349353 Dec	84,692/-
L1	Mrs Dipti Ghosal	The Kolkata Municipal Corporation	N	0.0349353 Dec	84,692/-
L1	Mr Supratim Ghosal	The Kolkata Municipal Corporation	N	0.0349353 Dec	84,692/-
L1	Mrs Purnima Halder	The Kolkata Municipal Corporation	N	0.0349353 Dec	84,692/-

Endorsement For Deed Number : I - 160404470 / 2025

On 15-05-2025

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 11:47 hrs on 15-05-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Partha Roy ,.

Executed by Attorney

1. Execution by Mr Arup Banerjee, Partner, SRI SRI REALITY INFRASTRUCTURE (Partnership Firm), 19B, Slimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 as constituted attorney for 1. Mr Pallab Kumar Ghoshal , Mr Pallab Kumar Ghosal 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 2. Mrs Dipti Ghosal Sector: 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 3. Mr Supratim Ghosal 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 4. Mrs Purnima Haldar Uttar Kalikapur, P.O: Dakshin Barasat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372 is admitted by him

Identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Jduges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

2. Execution by Mr Partha Roy, Partner, SRI SRI REALITY INFRASTRUCTURE (Partnership Firm), 19B, Slimpore Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 as constituted attorney for 1. Mr Pallab Kumar Ghoshal , Mr Pallab Kumar Ghosal 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 2. Mrs Dipti Ghosal Sector: 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 3. Mr Supratim Ghosal 37, Rajkrishna Ghosal Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, 4. Mrs Purnima Haldar Uttar Kalikapur, P.O: Dakshin Barasat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372 is admitted by him

Identified by Mr Alamgir Reza, , Son of Mr Jahangir Reza, 28/1, Jduges Court Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Stamp Duty



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 113898 to 113914

being No 160404470 for the year 2025.



Digitally signed by Anupam Halder
Date: 2025.05.15 12:29:26 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/05/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.