

416/28

I-420/26



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

13AC 832646

09/01/26  
GNO-2167276/26

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

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

09-01-26

## DEED OF GIFT

(TO THE KOLKATA MUNICIPAL CORPORATION)

Ref. Pre. No. 60, H.L. Sarkar Road, P.S- Banskroni, under the KMC  
Ward No. 112, Borough No. XI, Kolkata- 700070, Assessee No.  
311121000603, Dist. 24 Pgs(s).

THIS DEED OF GIFT is made on this 9<sup>th</sup> day of January, in the year  
Two Thousand and Twenty Six (2026).

BY

295715

Name : A. X. DAS, Advocate  
Address : High Court, Calcutta  
District - 700001

Tickets Collectorate  
Netaji Subhas Rd.,  
Kolkata-1

Amal K. Saha  
Licence and Star  
Vendor

27 DEC 2025



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
- 0 JAN 2026

Identified by me:  
Parvej Ali Gazi  
S/o Anwar Ali Gazi  
Alipore Police Court  
Kob 27.

WE, (1) **SMT PROTIMA DAS (PAN NO. AXSPD4994K, AADHAAR NO. 6908 1875 3779)**, Wife of Anil Kumar Das, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **60, H.L. Sarkar Road, Simanta Bag, P.O & P.S- Bansdroni, Kolkata-700070, District South 24 Parganas** (2) **SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q) (Adhaar No. 6288 9773 3907)**, Wife of Sri Kanai Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Bansdroni, Kolkata- 700070**, Hereinafter called and referred to as the **"DONORS"** (which term or expression shall unless excluded by or repugnant to the context shall mean and include their heir/s, successor/s, executor/s, administrator/s, legal representative/s, successors and assigns) of the **FIRST PART** represented by their constituted attorney **SRI SANJIB THAKUR (PAN NO- AFKPT7772F) (AADHAAR NO-8098 8366 2481)**, son of Sri Naresh Thakur, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at **P-11, Pir Pukur Road, Vidyasagar Park, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070** by virtue of a **Development power of attorney** registered at the office of **DSR- III at Alipore and entered in Book no. I, Volume No. 1603-2025, Pages 281496 to 281510, Deed No. 10718** for the year **2025**.

**TO AND IN FAVOUR OF**

**THE KOLKATA MUNICIPAL CORPORATION**, a body Corporate, constituted under the West Bengal Act LXI of 1980, having it's Central Office at **5, S.N. Banerjee Road, Kolkata-700013, Police Station - Taltala**, Presidency Town at Kolkata, hereinafter called and referred to as the **"DONEE"** (which term or expression unless excluded or contrary to the context shall mean and include it's successor/s-in-office, administrator/s, legal representative/s, executor/s, assignee/s) of the **SECOND PART**.

**WHEREAS** the **DONORS** herein is absolute sole owner of **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata-700070, Assessee No. 311121000603**, Sub-Registry/ A.D.S.R. office at Alipore, in the District of South 24-Parganas, and said land is described in Schedule- A hereunder written.

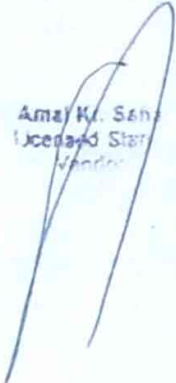
**AND WHEREAS** the **DONORS** are going to submit a building plan to the Kolkata Municipal Corporation for construction of a building at above mentioned **60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070**,

295715

Name : A. K. DAS, Advocate  
Address : High Court, Calcutta  
P.O. - 700001

Patna Collectorate  
Netaji Subhas Rd.,  
Patna-1

Amal K. Sen  
Lucead Star  
Vendor



27 DEC 2025



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
- 0 JAN 2026

Identified by me:  
Farveej Ali Gazi  
s/o Anwar Ali Gazi  
Alipore Police Court  
Kob 27.

**Assessee No. 311121000603**, Sub-Registry/ A.D.S.R. office at Alipore, in the District of South 24-Parganas as per the provisions of the Kolkata Municipal Corporation, the Owners of the property herein-named has to give and/or grant and/or make a gift from Western side of the property. And for the same the DONORS have expressed their desire to make the gift of an area of about less **1.508 Sqm** approx of the said property morefully described in schedule- B hereunder written, and the said portion as gifted, is demarcated with 'RED' border line, annexed with the Site Plan, required as per the provision of the Kolkata Municipal Corporation Act, 1980, for the purpose of Sanction of the Building Plan.

**AND WHEREAS** the DONORS have expressed their desire to make a free gift of the said land measuring an area more and less **1.508 Sqm** approx which is also more fully described and written in the schedule- B 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 the building plan.

**AND WHEREAS** the said proposal or offer of the DONORS have been accepted, by the Kolkata Municipal Corporation, the Donee and it has been decided inter-alia, that the said portion of the land measuring about **1.508 Sqm** approx of the above-mentioned **Premises no. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata- 700070, under the KMC Ward No. 112, Borough No. XI, Dist. 24 pgs(s)**, be accepted under section 405 of the Kolkata Municipal Corporation Act. 1980.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

1. That in consideration of the premises the DONORS with their own free accord, will and wish and in sound mind hereby grant, gift and transfer **ALL THAT** the piece and parcel of land, measuring an area of about **1.508 Sqm** described in the **Schedule 'B'** hereunder written **for public purpose** lying and situated at the **KMC Premises no. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata- 700070, Police Station- Banskroni, under the KMC Ward No. 112, Borough No. XI, Dist. 24 pgs(s)**, as per the Rules and Provisions of the Kolkata Municipal Corporation. The said portion under the gift is morefully shown in the Site Plan annexed here-with, which is to be treated as the part and parcel of this Gift Deed.

2. The portion under the Gift is valued at Rs. 1/- (Rupees One) only.

3. That henceforth, The Kolkata Municipal Corporation shall hold the said land described in the Schedule 'B' hereunder written, free from all encumbrances as the Owners, for the purpose of widening of the Kolkata Municipal Corporation Road, being the Western side of the **KMC Premises no. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata- 700070, under the** -



**KMC Ward No. 112, Borough No. XI, Dist. 24 pgs(s)** and the DONORS covenant with the Donee that NOTWITHSTANDING anything done by the DONORS herein and /or knowingly suffered by the DONORS, have the absolute authority to deal with the aforesaid portion, as hereby transferred.

**AND FURTHER** that the DONORS at all times at the costs and expenses of the DONORS, shall execute and do all such further acts, deeds and assurances for more perfectly and effectively transferring the said land described in the Schedule 'B' hereunder written to the Donee, as may reasonably be required.

**THE SCHEDULE 'A' PROPERTY**  
**(THE ENTIRE PROPERTY)**

**ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less after physical measurement Land Area **301.497** sq.m approx.. comprised in **Mouza- Bansdroni, J.L- 45, Touzi. 63 & 64, Pargana- Magura, R.S Dag no. 1327, R.S Khatian No. 1099, L.R Dag no. 1327, R.S Khatian No. 137, L.R Khatian no. 5099, 5110, Under KMC Ward no. 112, P.S- Previously Regent park now Bansdroni, K.M.C. Premises No. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, Assessee No. 311121000603**, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas.

**THE PROPERTY IS BUTTED AND BOUNDED BY:**

North : Premises of Sandhya Pal  
South : 10'6" wide cement concrete road  
East : Premises of Subrata Karmakar  
West : H.L. Sarkar Road

**THE SCHEDULE 'B' PROPERTY**  
**(THE PROPERTY UNDER THE GIFT)**

**ALL THAT** the piece & parcel of gifted land measuring an area of about **1.508 Sqm** equivalent to **16.23 Sq.ft** approx situated at the **KMC Premises no. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata- 700070, under the KMC Ward No. 112, Borough No. XI, Dist. 24 pgs(s)**, within the Kolkata Municipal Corporation and which is delineated in the Annexed Map or plan annexed herewith and demarcated with RED border.

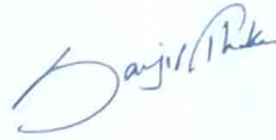
**IN WITNESSES WHEREOF** the **DONORS** have hereunto set and subscribed their respective hands and seals on the **9<sup>th</sup> day of January 2026**.



DISTRICT REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
- 0 JAN 2026

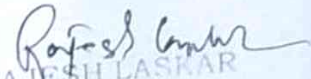
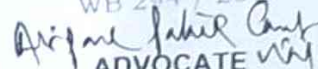
1. Souvik Bhowmik  
Alipore police court  
KOL-27

2. Rajesh Laskar  
Alipore Police Court  
KOL-27



SIGNATURE OF THE DONORS

Prepared by me as per K.M.C. proforma

  
RAJESH LASKAR  
Advocate  
WB 294 / 2009  
  
ADVOCATE KOL-27

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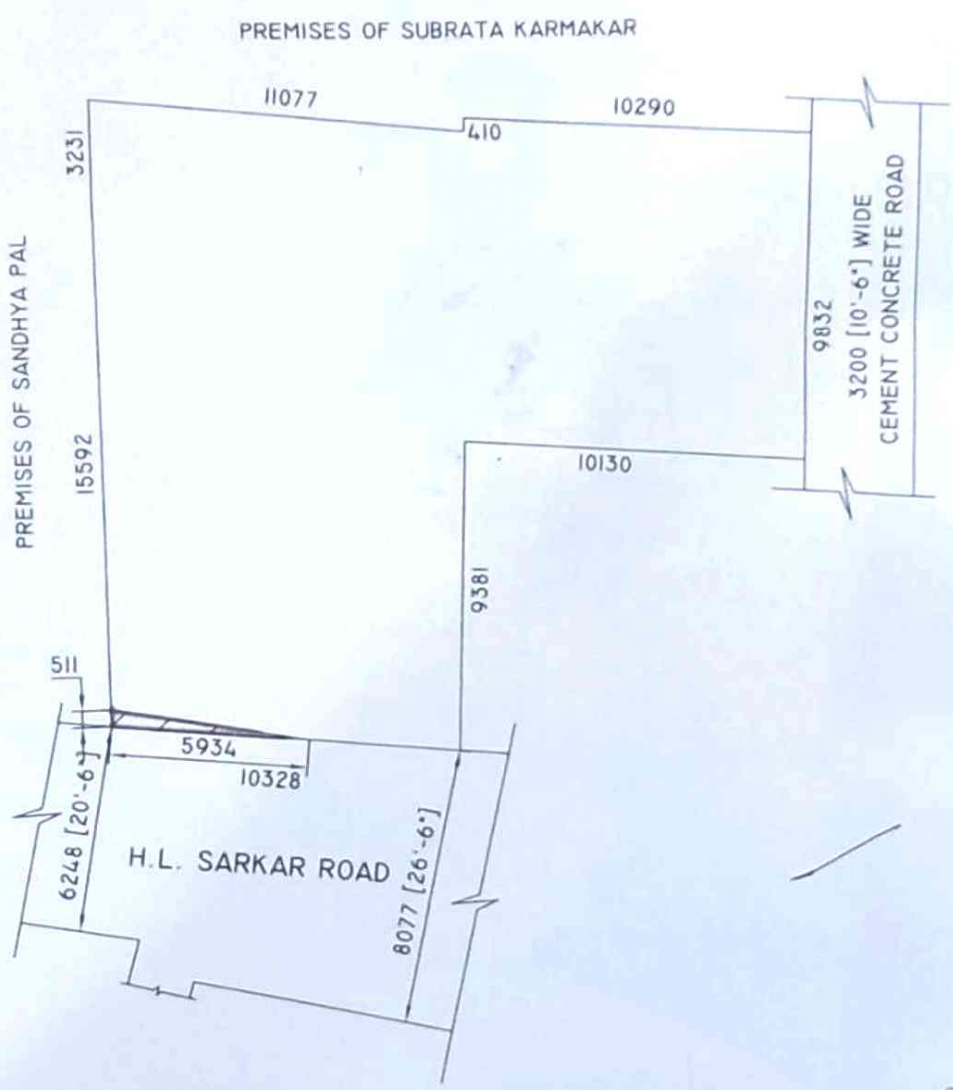


مستند غير رسمي  
معلوماتية  
- 5 20 1776

SITE PLAN OF LAND AT K. M. C. PREMISES NO - 60, H. L. SARAKR ROAD,  
 WARD NO - 112, BOROUGH NO - XI, KOLKATA - 700070, IN R. S. DAG NO - 1327,  
 J. L. NO - 45, MOUZA - BANSDRONI. P. S. - BANSDRONI.

AREA OF THE LAND GIFTED TO K. M. C. :- 1.508 SQM. = 16.23 SFT.  
 [ SHOWN IN RED BORDER ]

ALL DIMENSIONS ARE IN MM. SCALE :- 1 : 200.



*Kush Kundu*  
 KUSH KUNDU (D.C.E.)  
 L.B.S. of K.M.C.  
 Lic. No. 1412/1  
 90E, Jadunath Ukil Road  
 Kolkata - 700 041

*[Signature]*

SIGNATURE OF THE L. B. S.

SIGNATURE OF THE OWNER



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 P.S. ALIPORE  
- 0 JAN 2026



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

Name SANJIB THAKUR

Signature Sanjib Thakur

	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
PHOTO	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 .....



DISTRICT SU<sup>o</sup> REGISTRAR-III  
SOUTH Z<sup>o</sup> PCS. ALIPORE  
- 0 JAN 2026

THE KOLKATA MUNICIPAL CORPORATION  
Assessment Collection Department

**No Outstanding Certificate (NOC)**

NOC Issue Date: 09-01-2026

From:

The Assessor-Collector

To:

The Owner: **SMT. PROTIMA DAS SMT. RUMKI SARDAR ALIAS SARADAR**

Person Liable to Pay Tax (PLPT):

Dear Sir(s)/Madam(s),

Re: **Assessee No: 311121000603**

**Premises No: 60,H. L. SARKAR ROAD**

**Ward No: 112**

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. **45330** w.e.f. **1/2025**

This payment status is valid up to **31-03-2026**

For, Assessor-Collector

Date: **09-01-2026**

Current unpaid amount: Rs. 0

**Note:**

*\*\*Recorded Owner / Person Liable to pay tax / Occupier will be liable to pay the outstanding dues, if any detected subsequently*

*\*\*As this is a Computer Generated document, it does not require an actual signature.*

*\*\*Recorded Owner / Person Liable to pay tax / Occupier is to verify dishonored cheques in addition to this statement.*

*\*\*This NOC will be treated as invalid and canceled if any payment through Bank Draft/Pay Order drawn in favour of KMC, fails to be encashed*



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
- 0 JAN 2026




**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Kolkata Municipal Corporation</b> 5, S.N. Banerjee Road, City:- Kolkata, P.O:- DHARMATALA, 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SANJIB THAKUR</b> (Presentant) Son of Mr Naresh Thakur Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office                             </td> <td>  </td> <td>   Captured LTI 09/01/2026                             </td> <td>   09/01/2026                             </td> </tr> </tbody> </table> <p>P-11, Pir Pukur Road, Vidyasagar Park, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AFxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs PROTIMA DAS, Mrs RUMKI SARADAR</p>	Name	Photo	Finger Print	Signature	<b>Mr SANJIB THAKUR</b> (Presentant) Son of Mr Naresh Thakur Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office		 Captured LTI 09/01/2026	 09/01/2026
Name	Photo	Finger Print	Signature						
<b>Mr SANJIB THAKUR</b> (Presentant) Son of Mr Naresh Thakur Date of Execution - 09/01/2026, , Admitted by: Self, Date of Admission: 09/01/2026, Place of Admission of Execution: Office		 Captured LTI 09/01/2026	 09/01/2026						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARVEJ ALI GAZI</b> Son of Mr ANSAR ALI GAZI ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	 09/01/2026
Identifier Of Kolkata Municipal Corporation , Mr SANJIB THAKUR			

**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	Mrs PROTIMA DAS	Kolkata Municipal Corporation		0.0185969 Dec	13,525/-
L1	Mrs RUMKI SARADAR	Kolkata Municipal Corporation		0.0185969 Dec	13,525/-

### Major Information of the Deed

Deed No :	I-1603-00420/2026	Date of Registration	09/01/2026
Query No / Year	1603-2000067276/2026	Office where deed is registered	
Query Date	08/01/2026 10:15:49 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Laskar Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status :Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1/-	Rs. 27,050/-		
Stampduty 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.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: H. L. Sarkar Road, , Premises No: 60, , Ward No: 112 Pin Code : 700070

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	16.23 Sq Ft	1/-	27,050/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>				.0372Dec	1 /-	27,050 /-	

#### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs PROTIMA DAS</b> Wife of Late ANIL KUMAR DAS 60, H.L. Sarkar Road, Simanta Bag, City:- Not Specified, P.O:- Bansdrani, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: AXxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	<b>Mrs RUMKI SARADAR, (Alias: Mr RUMKI SARDAR)</b> Wife of Mr KANAI SARDAR South Park, H.L. Sarkar Road, City:- Not Specified, P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: GHxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Endorsement For Deed Number : I - 160300420 / 2026

**On 09-01-2026**

**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 14:38 hrs on 09-01-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SANJIB THAKUR .,

**Executed by Attorney**

Execution by Mr SANJIB THAKUR, , Son of Mr Naresh Thakur, P-11, Pir Pukur Road, Vidyasagar Park, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business as constituted attorney for 1. Mrs PROTIMA DAS 60, H.L. Sarkar Road, Simanta Bag, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Mrs RUMKI SARADAR , Mr RUMKI SARDAR South Park, H.L. Sarkar Road, P.O: Bansdroni, Thana: Bansdroni, , South 24 -Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr PARVEJ ALI GAZI, , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Payment of Stamp Duty**



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 21131 to 21143

being No 160300420 for the year 2026.



Digitally signed by Debasish Dhar  
Date: 2026.01.14 17:35:51 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 14/01/2026  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.