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04494/25

I-4519/25



पश्चिम बंगाल WEST BENGAL
09AC 085035

Certified that the document is admitted to registration. The signature sheets and the endowment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

9 JUN 2025

K.M.C. DEED OF GIFT (CORNER/SPLAYED)

THIS INDENTURE MADE on this the 9th day of June, 2025 **BETWEEN** M/S ARYAN, a proprietorship firm having its office at Narayani Apartment, 4th Floor, 809, Madurdah, P.O. – E.K.T.P., P.S. – Anandapur, Kolkata-700 107, being represented by its Sole Proprietor namely SRI ATANU CHATTERJEE, (PAN – [REDACTED] Aadhaar No. [REDACTED], son of Late Dipankar Deogharia, by faith – Hindu, by Occupation – Business,

Contd.....P/2

014359

5 MAY 2025

Name. MD. Hamid Ahmed, Advocate

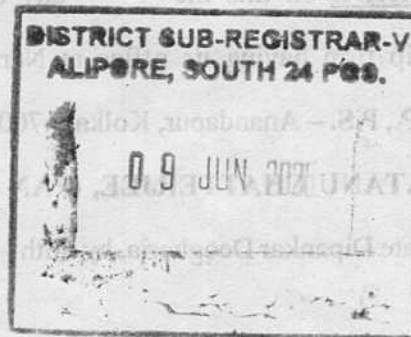
Address. ALIPORE POLICE COURT, KOL-27

Vendor.....

I. CHAKRABORTY
9B, Dr. Rajendra Prasad Sarai
Kolkata-700 001



Bahul Dhor
%o, Late R. Dhor
Nity Nayar
Kol-15



by Nationality – Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, Police Station – Anandapur, Kolkata-700 107, District-South 24 Parganas, as Constituted Attorney of (1) **SMT. KRISHNA DAS**, (PAN- [REDACTED] Aadhaar No. [REDACTED] wife of Barun Kumar Das, by Faith-Hindu, by Occupation-Housewife, by Nationality-Indian, permanently residing at Mes Complex, Sukna, Sukna Darjeeling, West Bengal, PIN-734009, presently residing at 45/19/2, Vivekananda Sarani, P.O. Haltu, P.S. Survey Park, Kolkata-700078 and (2) **SMT. MONISHA SARKAR**, (PAN- [REDACTED] Aadhaar No. [REDACTED] wife of Debasish Sarkar, by Faith-Hindu, by Occupation – Tuition, by Nationality – Indian, residing at Vivekananda Apartment, 3, Vivekananda Road, Flat No. B-3, 3rd Floor, P.S. – Survey Park, Kolkata – 700 075, hereinafter called and to as the “**DONOR**” (which expression shall unless repugnant to the context be deemed to include his heirs, executors, legal representatives and assigns) **ONE PART.**

AND

THE KOLKATA MUNICIPAL CORPORATION (PAN- [REDACTED] a body corporate constituted under the West Bengal Act LIX of 2009 having its central office at No. 5, S.N. Banerjee Road, Police Station – Taltala, Kolkata – 700013, hereinafter called the “**DONEE**” (which expression shall unless repugnant to the context be deemed to include their respective heirs, executors, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the Donor is the Owner of Premises No. 2871, Nayabad, Ward No. 109, Borough - XII, Police Station – Panchasayar, Kolkata - 700 099, District South 24 Parganas, by way of purchase in terms of documents, the Donor is going to submit a Building Plan, at the above premises which is situated at the Junction of Two Streets, the Donor has his expressed desire to make a Free Gift of the **Splayed Portion measuring about 30.979 Sqft. = 2.878 Square Meter**, Gifted to K.M.C. & Thrown to Road, being Premises No. 2871, Nayabad, Ward No. 109, Borough - XII, Police Station – Panchasayar, Kolkata - 700 099, District South 24 Parganas, more fully described and

delineated in the **Map** or **Plan** annexed hereto which is required under section 405 of the Kolkata Municipal Corporation Act, 1980.

NOW THIS INSTRUMENT WITNESSETH that in consideration of the premises the Donor of his own free will and accord and while in a sound state of body and mind hereby grants and convey unto the Kolkata Municipal Corporation **ALL THAT** piece and parcel of Land measuring about **04 K. 00 Ch. 24.063 Sqft. = 269.794 Square Meter** more or less, being **Splayed Portion measuring about 30.979 Sqft. = 2.878 Square Meter**, being Premises No. 2871, Nayabad, Ward No. 109, Borough - XII, Police Station – Panchasayar, Kolkata - 700 099, District South 24 Parganas, more fully described and delineated in the **Map** or **Plan** annexed hereto and thereon coloured **RED** border line which is required and valued Rs.10/-

TO HOLD to the Kolkata Municipal Corporation the said Splayed Portion of Land free from all encumbrances as the Owner for the purpose of the widening the Kolkata Municipal Corporation Road at the Splayed Portion of the said Premises.

AND THE Donor hereby covenants with the Donee that notwithstanding anything done by the Donor or knowingly suffered he the Donor has full power to convey and grant the aforesaid Splayed Portion hereby conveyed.

AND FURTHER comments that the Donor shall at all times at the cost of the Donor do all such further acts, deeds and assurance for more perfectly and effectively conveying the said Splayed Portion hereby conveyed as required.

SCHEDULE

ALL THAT piece and parcel of Land measuring **04 K. 00 Ch. 24.063 Sqft. = 269.794 Square Meter** more or less, being **Splayed Portion measuring about 30.979 Sqft. = 2.878 Square Meter**, being Premises No. 2871, Nayabad, Ward No. 109, Borough - XII, R.S. Dag No. – 191, R.S. Khatian No. – 145, Mouza – Nayabad, J.L. No. – 25, Police

Station – Panchasayar, Kolkata - 700 099, District South 24 Parganas, as butted and bounded as follows.

ON THE NORTH : 12870 MM;

ON THE SOUTH : 10470 MM, 3331 MM;

ON THE EAST : 8090 MM, 10460 MM;

ON THE WEST : 10740 MM, 10390 MM.

IN WITNESS WHEREOF the executant put his respective signature on this the day, month and year first above written.

WITNESSES:-

1) Rabi Dhar
1/11/2022
101-15

2) Rajan Des
1/11/2022
101-22

ARYAN
Atanu Chatterjee
Proprietor

As constituted attorney of
Krishna Das &
Monisha Sarkar.

DECLARANT

Drafted as per K.M.C. Proforma

Abhayan Ne
1/11/2022
F-1776/03

Typed by:

T. Dhar

Tanmoy Dhar,
PRINT ZONE
Alipore Police Court.

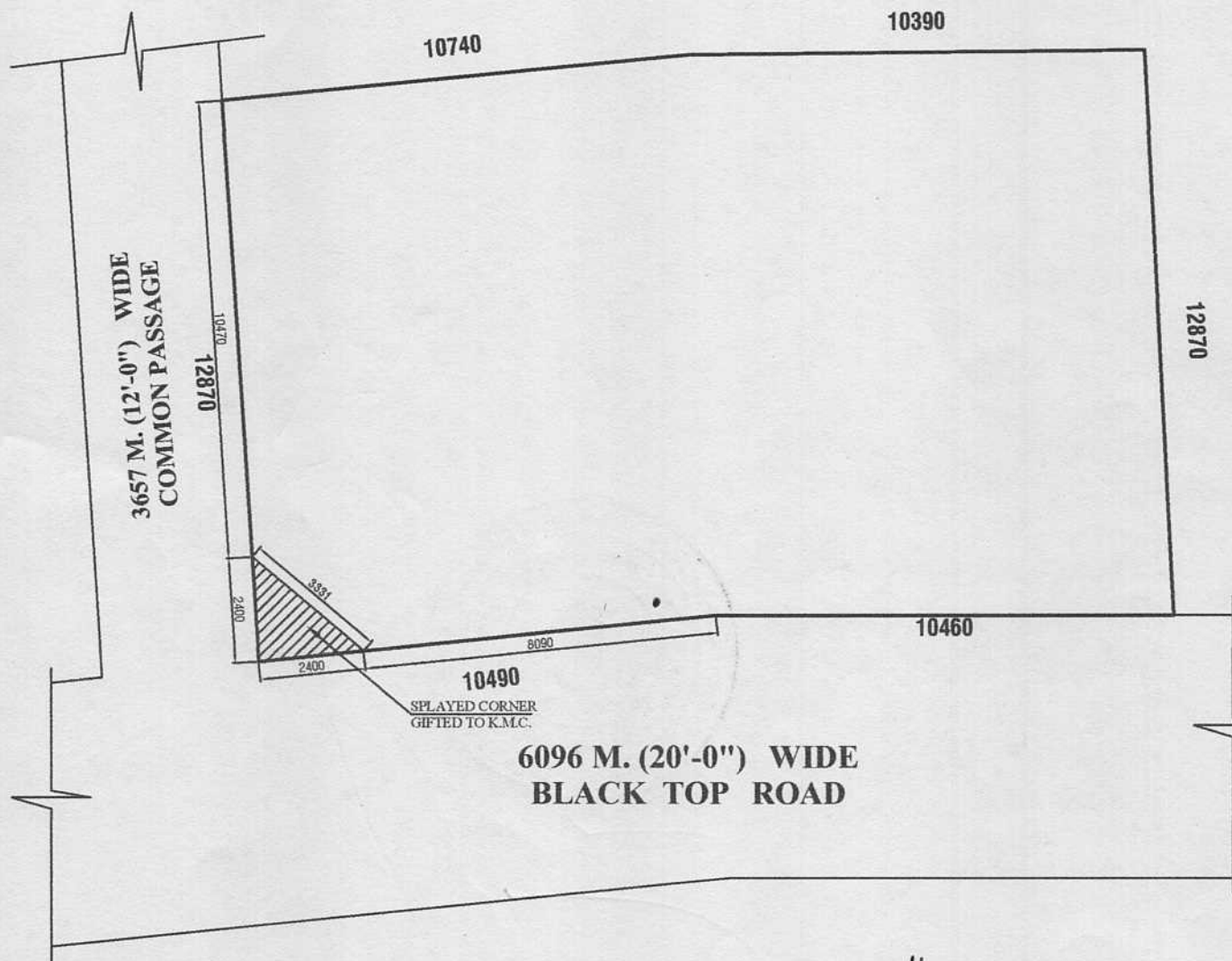
SITE PLAN SHOWING THE SPLAYED CORNER GIFTED TO
K.M.C. FROM THE PLOT OF PREMISES NO.- 2871, NAYABAD,
WARD-109, BR-XII, UNDER R.S. DAG NO.- 191, R.S. KHATIAN
NO. - 145, MOUZA - NAYABAD, J.L. NO. - 25,
P.S.- PANCHASAYAR, KOLKATA - 700099.

SCALE-1:125

AREA OF SPLAYED CORNER GIFTED TO K.M.C :-

2.878 Sqm.(30.979 Sqft.)

(SHOWN IN RED BORDER.)




ARYAN
Aryan Chatterjee
Proprietor

As constituted attorney
of Krishna Das &
Monisha Sarkar.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature *Ameen Chatterjee*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1630-04519/2025	Date of Registration	09/06/2025
Query No / Year	1630-2001576225/2025	Office where deed is registered	
Query Date	06/06/2025 10:13:46 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar,Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction		Additional Transaction	
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 86,053/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10/- (Article:33(ii))		Rs. 39/- (Article:A(1), E)	
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: 2871, , 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	30.979 Sq Ft	1/-	86,053/-	Width of Approach Road: 20 Ft.,
Grand Total :				.071Dec	1 /-	86,053 /-	




Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Krishna Das Wife of Barun Kumar Das 45/19/2, Vivekananda Sarani, City:- Kolkata, P.O:- Haltu, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , Aadhaar No: 72xxxxxxx8898, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt Monisha Sarkar Wife of Debasish Sarkar Vivekananda Apartment, 3 Vivekananda Road, City:- Kolkata, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India , Aadhaar No: 23xxxxxxx2586, Status :Individual, Executed by: Attorney, Executed by: Attorney

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION 5, S.n. Banerjee Road, City:- Kolkata, P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Date of Incorporation:XX-XX-2XX0 , PAN No.: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Atanu Chatterjee (Presentant) Son of Late Dipankar Deogharia Date of Execution - 09/06/2025, , Admitted by: Self, Date of Admission: 09/06/2025, Place of Admission of Execution: Office	 Jun 9 2025 1:34PM	 Captured LTI 09/06/2025	 09/06/2025
Proprietor, M/S ARYAN , Narayani Apartment, 4th Floor, 809, Madurdah, City:- Kolkata, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , Narayani Apartment, 4th Floor, 809, Madurdah, City:- Kolkata, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 32xxxxxxxxx3686 Status : Attorney, Attorney of : Smt Krishna Das, Smt Monisha Sarkar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- Kolkata, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	
	09/06/2025	09/06/2025	09/06/2025
Identifier Of Shri Atanu Chatterjee			

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	Smt Krishna Das	THE KOLKATA MUNICIPAL CORPORATION		0.0354968 Dec	43,027/-
L1	Smt Monisha Sarkar	THE KOLKATA MUNICIPAL CORPORATION		0.0354968 Dec	43,027/-

Endorsement For Deed Number : I - 163004519 / 2025

On 09-06-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 12:54 hrs on 09-06-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Atanu Chatterjee ,.

Executed by Attorney

Execution by Shri Atanu Chatterjee, Proprietor, M/S ARYAN (Sole Proprietorship), Narayani Apartment, 4th Floor, 809, Madurdah, City:- Kolkata, P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 as constituted attorney for 1. Smt Krishna Das 45/19/2, Vivekananda Sarani, P.O: Haltu, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, 2. Smt Monisha Sarkar Vivekananda Apartment, 3 Vivekananda Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 10.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 14359, Amount: Rs.10.00/-, Date of Purchase: 05/05/2025, Vendor name: I Chakraborty



Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1630-2025, Page from 110048 to 110059
being No 163004519 for the year 2025.**



Dilip Kumar Mondal

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.06.11 14:33:37 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 11/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.

Government of West Bengal
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
District South 24-Parganas

Ref.: AIN 163020251045191745798 (Application for certified copy of registered deed) dated
10/16/2025

Total amount of duties/fees paid: Rs. 108.00/- (Rupees one hundred and eight) only

Certified to be a true copy of the deed being No. 04519 for the year 2025 of OFFICE OF THE
D.S.R. - V SOUTH 24-PARGANAS.

Digitally signed by Dilip Kumar Mondal
D.S.R. - V SOUTH 24-PARGANAS
10/16/2025 4:52:45 PM

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.10.16 16:49:04 +05:30
Reason: Digital Signing of Deed.