

10139/2024

D-09916/2024



पश्चिम बंगाल WEST BENGAL

31AA 251820

Certified that the document is admitted in the Registration. The signature sheet and the endorsement sheet attached with the document are



DEED OF GIFT

IN FAVOUR OF THE KOLKATA MUNICIPAL CORPORATION

THIS DEED OF GIFT has been made and executed at Kolkata on this 6th day of September, 2024.

BY AND BETWEEN

Godrej Properties Limited
Prateek Khaitan
Authorised Signatory

07 FEB 2023

No. 6941 Rs. 20/- Date

Name :


Address :

Vendor :

Alipore College, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Aloke Biswas
Advocate
Alipore Police Court
Kolkata - 700027



Susanta Das
Late Prabhu Ram Mondal
Godrej Waterside
Tower - II, Unit - 109
Kolkata - 700091



Godrej Properties Limited

Authorised Signatory

M/s. GODREJ PROPERTIES LIMITED (CIN No. L74120MH1985PLC035308) (PAN – AAACG3995M) having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079 and also having its regional office at "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Sector – V, Salt Lake, Post Office – Sech Bhavan, Police Station – Electronic Complex, Kolkata – 700 091 represented through its Authorized Signatory Mr. Prateek Khaitan (PAN -BAWPK8841A) (AADHAAR NO. 461084304918), son of Mr. Jaydeep Kumar Khaitan working for gain at "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Salt Lake, Sector – V, Post Office – Sech Bhavan, Police Station – Electronic Complex, Kolkata – 700091, Authorized Vide Board Resolution Dated - 02.08.2023. hereinafter called to as the '**DONOR/ASSIGNOR**' (which expression shall unless repugnant to the context be deemed to include their heirs, executors, legal representatives and assignees) of the **ONE PART**.

AND

THE KOLKATA MUNICIPAL CORPORATION a body corporate constituted under the relevant provision of The West Bengal Act. LIX of 1980 having its central office at No. 5, S.N. Banerjee Road, Police Station - Taltala, Kolkata - 700 013, hereinafter called the "**DONOR/ASSIGNEE**" (which expression shall unless its heirs, executors, legal representatives and assignees) of the **OTHER PART**.

Godrej Properties Limited

Authorized Signatory



Date: _____

Signature: _____

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

06 SEP 2024

WHEREAS, I am the Authorized Signatory of Assignor of Premises No. 82, B.L. Saha Road, Kolkata – 700 053. Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (south) (hereinafter referred to as the said 'Premises'), in terms of the documents, the Assignor are going to submit a Building Plan through their **Authorized Signatory**, for the said premises which is lying and situated at **ALL THAT** the piece and parcel of Land ad-measuring about 30108.61 Square Meter (7.44 Acres) be the same a little more or less.

AND WHEREAS the Donor/Assignor executed a Deed of Gift dated 22nd February 2024 through which an area ad-measuring about **1101.009 Square Meter (11851.26 Square Feet)**, in Premises No. 82, B.L. Saha Road, Kolkata – 700 053 (presently known as 82/1, B.L.Saha Road, Kolkata – 700053), comprised in R.S and L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khaitan No.929 of Mouza Italgata, J.L.No.110, Touzi – 2, within Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (south), within the Municipal limits of The Kolkata Municipal Corporation was gifted and the same was registered before the Office of the Additional Register of Assurance-IV, Kolkata and recorded in Book No. I, Volume number 1904-2004, Page from 141803 to 141819, being no.190402431 for the year 2024. Due to some defects in the aforementioned Deed dated 22nd February 2024, the

Godrej Properties Limited

Ratna Khaitan
Authorized Signatory



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06 SEP 2024

Donor/Assignor desired to make the present Deed and the aforementioned Deed dated 22nd February 2024 shall be treated as cancelled and rescinded.

AND WHEREAS the Assignor have expressed their desire to make a free assigned area of the front Portion to Kolkata Municipal Corporation ad-measuring about 1101.009 Square Meter (11,851.26 Square Feet), comprised in R.S and L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khaitan No.929 of Mouza Italgata, J.L.No.110, Touzi – 2, being Premises No. 82, B.L. Saha Road, Kolkata – 700 053 (presently known as 82/1, B.L. Saha Road, Kolkata – 700 053). Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (south), more fully a particularly described and delineated in the Map or Plan annexed hereto which is required under Section - 405 of The Kolkata Municipal Corporation Act, 1980 in consonance with the approval granted by WBHIDCO vide their letter No.C-380/HIDCO/Admn-4034/2022 dated 05.02.2024.

NOW THIS INDENTURE WITNESSED that in consideration of the premises the Assignee of their own Free will assigned area of the front portion of the said land will and accord and while in a sound state of body and mind hereby grants and convey/assign unto and in favour of the Kolkata Municipal Corporation out of **ALL THAT** the piece and parcel of Land ad-measuring about

Gedrej Properties Limited

Authorised Signatory



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30108.61 Square Meter (7.44 Acres) more or less, being Free assigned Area of the Front Portion in favour of The Kolkata Municipal Corporation piece and parcel of land ad-measuring about 1101.009 Square Meter (11851.26 Square Feet), comprised in R.S and L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khaitan No.929 of Mouza Italgata, J.L.No.110, Touzi – 2, being part of Premises No. 82, B.L. Saha Road, Kolkata – 700 053 (presently known as 82/1, B.L.Saha Road, Kolkata – 700053), Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (south), more fully and particularly described and delineated in the **Map or Plan** annexed hereto and thereon coloured in **RED** Border Line which is required and valued at Rs.8,41,24,390/- (Rupees eight crores forty one lakhs twenty four thousand three hundred ninety only).

TO HOLD to the Kolkata Municipal Corporation, the said Front's Strip of Land free from all encumbrances as the Assignee for the purpose of widening the existing Kolkata Municipal Corporation Road, at the Assignor's land of the Said Premises.

AND the Assignor hereby covenants with the Assignee that notwithstanding anything done by the Assignor or knowingly suffered they the Assignor have full power to convey/assign and grant the aforesaid Front Strip of Land hereby conveyed/assigned in consonance with the approval granted by WBHIDCO vide their letter No.C-380/HIDCO/Admn-4034/2022 dated 05.02.2024.

AND FURTHER comments that the said Assignor shall at all times at the Cost of the assignor do all such further acts deeds and assurance for more perfectly

Godrej Properties Limited

Authorised Signatory



ba/ District Sub-Registrar-IV
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Alkore, South 24 Parganas.

06 SEP 2024

and effectively conveying/assigning the said Front Strip of Land hereby conveyed/assigned as required.

BE IT MENTIONED here that the property under Schedule assigned to the Kolkata Municipal Corporation is only for public purpose.

SCHEDULE

ALL THAT piece and parcel of Land measuring about 30108.61 Square Meter (7.44 Acres) more or less, out of which being the free assigned area of front portion to The Kolkata Municipal Corporation, an area ad-measuring about **1101.009 Square Meter (11851.26 Square Feet)** delineated in the plan annexed hereto and marked in **RED**, lying and situated in Premises No. 82, B.L. Saha Road, Kolkata – 700 053 (presently known as **82/1, B.L. Saha Road**, Kolkata – 700053), comprised in R.S and L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khaitan No.929 of Mouza Italgata, J.L.No.110, Touzi – 2 Ward No. 117, Borough - XIII, Post Office and Police Station - Behala, District 24 – Parganas (south), within the Municipal limits of The Kolkata Municipal Corporation, which is butted and bounded as under –

ON THE NORTH : Merlin Elements, 112, B.L. Saha Road

ON THE SOUTH : Roy Bahadur Road.

ON THE EAST : B.L. Saha Road

ON THE WEST : Premises no. 82, B.L. Saha Road (presently known as 82/1 B.L. Saha Road)

Godrej Properties Limited

Pratim Khala
Authorised Signatory



District Sub-Registrar-IV
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Alipore, South 24 Parganas

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IN WITNESS WHEREOF the executants put their respective signature on this the day month and year first above written.

WITNESSES:

1. *Susanta Jendary*
Godrej Waterside
Tower-II, unit-109
Kolkata-700091
2. *Alok Biswas*
Advocate
Alipore police court
kol-27

Godrej Properties Limited

Ratan Khaitan
Authorized Signatory

DONOR/ASSIGNOR

Drafted as per K.M.C. Proforma :

Alok Biswas
Advocate

Alipore Police Court, Kol-27.

Enrollment no. WB- 135/2003

बेनाम/अज्ञात/अज्ञात/अज्ञात

विशेष/अज्ञात/अज्ञात



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TOTAL POND AREA = 3262.645 SQ.M.
 (INCLUDING TREE AREA)
 TOTAL TREE AREA = 25,173 SQ.M.
 CONSIDERING 2.0 M. Ø FOR BIG TREE (Ø)
 CONSIDERING 1.0 M. Ø FOR SMALL TREE (Ø)
 NET ROAD AREA = 3337.512 SQ.M. (0.8 ACRES)
 (EXCLUDING TREE AREA)

Godrej Properties Limited
Protan Ghoshal
 Authorised Signatory

SIGNATURE OF OWNER

Sanjay Mandal
SANJAY MANDAL
 CA/98/23621

SIGNATURE OF ARCHITECT

AREA OF LAND AS PER DEED = 30108.61 SQ.M. = 7.44 ACRE
 AREA OF FREE GIFTING OF STRIP OF LAND = 1101.009 SQ.M.
 (SHOW RED IN BORDER)

PROJECT:
SITE PLAN SHOWING FREE GIFTING OF STRIP OF LAND FOR WIDENING OF B. L. SAHA ROAD AT PREMISES NO - 82/1, B. L. SAHA ROAD (BEING A PORTION OF 82, B. L. SAHA ROAD), P.S. BEHALA, UNDER K.M.C. WARD - 117, BR. - XIII, KOL. - 700053, MOUZA - ITALGHATA, J.L.110, RESPECTIVE PLOT NOS. 98, 99, 100, 101, 102 & 101/718.

SCALE:-1:1350





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

6 SEP 2024

Godrej Properties Limited

Authorized Signatory



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name :- PRATEEK KHAITAN

Signature.....

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name :-

Signature.....



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

06 SEP 2024



No. C- 380/HIDCO/Admn-4034/2022

dated : 05.02.2024

To
Shri Prateek Khaitan
Godrej Properties Ltd.
'Godrej Waterside'
Tower II, Unit No.109, Plot no.5, Block – DP
Sector – V, Salt Lake City,
Kolkata – 700091

Registered Office :

Godrej One, 5th Floor, Pirojshanagar
Eastern Express Highway
Vikhroli (East)
Mumbai – 400079

- Sub : Proposal for Gifting / Handover by M/s Godrej Properties Ltd., the lessee of WBHIDCO to Kolkata Municipal Corporation (KMC) in respect of –
- 117.80 Sq.mtrs. out of the allotted 7.44 acres of land to set up a Compactor Station.
 - 1101.009 Sq.mtrs. out of the allotted 7.44 acres of land to widen the current width of the B.L.Saha Road in order to avail and optimally utilise the FSI and Permissible Height.

Ref : Your letter dated 30.11.2023.

Sir,

I am directed to inform you that your prayer for Gifting / Handover of two strips of land to Kolkata Municipal Corporation (KMC) (i) 117.80 Sq.Mtrs. of land out of the allotted 7.44 acres to set up a Compactor Station (Solid Waste Compactor) and (ii) 1101.009 Sq.Mtrs. of land out of 7.44 acres to widen the current width of the B.L.Saha Road in order to avail and optimally utilise the FSI and permissible height available for the said land was placed before the WBHIDCO Board in its 130th meeting held on 09.1.2024 and the Board has accorded approval for the said proposed transfer of the land parcels.

You are requested to take necessary action in this regard.

Yours faithfully,

General Manager (Commercial)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

“HIDCO BHABAN”, Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in
Website : www.wbidcoltd.com CIN : U70101WB1999SGC089276

Major Information of the Deed

Deed No :	I-1604-09916/2024	Date of Registration	06/09/2024
Query No / Year	1604-2002372561/2024	Office where deed is registered	
Query Date	06/09/2024 12:05:09 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 8,41,24,390/-	Rs. 8,41,24,390/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) --) , , Premises No: 82/1, , Ward No: 117
Pin Code : 700053

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	11851.3 Sq Ft	8,41,24,390/-	8,41,24,390/-	Property is on Road
Grand Total :				27.1592Dec	841,24,390 /-	841,24,390 /-	




Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GODREJ PROPERTIES LIMITED "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Sector – V, Salt Lake, City:- , P.O:- Sech Bhavan, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AAxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KOLKATA MUNICIPAL CORPORATION Son of KOLKATA MUNICIPAL CORPORATION 5, S.N. Banerjee Road, City:- Kolkata, P.O:- Dharmatola, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRATEEK KHAITAN (Presentant) Son of Mr Jaydeep Kumar Khaitan Date of Execution - 06/09/2024, , Admitted by: Self, Date of Admission: 06/09/2024, Place of Admission of Execution: Office	 <small>Sep 6 2024 2:44PM</small>	 Captured <small>LTI 06/09/2024</small>	 <small>06/09/2024</small>
"Godrej Waterside", Tower – II, Block – DP, Plot – 5, Salt Lake, Sector – V, City:- , P.O:- Sech Bhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: Bxxxxxx1A, Aadhaar No: 46xxxxxxxx4918 Status : Representative, Representative of : GODREJ PROPERTIES LIMITED (as authorized signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSANTA MONDAL Son of Mr Prabhuram Mondal D/18, New Patuli Ghoshpara, Panchasayar, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	 <small>06/09/2024</small>	 Captured <small>06/09/2024</small>	 <small>06/09/2024</small>
Identifier Of Mr PRATEEK KHAITAN			

Endorsement For Deed Number : I - 160409916 / 2024

On 06-09-2024

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 14:05 hrs on 06-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr PRATEEK KHAITAN .

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 06-09-2024 by Mr PRATEEK KHAITAN, authorized signatory, GODREJ PROPERTIES LIMITED (Private Limited Company), "Godrej Waterside", Tower – II, Block – DP, Plot – 5, Sector – V, Salt Lake, City:- , P.O:- Sech Bhavan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr SUSANTA MONDAL, , , Son of Mr Prabhuram Mondal, D/18, New Patuli Ghoshpara, Panchasayar, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Service

Payment of Stamp Duty



Anupam Halder
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 1604-2024, Page from 289850 to 289865
being No 160409916 for the year 2024.**



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.09.06 15:40:14 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 06/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**