

12792/25

I-12483/25



पश्चिम बंगाल WEST BENGAL

12AC 007586

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

[Signature]
District Sub-Registrar-III
Alipore, South 24 parganas.

03-07-25

DEED OF GIFT

(TO THE KOLKATA MUNICIPAL CORPORATION)

Ref: KMC PREMISES No. 60, H.L. SARKAR ROAD, POLICE STATION- BANSDRONI, UNDER THE KMC WARD NO. 112, KOLKATA- 700070, DIST. 24 PGS(S).

THIS DEED OF GIFT is made on this 19th day of June, in the year Two Thousand and Twenty Five (2025).

BY

Sl.No
1200

Date
06 MAY 2025

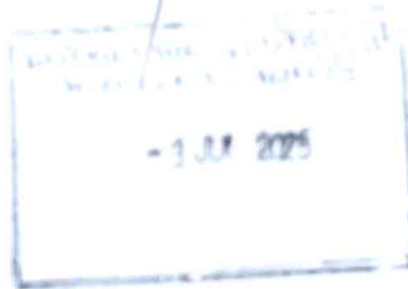
Rs

10/-

Name
Address

S.K. JANA (Advocate)
ALIPORE POLICE COURT, KOL 700027

SARITI BHASHI DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kolkata - 71



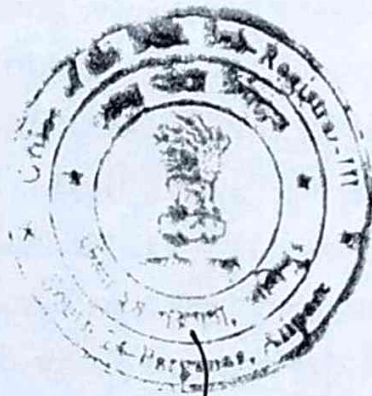
Rajesh Kumar
S/o. Nuruddin Khan
Dist. Police Court
1st Fl.

(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- Banskroni, Kolkata-700070, District South 24 Parganas** **(2) SMT RUMKI SARDAR @ SARADAR (PAN NO. GHGPS6893Q) (Adhaar No. 6288 9773 3907)**, Wife of Sri Kanaī Sardar, by faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at **South Park, H.L. Sarkar Road, P.O & P.S- Banskroni, 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 our 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. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070**, by virtue of a Registered Development Power of attorney registered in the office of **D.S.R-III at Alipore**, recorded in **Book no. I, Volume no. 1603-2025, Page 281483 to 281495, Being no. 160310717 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 are the joint owners of **ALL THAT** Bastu land measuring **4 Cottah 8 Chittak 7 sq.ft** more or less but after



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- 3 JUL 2025

physical measurement **301.497 SQM** approx i.e. **4 Cottah 8 Chittak 5.31 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**, now within the limits of the Kolkata Municipal Corporation, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas.

AND WHEREAS the Donors are going to submit a building plan to the Kolkata Municipal Corporation for construction of a building at above mentioned **Premises no. 60, H.L. Sarkar Road, P.S- Bansdroni, Kolkata-700070, Police Station- Bansdroni, under the KMC Ward No. 112, Kolkata- 700070, District South 24 Parganas**, as per the provisions of the Kolkata Municipal Corporation, the Owner of the property herein-named have to give and/or grant and/or make a gift of a **Southern** portion of the property. And for the same the Donors has expressed his desire to make the gift of an area of about **1.474 SQM** approx equivalent to **15.86** Sq.ft 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 his desire to make a free gift of the said land measuring an area more and less **1.474 SQM** approx equivalent to **15.86** Sq.ft 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.

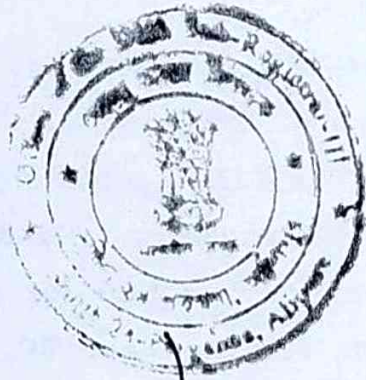


DISTRICT REGISTRATION-III
SOUTH 24 PARGANAS ALIPORE
- 3 JUL 2025

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 **1.474 SQM** approx equivalent to **15.86** Sq.ft approx of the above mentioned **Premises no. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata-700070, Police Station- Banskroni, under the KMC Ward No. 112, Kolkata- 700070, District South 24 Parganas**, Borough No. XI, 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 **1.474 SQM** approx equivalent to **15.86** Sq.ft approx 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, Kolkata- 700070, District South 24 Parganas** 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 **Southern** portion of the **KMC Premises no. 60, H.L. Sarkar Road, P.S- Banskroni, Kolkata-700070, Police Station- Banskroni, under the KMC Ward No. 112, Kolkata- 700070, District South 24 Parganas** and the Donors do hereby covenant with the Donee that **NOTWITHSTANDING** anything done by the




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ಸಿ.ಆರ್.ಆರ್. - 24
S.O. 24 P.S. ALMORA
- 3 JUN 2025

Donors and/or knowingly suffered by the Donors, has 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 but after physical measurement **301.497 SQM** approx i.e. **4 Cottah 8 Chittak 5.31 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**, now within the limits of the Kolkata Municipal Corporation, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas. 

THE PROPERTY IS BUTTED AND BOUNDED BY:

North : 15592, 3231

South : 9832 

East : 11077, 410, 10290

West : 10328, 9381, 10130



SECRETARY TO GOVERNMENT
SECRETARIAT, BANGALORE
- 3 JUL 2025

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

ALL THAT the piece & parcel of gifted land measuring an area of about **1.474 SQM** approx equivalent to **15.86 Sq.ft** approx 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, Kolkata- 700070, District South 24 Parganas** 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 **19th day of June 2025**.

WITNESSES:

1. *Farveej Ali Gazi*
 Alipore Police Court
 Hol- 27.
2. *Samir Ghosh*
 Alipore Police Court
 Hol- 27.

Sanjit Ghosh

SIGNATURE OF THE DONORS

Rep. by their constituted attorney

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

Rajesh Laskar
RAJESH LASKAR
 Advocate
 WB 294 / 2009
Advocate

Alipore Police Court,
Kolkata-700027.

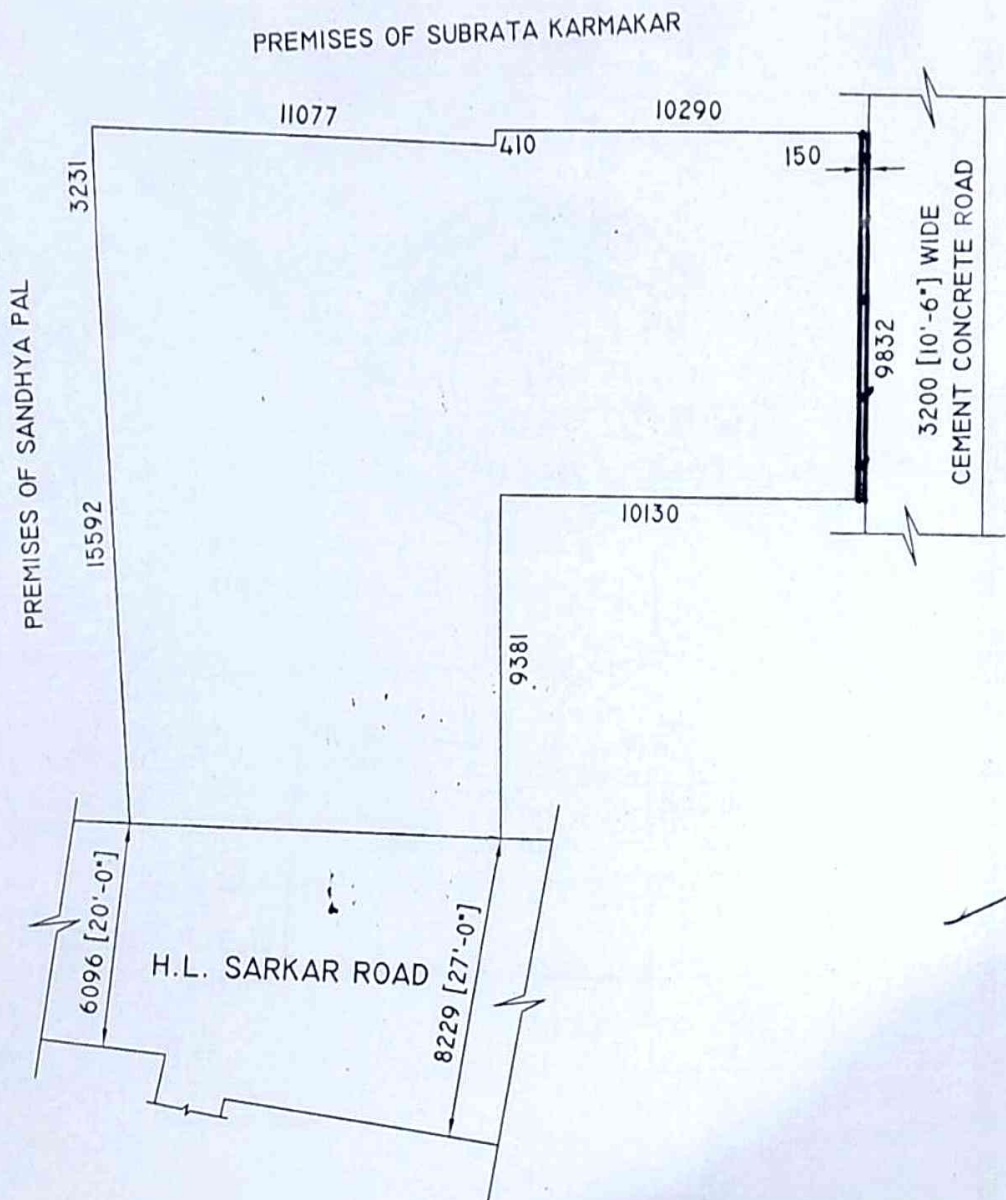


SECRETARY, HEALTH & FAMILY WELFARE
BANGALORE
- 3 JUL 2025

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

STRIP AREA OF THE LAND GIFTED TO K. M. C. :- 1.474 SQM. = 15.86 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

Sanjit Kumar
 SIGNATURE OF THE OWNER

SIGNATURE OF THE L. B. S.



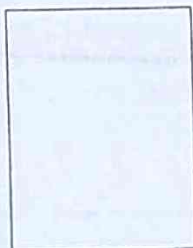
DISTRIK SUKSES PAK-11
SUBEN 24 PCS. ABIPAK-11
- 3 JUN 2020



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE.....



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 3 JUL 2025

Major Information of the Deed

Deed No :	I-1603-12483/2025	Date of Registration	03/07/2025
Query No / Year	1603-2001729277/2025	Office where deed is registered	
Query Date	19/06/2025 9:38:54 AM	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. 2/-	Rs. 86,433/-		
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	15.86 Sq Ft	1/-	26,433/-	Width of Approach Road: 20 Ft.,
Grand Total :				.0364Dec	1 /-	26,433 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs PROTIMA DAS Wife of Late ANIL KUMAR DAS 60, H.L. Sarkar Road, Simanta Bag, City:- Not Specified, P.O:- Bansdroni, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AXxxxxxx4K, Aadhaar No: 69xxxxxxxx3779, Status :Individual, Executed by: Attorney, Executed by: Attorney










2 **Mrs RUMKI SARDAR, (Alias: Mrs RUMKI SARADAR)**

Wife of Mr KANAI SARDAR South Park, H.L. Sarkar Road, City:- Not Specified, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-2XX7 , PAN No.:: GHxxxxxx3Q, Aadhaar No: 62xxxxxxxx3907, Status :Individual, Executed by: Attorney, Executed by: Attorney


Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kolkata Municipal Corporation 5 S N BANERJEE, City:- Kolkata, 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANJIB THAKUR (Presentant) Son of Mr NARESH THAKUR Date of Execution - 03/07/2025, , Admitted by: Self, Date of Admission: 03/07/2025, Place of Admission of Execution: Office </td> <td>  Jul 3 2025 1:56PM </td> <td>  Captured LTI 03/07/2025 </td> <td>  03/07/2025 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANJIB THAKUR (Presentant) Son of Mr NARESH THAKUR Date of Execution - 03/07/2025, , Admitted by: Self, Date of Admission: 03/07/2025, Place of Admission of Execution: Office	 Jul 3 2025 1:56PM	 Captured LTI 03/07/2025	 03/07/2025	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: 80xxxxxxxx2481 Status : Attorney, Attorney of : Mrs PROTIMA DAS, Mrs RUMKI SARDAR		
Name	Photo	Finger Print	Signature									
Mr SANJIB THAKUR (Presentant) Son of Mr NARESH THAKUR Date of Execution - 03/07/2025, , Admitted by: Self, Date of Admission: 03/07/2025, Place of Admission of Execution: Office	 Jul 3 2025 1:56PM	 Captured LTI 03/07/2025	 03/07/2025									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH LASKAR Son of Mr NURUDDIN LASKAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 03/07/2025	 Captured 03/07/2025	 03/07/2025
Identifier Of 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		0.0181729 Dec	13,217/-
L1	Mrs RUMKI SARDAR	Kolkata Municipal Corporation		0.0181729 Dec	13,217/-

Transfer of Structure 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.)
S1	Mrs PROTIMA DAS	Kolkata Municipal Corporation		100 Sq Ft	30,000/-
S1	Mrs RUMKI SARDAR	Kolkata Municipal Corporation		100 Sq Ft	30,000/-

Endorsement For Deed Number : I - 160312483 / 2025

On 03-07-2025

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 12:47 hrs on 03-07-2025, 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 SARDAR , Mrs RUMKI SARADAR 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 RAJESH LASKAR, , , Son of Mr NURUDDIN LASKAR, 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 1603-2025, Page from 333081 to 333094
being No 160312483 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.07.07 16:05:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/07/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.