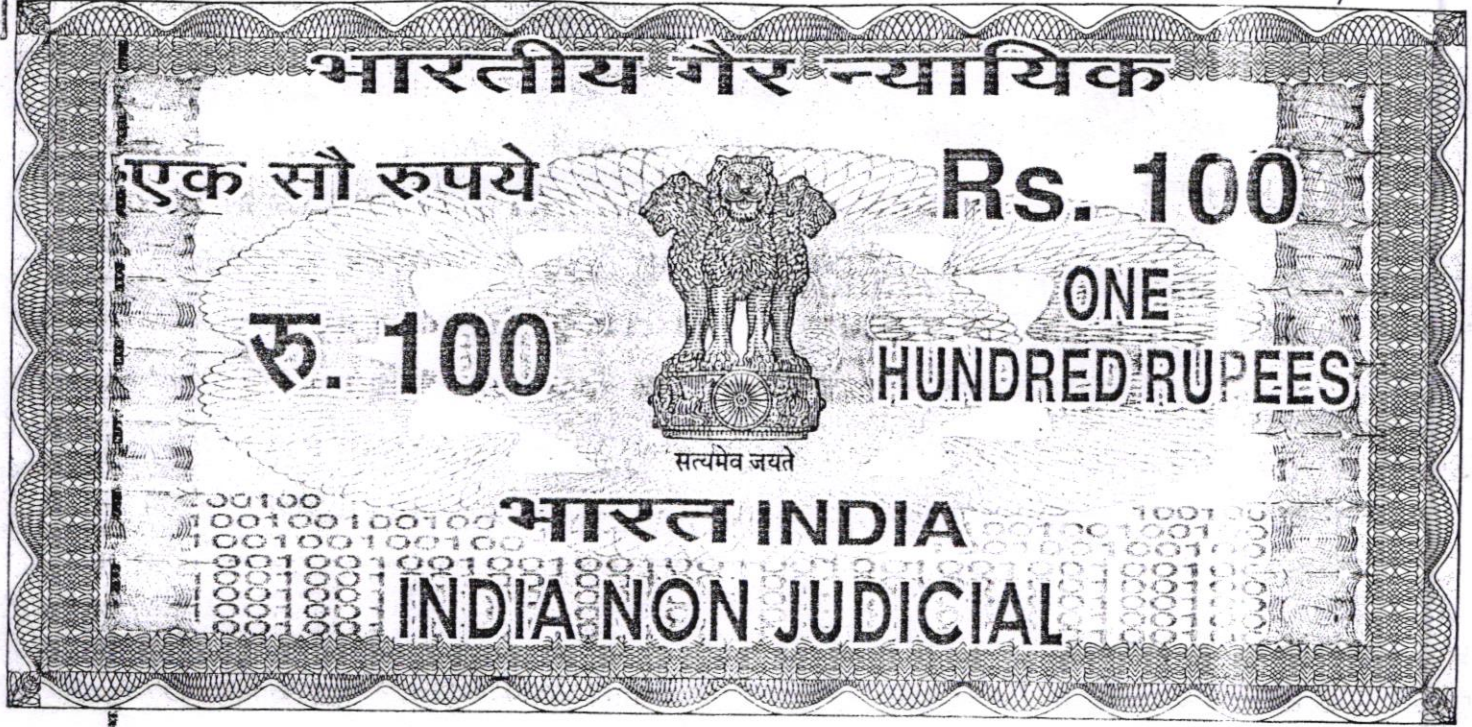


018205/23

I-18096/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 346235

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22/12  
3018214

... and that the document is admitted for registration. The signature sheets and the enclosures sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-Parganas

22 DEC 2023

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

**THIS INDENTURE** is made on this the 22<sup>nd</sup> day of  
**December, 2023 (Two Thousand Twenty Three)**

**B E T W E E N**

No. ~~1118~~ 1118 Date 11-12-2023 Rs. 100/-

Name

SANTANU ADHIKARY

Address

BANKAR KUMAR SARKAR  
STAMP-VENDOR  
SONARPUR A.D.S.R. OFFICE  
24 FARGANAS (SOUTH)

(Advocate)  
Alipore Judges' Court  
& Police Court  
Cal-27

→



Identified by me,  
Santanu Adhikary (Advocate)

District Sub Registrar  
Alipore, South 24 Parganas  
22 DEC 2023

(1) **SMT. CHHAYA MUKHERJEE**, (having PAN No. **AFP5184D**, Aadhaar No. **6180-6360-5397** & having Phone No. **9038289310**) wife of Late Dipak Kumar Mukherjee, (2) **SRI. SUBHASIS MUKHERJEE**, (having PAN No. **BFQPM4385A**, Aadhaar No. **5640-7675-4367** & having Phone No. **9831927870**) son of Late Dipak Kumar Mukherjee and (3) **SMT. SOMA MUKHERJEE**, (having PAN No. **DHKPM3028J**, Aadhaar No. **3816-7356-6820** & having Phone No. **9875319204**) daughter of Late Dipak Kumar Mukherjee, both are by faith - Hindu, by Nationality - Indian, by Occupation - House-Wife & Service & Unemployed, all residing at 275, Rajapur East, Khalpar, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata 700075, represented by their Constituted Attorney, executed and registered General Power of Attorney dated 11.05.2023 in favour of **"M/S. RIA CONSTRUCTION"**, represented by its Proprietorship Firm **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, (having PAN-**ALXPS1254N**, **AADHAAR NO. 2799-5664-6180**, and **PHONE NO. 9831742572**), by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at 1133, Green Park, 1<sup>st</sup> Floor, Netaji Nagar, P.O. -Mukundapur, P.S. - Purba Jadavpur, Kolkata - 700099, registered at the Office of D.S.R-II Alipore and recorded in Book No. I, Volume No. 1602-2023, Pages From 208278 to 208300 as **Being No. 160206185 for the year 2023**, hereinafter called the **"DONOR"** (which expression shall unless repugnant to the context be deemed to include his heirs, executors, legal representatives and assigns) of the **ONE PART**.

**AND**

**THE KOLKATA MUNICIPAL CORPORATION**, a body corporate constituted under the West Bengal Act, LIX of 2009, having its central office at No. 5, S.N. Banerjee Road, P.S. - Taltala, Kolkata - 700013, hereinafter called the **"DONEE"** (which expression shall unless

repugnant to the context be deemed to include his heirs, executors, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the Donors are the Owner of the land measuring about **05 Katha 12 Chittacks 00 Sq.Ft.** more or less, lying or situated at Mouza - Rajapur, comprised in R.S. Dag No. 1031 under R.S. Khatian No. 323 & 518, corresponding to L.R. Dag No. 1031 under L.R. Kharian Nos. 2116, 2117 & 2118, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, being K.M.C. **Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075), under Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide **Assessee No. 31-109-13-6725-0**, Kolkata - 700075, in the Dist. South 24 Parganas, by way of inheritance in terms of documents, the Donors are going to submit a Building Plan, at the above premises which is situated at the Jurisdiction of Two Street, the Donors has their expressed desire to make a Free Gift Area of Splayed Portion, measuring about **2.768 Sq.M.** Gifted to K.M.C. & Thrown to Road, **Premises No. 1566, Survey Park**, within the limits of the Kolkata Municipal Corporation, under Ward No. 109, Borough - XII, P.S. - Purba Jadavpur, P.O. - Santoshpur, Kolkata - 700099, under 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 Free Gifted Area of Splayed Portion, measuring about **2.768 Sq.M.** Gifted to K.M.C. & Thrown to Road, **Premises No. 1566, Survey Park**, within

the limits of the Kolkata Municipal Corporation under Ward No. 109, Borough - XII, P.S. - Purba Jadavpur, P.O. - Santoshpur, Kolkata - 700099, under 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 she 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.

**BE IT MENTIONED** here that the property under Schedule Gifted to K.M.C. is only for public purpose.

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## SCHEDULE

**ALL THAT** piece and parcel of Land measuring about **384,517 Sq.M.** equivalent **5 Cottahs 12 Chittacks 20 Sq.Ft.** more or less being Fee Gifted Area of Splayed Portion Area, measuring **2.768 Sq.M. equivalent to 29.7945 Sq.Ft.** Gifted to K.M.C. & Thrown Road, lying or situated at Mouza - Rajapur, comprised in R.S. Dag No. 1031 under R.S. Khatian No. 323 & 518, corresponding to L.R. Dag No. 1031 under L.R. Kharian Nos. 2116, 2117 & 2118, J.L. No. 23, P.S. Kasba then Purba Jadavpur now Survey Park, P.O. - Santoshpur, being K.M.C. **Premises No. 1566, Survey Park**, (Mailing Add: 275, Rajapur East, Block - E, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075), under Ward No. 109, Borough - XII, within the limits of the Kolkata Municipal Corporation, vide **Assessee No. 31-109-13-6725-0**, Kolkata - 700075, in the Dist. South 24 Parganas, as butted and bounded as follows:-

<b>ON THE NORTH</b>	<b>:</b>	<b>18000 MM;</b>
<b>ON THE SOUTH</b>	<b>:</b>	<b>24425 MM;</b>
<b>ON THE EAST</b>	<b>:</b>	<b>18180 MM;</b>
<b>ON THE WEST</b>	<b>:</b>	<b>18850 MM;</b>

**(ROAD ZONE : Bengal Ambuja and Other Co.Op ---- M.I.G, and G+4 and Below)**

**IN WITNESS WHEREOF** the **PARTIES** hereto have executed these presents on the day, month and year first above written.

**WITNESS:-**

1. Sanjeev Prasad Singh  
Gopal Nagar  
KOL - 700150

2. Adhikary (Adv)  
Sonapur Bghonia,  
KOL - 700150

RIA Construction  
Sanjay Singh  
Proprietor

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**DECLARANT**

(Constitute Attorney of  
SMT. CHHAYA MUKHERJEE,  
SRI. SUBHASIS MUKHERJEE  
& SMT. SOMA MUKHERJEE)

Draft as per K.M.C. Proforma,

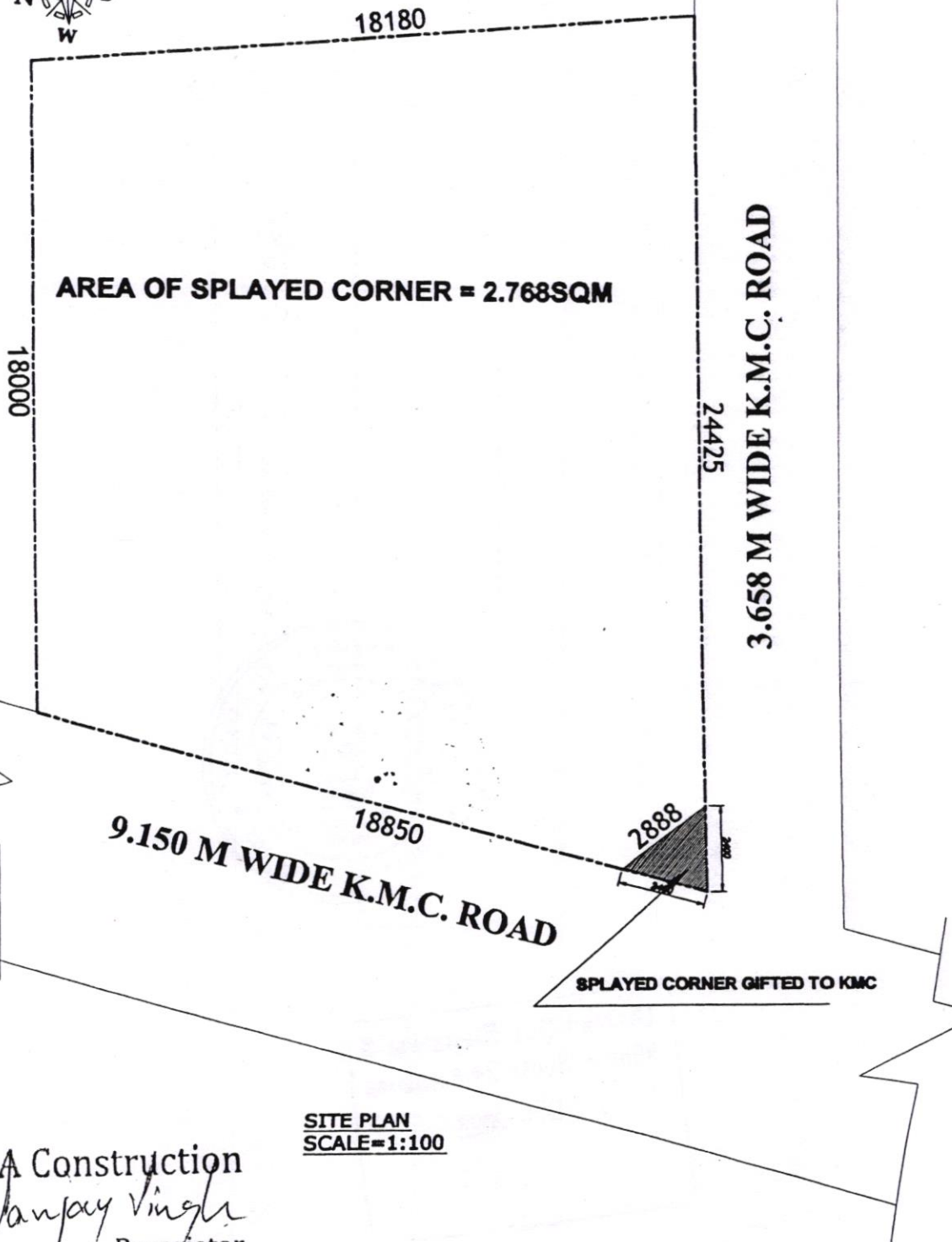


**(SANTANU ADHIKARY)**

**Advocate**

**High Court, Calcutta,  
Kolkata - 700001,  
ENRL NO. F/2420/2341/2018  
Phone No. 8910024498**

**SITE PLAN SHOWING THE SPLAYED CORNER GIFTED TO K.M.C. AT  
PREM. NO. -1566, SURVEY PARK ,KOLKATA - 700 075, TOUZI NO-109,  
JL NO -23, DAG NO.- 1031, KHATIAN NO- 518 & 223, MOUZA- RAJAPUR,  
P. S. - SURVEY PARK, WARD NO. - 109, BOROUGH - XII.**



**AREA OF SPLAYED CORNER = 2.768SQM**

**9.150 M WIDE K.M.C. ROAD**

**3.658 M WIDE K.M.C. ROAD**

**SPLAYED CORNER GIFTED TO KMC**

**SITE PLAN  
SCALE=1:100**

**RIA Construction**  
*Sanjay Singh*  
Proprietor

**SIGNATURE OF OWNER/S**

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Sanjay Singh*

RIA Construction  
*Sanjay Singh*  
Proprietor

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

### Major Information of the Deed

Deed No :	I-1602-18096/2023	Date of Registration	22/12/2023
Query No / Year	1602-2003018214/2023	Office where deed is registered	
Query Date	07/12/2023 6:58:58 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTANU ADHIKARY Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 7001 50, Mobile No. : 8910024498, Status :Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Self Forth value	Market Value		
Rs. 1/-	Rs. 1,86,213/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Bengal Ambuja and Other Co.Op -- M.I.G, and G+4 and Below) , , Premises No: 1566, , Ward No: 109 Pin Code : 700075

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	29.794 Sq Ft	1/-	1,86,213/-	Width of Approach Road: 30 Ft., ,Last Reference Deed No :1602-I -06017-2023
<b>Grand Total :</b>				<b>.0683Dec</b>	<b>1 /-</b>	<b>1,86,213 /-</b>	

#### Donor Details :

Sl No	Name,Address,Photo, Finger print and Signature
1	<b>Smt Chhaya Mukherjee</b> Wife of Late Dipak Kumar Mukherjee 275 Rajapur East, Khalpar, City:- Not Specified, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxx4d, Aadhaar No: 61xxxxxxx5397, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mr Subhasis Mukherjee</b> Son of Late Dipak Kumar Mukherjee 275 Rajapue East, Khalpar, City:- Not Specified, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bfxxxxx5a, Aadhaar No: 56xxxxxxx4367, Status :Individual, Executed by: Attorney, Executed by: Attorney



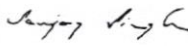
**3 Smt Soma Mukherjee**

Daughter of Late Dipak Kumar Mukherjee 275 Rajapur East, Khalpar, City:- Not Specified, 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, PAN No.:: dhxxxxx8j, Aadhaar No: 38xxxxxxxx6820, Status :Individual, Executed by: Attorney, Executed by: Attorney



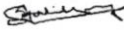
**Donee Details :**

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

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sanjay Kumar Singh (Presentant)</b> Son of Mr Lal Deo Singh Date of Execution - 22/12/2023, , Admitted by: Self, Date of Admission: 22/12/2023, Place of Admission of Execution: Office	 Dec 22 2023 11:25AM	 Captured LTI 22/12/2023	 22/12/2023
Sole Proprietor, M/S RIA CONSTRUCTION , 579 Purbalok, Kalikapur, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , 1133 Green Park, 1st Floor,, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxx4n, Aadhaar No: 27xxxxxxxx6180 Status : Attorney, Attorney of : Smt Chhaya Mukherjee, Mr Subhasis Mukherjee, Smt Soma Mukherjee				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Santanu Adhikary</b> Son of Mr Balai Adhikary City:- Not Specified, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 22/12/2023	 Captured 22/12/2023	 22/12/2023
Identifier Of Mr Sanjay Kumar Singh			

**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 Chhaya Mukherjee	KOLKATA MUNICIPAL CORPORATION		0.0227593 Dec	62,071/-

L1	Mr Subhasis Mukherjee	KOLKATA MUNICIPAL CORPORATION		0.0227593 Dec	62,071/-
L1	Smt Soma Mukherjee	KOLKATA MUNICIPAL CORPORATION		0.0227593 Dec	62,071/-

Endorsement For Deed Number : I - 160218096 / 2023

On 22-12-2023

**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 11:20 hrs on 22-12-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Sanjay Kumar Singh ,.

**Executed by Attorney**

Execution by Mr Sanjay Kumar Singh, Sole Proprietor, M/S RIA CONSTRUCTION (Sole Proprietorship), 579 Purbalok, Kalikapur, City:- Not Specified, P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700099 as constituted attorney for 1. Smt Chhaya Mukherjee 275 Rajapur East, Khalpar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Mr Subhasis Mukherjee 275 Rajapue East, Khalpar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 3. Smt Soma Mukherjee 275 Rajapur East, Khalpar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Identified by Mr Santanu Adhikary, , Son of Mr Balai Adhikary, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

**Payment of Stamp Duty**



Suman Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -I I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 645636 to 645650

being No 160218096 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.12.22 12:59:19 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 22/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.