

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 78AB, 972091
Certified that the document is submitted for
Registration. The signature sheet and the
endorsement sheets attached with the
document are the part of this document.

10/02/2023
Q-2000361622/2023



K.M.C. DEED OF GIFT (Strip of Land)

THIS INDENTURE is made on this the 10th day of February, 2023 **BETWEEN**,
MISS ROHINI ROY, (PAN - CZFPR7264F) (AADHAAR - 8604 6176 5545),
daughter of Sri Bijendra Roy, by faith - Hindu, by occupation - Business, residing at
5, Roynagar Co-operative Housing Society, P.O. - Bansdrani, P.S. - Bansdrani,
Kolkata - 700070, being the Sole Proprietress of "M/S ROY ENTERPRISE", a Sole
Proprietorship Firm, having its office at 207, South Ray Nagar, P.O. - Bansdrani, P.S.
- Bansdrani, Kolkata - 700070, as **Constituted Attorney** of (1) (1) **SRI BIJENDRA**

072660

29 DEC 2022

No.....Rs **10/-** - Date.....

Name: **B. C. LAHIRI**

Advocate

Address: Alipore Judge's Court, **Kol-27**

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, **Kol - 27**

Vendor.....



*Bahad Dhar
70, Late R. Dhar
Ajay Nagar
Kol-75*



RAY ALIAS BIRENDRA ROY, son of Late Suraj Roy, by faith-Hindu, by Nationality -Indian, by occupation-Business, residing at Premises No. 207, South Ray Nagar, Post Office & Police Station- Banskroni, Kolkata-700070, District-South 24 Parganas, (2) **SMT. MONIDIPA CHATTERJEE**, daughter of Late Manotosh Sarkar, by faith- Hindu, by Nationality -Indian, by occupation-Housewife, residing at "Puja Apartment", 2 Co Operation Housing Society, Ray Nagar South, Post Office & Police Station- Banskroni, Kolkata-700070, District-South 24 Parganas (3) **SMT. DIPANWITA BHOWMICK**, daughter of Late Manotosh Sarkar, by faith-Hindu, by Nationality -Indian, by occupation-Housewife, residing at Premises No. 207, South Ray Nagar, Post Office & Police Station- Banskroni, Kolkata-700070, District-South 24 Parganas and (4) **SRI MILAN SARKAR**, son of Late Debendra Bejoy Sarkar, by faith-Hindu, by Nationality -Indian, by occupation-Service, residing at Premises No. 207, South Ray Nagar, Post Office - Banskroni, Police Station - Banskroni, Kolkata-700070, District-South 24 Parganas, hereinafter called and to as 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 (PAN - AAALT1025G) a body corporate constituted under the West Bengal Act, LIX of 2009 having its central office at No. 5, S.N. Banerjee Road, Police Station – Taltala, Kolkata – 700013, hereinafter called the "**DONEE**" (which expression shall unless repugnant to the context be deemed to include their respective heirs, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the Donor is attorney of the Owners of Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, P.S. - Banskroni, Kolkata - 700 070, District South 24 – Parganas, by way of purchase in terms of documents, the Donor is going to submit a Building Plan at the above premises, the Donor has express his desire to make a Free Gift of Strip Portion, measuring about **49.423 Square Meter**, being Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, P.S. - Banskroni, Kolkata - 700 070, District South 24 – Parganas, more fully described and delineated in the **Map** or **Plan** annexed



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

10 FEB 2023

hereto which is required under Rule – 59(2) of the Kolkata Municipal Corporation B/R/, 2009.

NOW THIS INDENTURE 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 the Strip Portion Area measuring about **49.423 Square Meter**, being Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, P.S. - Banskroni, Kolkata - 700 070, 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.1/-

TO HOLD to the Kolkata Municipal Corporation the said Strip Portion of Land free from all encumbrances as the Owner for the purpose of the widening the Kolkata Municipal Corporation Road at the strip portion of the said Premises.

AND THE Donor hereby covenants with the Donee that notwithstanding anything done by the Donor or knowingly suffered he the Donor had full power to convey and grant the aforesaid Strip 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 Strip Portion hereby conveyed as required.

SCHEDULE

ALL THAT piece and parcel land measuring about **07 K. 06 Ch. 19 Sqft. = 495.076 Sqm.** more or less, being Strip Portion Area measuring about **49.423 Square Meter**, being Premises No. 207, South Roy Nagar, Ward No. 112, Borough – XI, P.S. - Banskroni, Kolkata - 700 070, District South 24 – Parganas, within the limits of the Kolkata Municipal Corporation, being butted and bounded as follows:-

ON THE NORTH	:	19832 MM;
ON THE SOUTH	:	2613 MM, 18363 MM;
ON THE EAST	:	21298 MM;
ON THE WEST	:	22064 MM.



District Sub-Registrar
Registrar U/S (2) of
Registration 1980
Alpara, South 24 Parganas

10 FEB 2023

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

WITNESSES:-

1) Rahul Dhar
1404 Nagar
Kol- 75

2) [Signature]
[Signature]
Kol- 22

Roy Enterprise

Rohini Roy
Proprietor

As constituted attorney of
Bijendra Ray @ Binendra
Ray & others.

DECLARANT

Drafted as per K.M.C. Proforma

Rohini Roy

Typed by:

[Signature]

Tanmoy Dhar,

PRINT ZONE

Alipore Police Court.



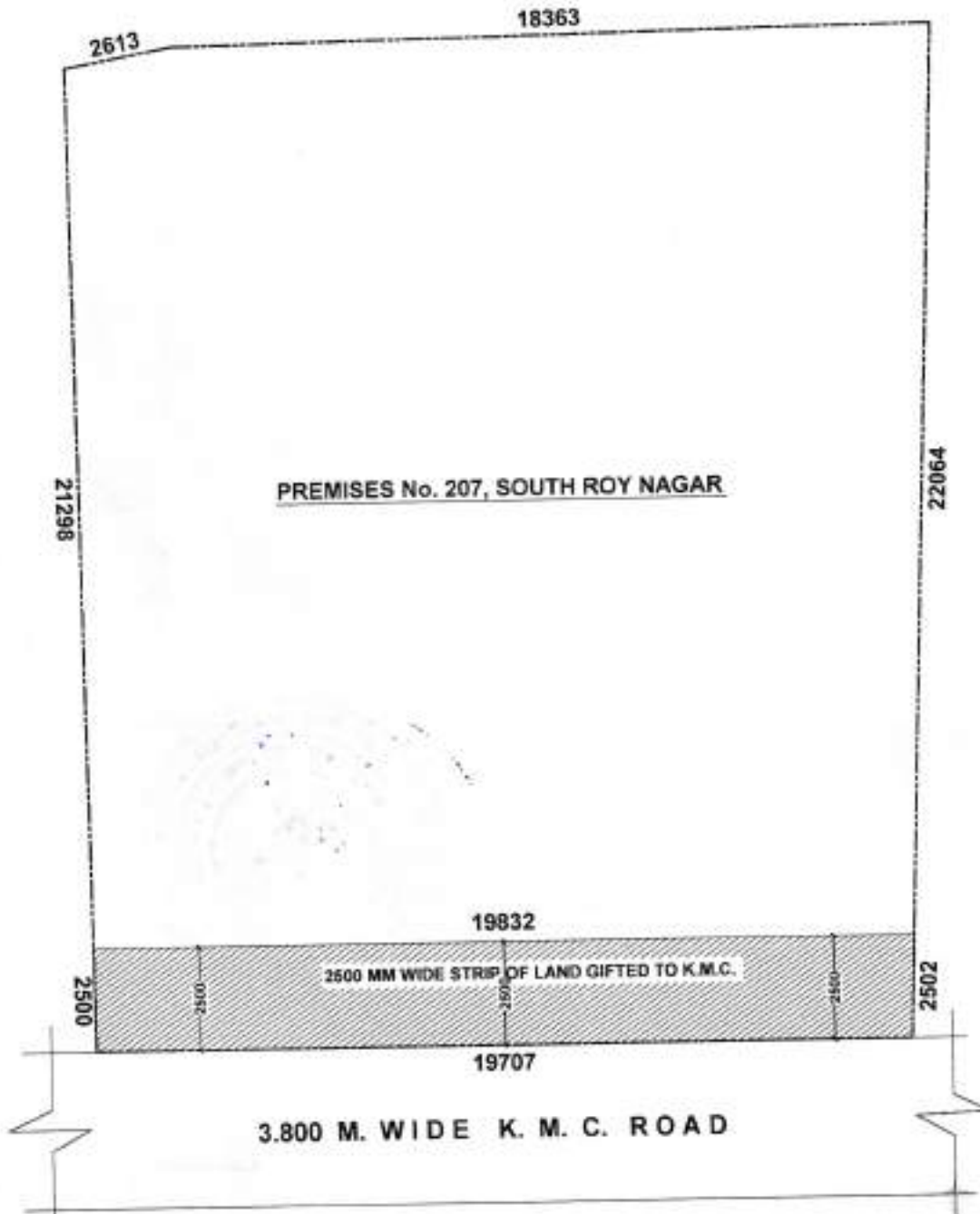
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

10 FEB 2023

**SITE PLAN OF PREMISES No. 207, SOUTH ROY NAGAR, UNDER K.M.C. WARD - 112,
BOROUGH - XI, P.S. - BANSDRONI, KOLKATA - 700 070.**

ASSESSEE No. 311121902076

**AREA OF THE LAND : 07 K- 06 Ch- 19 Sq.ft. i.e. 495.076 Sq.m.
PROPERTY LINE SHOWN IN RED BORDER
AREA OF STRIP OF LAND GIFTED TO K.M.C. : 49.423 Sq.M.**



NOTE
1. ALL DIMENSIONS ARE IN MM
2. WRITTEN DIMENSIONS
SHOULD NOT BE SCALED



Jaydeep Deb
Jaydeep Deb
B. Arch (J.U.), M. Arch (Urban Design)
CoA Regn No. CA/2003/39584
Associate of I.I.A.

SIGNATURE OF ARCHITECT

Roy Enterprise
Rohini Roy
Proprietor
As constituted attorney
of Bijendra Roy @ Binendra Roy & others.

SIGNATURE OF OWNER/C.A.



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

10 FEB 2023

T 1537/23

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature Robin Roy

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

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

10 FEB 2023



Check
Am
/

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

Query No / Year	2000361622/2023	Office where deed will be registered
Query Date	09/02/2023 10:15:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer	
Transaction	Additional Transaction	
[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Set Forth value	Market Value	
Rs. 1/-	Rs. 5,31,985/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 21,279/- (Article:33(ii))	Rs. 5,320/- (Article:A(1))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 207, , Ward No: 112, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	531.984 Sq Ft	1/-	5,31,985/-	Width of Approach Road: 12 Ft.,
Grand Total :				1.2191Dec	1/-	5,31,985 /-	

Donor Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Bijendra Ray, (Alias: Shri Birendra Roy) Son of Late Suresh Roy, 207, South Ray Nagar, City - , P.O:- Bansdrani, P.S.-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

LMW3788163

পরিচয় পত্র



Elector's Name

Rahul Dhar

নির্বাচকের নাম

রহুল ধর

Father/Mother's

Ranjit Dhar

husband's Name

পিতামাতার/স্বামীর নাম

রঞ্জিত ধর

Sex

M

লিঙ্গ

পুরুষ

Age as on 1.1.2005

19

১ জানুয়ারি ২০০৫ -এ বয়স

১৯

Rahul Dhar

Address:

Ajaynagar (Ansha) 105 Kasba South 24 - Parganas
700075

Area:

আজয়নগর (আংশা) ১০৫ কাসবা দক্ষিণ ২৪ পরগণা ৭০০০৭৫

Facsimile Signature
Electoral Registration Officer
আজয়নগর (আংশা) ১০৫ কাসবা দক্ষিণ ২৪ পরগণা

Assembly Constituency : 105-Jadepur

নির্বাচনী এলাকা : ১০৫-জাদেপুর

District: South 24 - Parganas জেলা : দক্ষিণ ২৪ পরগণা

Date: 12.03.2005

তারিখ: ১২.০৩.২০০৫

	Smt Monidipa Chatterjee Daughter of Late Manotosh Sarkar, 2 Co Operation Housing Society, Ray Nagar South, City:- , 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: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Smt Dipanwita Bhowmick Daughter of Late Manotosh Sarkar, 207, South Ray Nagar, City:- , 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: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Shri Milan Sarkar Son of Late Debendra Bejoy Sarkar, 207, South Ray Nagar, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Attorney	Individual	Executed by: Attorney

Donee Details :

SI No	Name & address	Status	Execution Admission Details :
1	THE KOLKATA MUNICIPAL CORPORATION , 5, S.N. Banerjee Road, City:- , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 PAN No. aaxxxxxx5g, Aadhaar No Not Provided by UIDAI Status : Organization, Not Executed	Organization	Not Executed

Attorney Details :

SI No	Name & Address	Attorney of
1	Miss Rohini Roy Daughter of Shri Bijendra Roy Sole Proprietress, M/S ROY ENTERPRISE , 207, South Ray Nagar, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , 5, Roynagar Co-operative Housing Society, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. czxxxxxx4f, Aadhaar No.: 86xxxxxxxx5545	Shri Bijendra Roy, Smt Monidipa Chatterjee, Smt Dipanwita Bhowmick, Shri Milan Sarkar

Identifier Details :

Name & address
Mr Rahul Dhar Son of Late Ranjit Dhar Ajcynagar, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Miss Rohini Roy



Major Information of the Deed

Deed No :	I-1604-01537/2023	Date of Registration	10/02/2023
Query No / Year	1604-2000361622/2023	Office where deed is registered	
Query Date	09/02/2023 10:15:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Ajoynagar, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 8981314794, Status :Deed Writer		
Transaction	Additional Transaction		
[0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)			
Set Forth value	Market Value		
Rs. 1/-	Rs. 5,31,985/-		
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: SOUTH RAY NAGAR, , Premises No: 207, , 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	531.984 Sq Ft	1/-	5,31,985/-	Width of Approach Road: 12 Ft.,
Grand Total :				1.2191Dec	1 /-	5,31,985 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Bijendra Ray, (Alias: Shri Birendra Roy) Son of Late Suraj Roy 207, South Ray Nagar, City:- , 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,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Smt Monidipa Chatterjee Daughter of Late Manotosh Sarkar 2 Co Operation Housing Society, Ray Nagar South, City:- , 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: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Smt Dipanwita Bhowmick

Daughter of Late Manotosh Sarkar 207, South Ray Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney




4 Shri Milan Sarkar

Son of Late Debendra Bejoy Sarkar 207, South Ray Nagar, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THE KOLKATA MUNICIPAL CORPORATION 5, S.N. Banerjee Road, City:- , P.O:- Taltola, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 , PAN No.:: aaxxxxxx5g, 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
	Miss Rohini Roy (Presentant) Daughter of Shri Bijendra Roy Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office			
		Feb 10 2023 1:16PM	LTI 10/02/2023	10/02/2023
Sole Proprietress, M/S ROY ENTERPRISE , 207, South Ray Nagar, City:- , P.O:- Bansdrone, P.S:- Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , 5, Roynagar Co-operative Housing Society, City:- , P.O:- Bansdrone, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: czxxxxxx4f, Aadhaar No: 86xxxxxxx5545 Status : Attorney, Attorney of : Shri Bijendra Ray, Smt Monidipa Chatterjee, Smt Dipanwita Bhowmick, Shri Milan Sarkar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late Ranjit Dhar Ajoynagar, City:- , P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075			
	10/02/2023	10/02/2023	10/02/2023
Identifier Of Miss Rohini Roy			

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	Shri Bijendra Ray	THE KOLKATA MUNICIPAL CORPORATION		0.304783 Dec	1,32,996/-
L1	Smt Monidipa Chatterjee	THE KOLKATA MUNICIPAL CORPORATION		0.304783 Dec	1,32,996/-
L1	Smt Dipanwita Bhowmick	THE KOLKATA MUNICIPAL CORPORATION		0.304783 Dec	1,32,996/-
L1	Shri Milan Sarkar	THE KOLKATA MUNICIPAL CORPORATION		0.304783 Dec	1,32,996/-

Endorsement For Deed Number : I - 160401537 / 2023

On 10-02-2023

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 13:13 hrs on 10-02-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Miss Rohini Roy ..

Executed by Attorney

Execution by Miss Rohini Roy, Sole Proprietress, M/S ROY ENTERPRISE (Sole Proprietorship), 207, South Ray Nagar, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 as constituted attorney for 1. Shri Bijendra Ray , Shri Birendra Roy 207, South Ray Nagar, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 2. Smt Monidipa Chatterjee 2 Co Operation Housing Society, Ray Nagar South, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 3. Smt Dipanwita Bhowmick 207, South Ray Nagar, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, 4. Shri Milan Sarkar 207, South Ray Nagar, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070 is admitted by him

Indetified by Mr Rahul Dhar, , Son of Late Ranjit Dhar, Ajoynagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Stamp Duty

(Handwritten Signature)

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 1604-2023, Page from 44323 to 44336

being No 160401537 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.02.10 14:00:11 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2023/02/10 02:00:11 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 44323 to 44336

being No 160401537 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.02.10 14:00:11 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/02/10 02:00:11 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)