

00845/2025

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भारत

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

27/01/25

District Sub-Registrar, Algoa
Registrar U.S. / (2) of
Registration 1886
Algoa, South Africa

27 JAN 1906

02AC 773956

248756

25

DEED OF K.M.C. GIFT FOR STRIP OF LAND

RE. : K.M.C. Premises No. 1150, Mukundapur,
Assessee No. 31-109-07-1150-0, within
K.M.C. Ward No. 109, P.S. Purba Jadavpur,
Kolkata - 700 099, District - South 24-
Parganas.

THIS INDENTURE OF GIFT made this 27th day of January, 2025 (Two Thousand and Twenty-five)

BETWEEN

28853
SL. No..... Date.....

Rs.....

Name.....

Address.....

21 JAN 2025

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1966
Alipore, South 24 Parganas

27 JAN 2025

Identified by:

Akshay Kumar Mishra
son of Late Neeraj Singh Mishra
Vill - Nij Maitane

P-0 Bettla

Distr - Purba Midnapur

Pin code - 721433

Law clerks

(1) **SMT. SHIKHA NANDI (PAN – BVPN6111Q), (Aadhaar No. 2486 2547 3177)**, wife of Sri Harendra Kumar Nandi, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian and (2) **SRI HARENDR A KUMAR NANDI, (PAN – ABFPN5848P), (Aadhaar No. 7820 6339 5461)**, son of Banamali Nandi, by faith - Hindu, by Occupation - Retired, by Nationality - Indian, both are presently residing at 1150, Mukundapur, P.O. Mukundapur, P.S. Panchasayar, Kolkata-700099, District – South 24-Parganas, represented by their Constituted Lawful Attorney namely “**MESSRS BASBHUMI**”, (PAN – AFNPB5701P), a proprietorship firm having its office at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, represented by its sole proprietor namely **SRI DEBABRATA BHATTACHARYA, (PAN – AFNPB5701P)**, son of Late Nripendra Nath Bhattacharjee, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 8R, Roy Para Bye Lane, Post Office and Police Station – Sinthi, Kolkata – 700 050, District – North 24-Parganas, by virtue of a registered General Power of Attorney dated 25.06.2024, registered at District Sub-Registrar - IV, Alipore, South 24-Parganas and entered into Book No. I, Volume No. 1604-2024, Pages from 221142 to 221165, being Deed No. 160407085 for the year 2024, hereinafter called and referred to as the **DONOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

THE KOLKATA MUNICIPAL CORPORATION, a body corporate and constituted under the West Bengal Act LIX of 1980, having first Central Office at 5, Surendra Nath Banerjee Road, P.S. Taltala, Kolkata – 700 013, hereinafter called the **DONEE** (which expression where the context will so admit, shall mean and include its successors and assigns) of the **OTHER PART**.

WHEREAS the **DONORS** are the absolute joint owners of a plot of land measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. more or less



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

07 JAN 2005

together with a two storied building measuring each floor area of 1000 (One Thousand) Sq.ft. more or less having cemented flooring standing thereon, lying and situated in Mouza - Chakganiagachi, J.L. No. 24, R.S. No. 8½, Touzi No.151, Pargana - Khaspur, comprised in R.S. Dag No. 40, under R.S. Khatian No. 37, A.D.S.R. Office at Sealdah and D.S.R. Office at Alipore, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, under P.S. Purba Jadavpur, Kolkata – 700 099, in the District of South 24-Parganas, together with all easement rights thereto.

AND WHEREAS the **DONORS** are going to submit a building plan at **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within K.M.C. Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas.

AND WHEREAS the **DONORS** have expressed their desire to make a free gift or the strip portion of land measuring about **34.263 Sq.mtr.** equivalent to **368.806 Sq.ft.** from the **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within K.M.C. Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas more fully described and written in the Schedule 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 building plan.

AND WHEREAS the said proposal or offer of the **DONORS** have been accepted by The Kolkata Municipal Corporation, the **DONEE** herein and it has been decided inter-alia, that this **GIFT** of the strip portion of land measuring about **34.263 Sq.mtr.** equivalent to **368.806 Sq.ft.** from the Northern portion of the said **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0**, within K.M.C. Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas for sanction of building plan be accepted under Section 405 of The Kolkata Municipal Corporation Act, 1980.



District Sub-Registrar
Registration U/S 7 (2) C
Registration 1202
Mumbai, South 24 Parbhavali

27 JUN 2005

NOW THIS INDENTURE WITNESSETH that in consideration of the Premises the **DONORS** of their own free will and accord and while in a sound state of body and mind hereby grant and convey into The Kolkata Municipal Corporation (formerly known as The Calcutta Municipal Corporation) all that piece and parcel of the strip portion of land measuring more or less **34.263 Sq.mtr.** equivalent to **368.806 Sq.ft.** from the Northern portion of the said **K.M.C. Premises No. 1150, Mukundapur, Assessee No. 31-109-07-1150-0, within K.M.C. Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas** more fully described and delineated in the Map annexed hereto and demarcated with Red Border line **AND TO HOLD** to The Kolkata Municipal Corporation the said strip portion of land free from all encumbrances as the Owners for the purpose of widening The Kolkata Municipal Corporation Road *which will be used for public purpose only* for the strip portion of the said **K.M.C. Premises No. 1150, Mukundapur, within Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700099, District – South 24-Parganas** **AND THE DONORS** hereby covenant with the **DONEE** that notwithstanding anything done by the **DONORS** or knowingly suffered, the **DONORS** have fully power to convey and grant the aforesaid strip portion hereby conveyed and grant the aforesaid strip hereby conveyed.

AND FURTHER comments that the **DONORS** shall at all times at the costs of the **DONORS** execute and do all such further acts, deeds, assurances for more perfectly and effectively conveying the said strip portion of land to the **DONORS** as by later shall be reasonably required.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of strip portion of land measuring about **34.263 Sq.mtr.** equivalent to **368.806 Sq.ft.** from the Northern portion of the said **K.M.C. Premises No. 1150, Mukundapur, Zone : (Mukundapur More -- Daspara/Chak Garia), Assessee No. 31-109-07-1150-0, within K.M.C. Ward No. 109, P.S. Purba Jadavpur, Kolkata - 700 099, District - South 24-Parganas.**

For BASBHUMI
D. Chakrabarty
Proprietor



District Sub-Registrar
Registrar U/S 7 (21)
Registration 1935
Alappuzha, South 24 Parganas

27 JAN 2005

IN WITNESS WHEREOF the above named **DONORS** have set and subscribed its hands and signatures hereto the day month and year first above written.

SIGNED, SEALED AND DELIVERED BY
in the presence of/Witnesses :

1. *Abhijit Kumar Misra*
vill- *Nij mitane*
P.O. *Battala*
Dist- *Purba Midnapur*

For **BASBHUMI**

D. Bhattacharya
(*DEBABRATA BHATTACHARYA*)
Proprietor

As constituted lawful Attorney of
Smt. Shikha Nandi and Sri
Harendra Kumar Nandi, the
Donors herein.

2. *Akash Kumar*
93, *Garia*,
Kolkata - 700084.

SIGNATURE OF THE DONORS

DRAFTED & PREPARED BY
AS PER K.M.C. PROFORMA :

Debes Kumar Misra (DKM)

(DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-700086

MOB. 9830236148 (D.K.M.),

9051446430 (Somesh),

9836115120 (Tapesh)



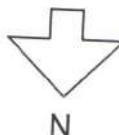
District Sub-Registrar's Office
Registrar U/S 7 (2) of
Registration 1908
Alor Setar 24 Parcenes

7 JAN 2025

PLAN AT PREMISES NO. - 1150, MUKUNDAPUR, WARD NO. - 109,
BOUGH - XII, P.S. - PURBA JADAVPUR, KOLKATA - 700 099, UNDER
DUZA - CHAKGANIAGACHI, J.L. NO. - 24, R.S. DAG NO. - 40, R.S.
HATIAN NO. - 37. AREA OF LAND - 334.398 SQM. GIFTED AREA OF
LAND - 34.263 SQM. ALL DIMENSIONS ARE IN MM.

6200 WIDE BLACK TOP K.M.C. ROAD

13705



1869, MUKUNDAPUR

24420

24420

P-3

P-1

13705

2500
STRIP OF LAND GIFTED TO K.M.C.

13705

6200 WIDE BLACK TOP K.M.C. ROAD

For BASBHUMI

D. Bhattacharyya

Proprietor

SIGNATURE OF OWNERS/
CONSTITUTED ATTORNEY



A

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 26 Parsonage

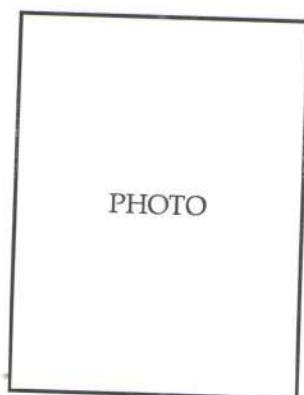
27 JAN 2005



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

Name DEBABRATA BHATTACHARYA

Signature D. Bhattachary



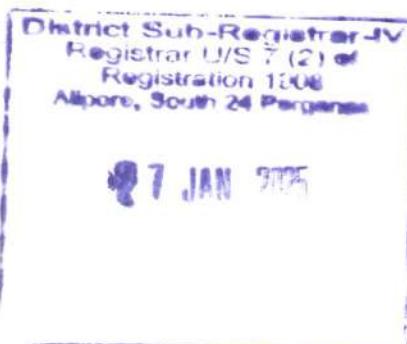
	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



✓





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000248756/2025		Office where deed will be registered
Query Date	27/01/2025 12:45:36 AM		Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Takesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction		Additional Transaction	
[0202] Gift, Gift in f/o Government			
Set Forth value		Market Value	
Rs. 1/-		Rs. 8,75,916/-	
Total Stamp Duty Payable(SD)		Total Registration Fee Payable	
Rs. 52,555/- (Article:33(ii))		Rs. 8,759/- (Article:A(1))	
Mutation Fee Payable	Expected date of Presentation of Deed		Amount of Stamp Duty to be Paid by Non Judicial Stamp
			Rs. 10/-
Remarks			

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , Premises No: 1150, Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	368.806 Sq Ft	1/-	8,75,916/-	Width of Approach Road: 20 Ft.,
	Grand Total :			.8452Dec	1/-	8,75,916 /-	

Donor Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Shikha Nandi Wife of Mr Harendra Kumar Nandi, 1150, Mukundapur, City:- , P.O:- Mukundapur, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX2, PAN No. bvxxxxxx1q, Aadhaar No.: 24xxxxxxxx3117, Status: Individual, Executed by: Attorney	Individual	Executed by: Attorney



Query No: 2000248756 of 2025, Printed On : Jan 27 2025 12:45AM, Generated from wbregistration.gov.in

Mr Harendra Kumar Nandi Son of Banamali Nandi, 1150, Mukundapur, City:-, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX3, PAN No. abxxxxxx8p, Aadhaar No.: 78xxxxxxxx5461, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
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Donee Details :

SI No	Name & address	Status	Execution Admission Details :
1	Kolkata Municipal Corporation None, 5, S.N. Banerjee Road, City:- Kolkata, P.O:- Lenin Sarani, P.S:- Taltola, District:- Kolkata, West Bengal, India, PIN:- 700013 Sex: Other, By Caste: Hindu, Occupation: Others, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status :Individual, Not Executed	Individual	Not Executed

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Debabrata Bhattacharya Son of Late Nripendra Nath Bhattacharjee Sole Proprietor, Basbhumi, 8R, Roy Para Bye Lane, Kolkata - 700050, City:-, P.O:- Sinthi, P.S:- Sinthi, District:- North 24-Parganas, West Bengal, India, PIN:- 700050, 8R, Roy Para Bye Lane, Sinthee, Kolkata - 700050, City:-, P.O:- Sinthi, P.S:- Sinthi, District:- North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX0, PAN No. afxxxxxx1p, Aadhaar No.: 31xxxxxxxx3802	Mrs Shikha Nandi, Mr Harendra Kumar Nandi

Identifier Details :

Name & address	
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:-, P.O:- Battala, P.S:- Ramnagar, District:- Purba Midnapore, West Bengal, India, PIN:- 721433, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mrs Shikha Nandi, Mr Harendra Kumar Nandi	

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 Shikha Nandi	Kolkata Municipal Corporation		0.422591 Dec	4,37,958/-
L1	Mr Harendra Kumar Nandi	Kolkata Municipal Corporation		0.422591 Dec	4,37,958/-



Query No: 2000248756 of 2025, Printed On : Jan 27 2025 12:45AM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-00779/2025	Date of Registration	27/01/2025
Query No / Year	1604-2000248756/2025	Office where deed is registered	
Query Date	27/01/2025 12:45:36 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1/-	Rs. 8,75,916/-		
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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 1150, , 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
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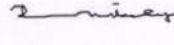
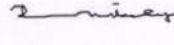
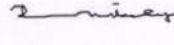
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SI No	Name,Address,Photo,Finger print and Signature
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Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Kolkata Municipal Corporation None 5, S.N. Banerjee Road,, City:- Kolkata, P.O:- Lenin Sarani, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Other, By Caste: Hindu, Occupation: Others, Citizen of: India , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Individual, 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 Debabrata Bhattacharya (Presentant) Son of Late Nripendra Nath Bhattacharjee Date of Execution - 27/01/2025, Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office </td><td>  Jan 27 2025 1:47PM </td><td>  Captured </td><td>  27/01/2025 </td></tr> <tr> <td colspan="5"> Sole Proprietor, Basbhumi , 8R, Roy Para Bye Lane, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , 8R, Roy Para Bye Lane, Sinthee, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: afxxxxxx1p, Aadhaar No: 31xxxxxxxx3802 Status : Attorney, Attorney of : Mrs Shikha Nandi, Mr Harendra Kumar Nandi </td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Debabrata Bhattacharya (Presentant) Son of Late Nripendra Nath Bhattacharjee Date of Execution - 27/01/2025, Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	 Jan 27 2025 1:47PM	 Captured	 27/01/2025	Sole Proprietor, Basbhumi , 8R, Roy Para Bye Lane, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , 8R, Roy Para Bye Lane, Sinthee, Kolkata - 700050, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: afxxxxxx1p, Aadhaar No: 31xxxxxxxx3802 Status : Attorney, Attorney of : Mrs Shikha Nandi, Mr Harendra Kumar Nandi				
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Village- Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 27/01/2025	 Captured	 27/01/2025
Identifier Of Mr Debabrata Bhattacharya			

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 Shikha Nandi	Kolkata Municipal Corporation		0.422591 Dec	4,37,958/-
L1	Mr Harendra Kumar Nandi	Kolkata Municipal Corporation		0.422591 Dec	4,37,958/-

Endorsement For Deed Number : I - 160400779 / 2025

On 27-01-2025

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 13:13 hrs on 27-01-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Debabrata Bhattacharya ..

Executed by Attorney

Execution by Mr Debabrata Bhattacharya, Sole Proprietor, Basbhum (Sole Proprietorship), 8R, Roy Para Bye Lane, Kolkata - 700050, City:- , P.O:- Sinti, P.S:-Sinti, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 as constituted attorney for 1. Mrs Shikha Nandi 1150, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, 2. Mr Harendra Kumar Nandi 1150, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099 is admitted by him

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjan Mishra, Village- Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Stamp Duty



Santanu Basak
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 26656 to 26670
being No 160400779 for the year 2025.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2025.01.30 15:27:03 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 30/01/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.