

1809/2024

D-1765/2024



11/5/24

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 160928

Q-200 1137697/2024

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
 Seal
 9.5.24

Asdul Jabbar

DEED OF GIFT

THIS INDENTURE OF DEED OF GIFT made on this 09th day of May Two Thousand and Twenty Four (2024) on this Christian era.

BETWEEN

605544

RAJIB KR. MONDAL
Advocate
Sealdah Bar Association
Criminal & Civil Court at
Kolkata-700014

NAME.....
ADD.....
Rs.....
20 MAR 2024
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

20 MAR 2024

20 MAR 2024



A.D.S.R., SEALDAH
9 MAY 2024
Dist.-South 24 Parganas

Abdul Gafar
ABDUL ISLAM (PAN NO. ALPPI1107E) (AADHAR NO. 5793 9125 3452),
^{son of Md. ALI}
by faith - Islam, by occupation - Business, residing at 9, Miajan Ostagar Lane, Post Office - Jhowtala, Police Station- Karaya, Kolkata- 700017, hereinafter called and referred to as the **DONOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

AND

Shaidul Islam
SHAI DUL ISLAM (PAN NO. AA EPI6927L) (AADHAR NO. 833726747765),
^{son of Abdul Islam,}
by faith - Islam, by occupation - Business, residing at 9, Miajan Ostagar Lane, Post Office - Jhowtala, Police Station- Karaya, Kolkata- 700017, hereinafter called and referred to as the **DONEE** which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART;**

WHEREAS :-

1. By an indenture of sale dated the 25th November 1931 made between the Trustees for the improvement of Calcutta and ABDUL AHAD registered in Book in I , Volume NO.3 , Pages 187 to 189, Being No. 1879 for the year 1931 at the office of the Sub- Registrar of Sealdah the said Trustee for the improvement of Calcutta for the consideration mentioned therein granted, conveyed, transferred and sold to the said Abdul Ahad ALL THAT piece and parcel of Revenue Free land hereditatment and premises containing an area 10(ten) Cottahas 3 (three) Chittacks 32(Thirty Two) Sq. Ft. being plot No.145 of the Surplus land in Calcutta improvement Trust Scheme No. VIII-C formed out a portion of premises no.30/6 , Fazlul Haque Sarani formerly Jhowtala Road Being part of Holding No. 80 Sub-division -V Dihi Panchanannagram, Thana Ballygunge , Sub-Registrar Office Sealdah, District - 24 Parganas (South).

2. By an indenture dated the 8th day of July ,1964. Abdul Ahad entered into an agreement of sale with Kali Sankar Das for ALL THAT the said piece and parcel of Revenue Free land containing an area of 10(ten) Cottahs 3 (three) Chittacks 32 (thirty two) Sq.Ft. be the same or a little more or less situate lying at and the being the Municipal Premises No.30/6, Fazlul Haque Sarani , formerly Jhowtala Road , Calcutta together with the brick built 4 storied building with boundary wall standing thereon free from all encumbrance, charges, liens and lis-pendens .

3. The said Abdul Ahad sold, conveyed and transferred the said land with structure to the Kali Sankar Das on 5th May 1965 in the office of Sub Registrar at Sealdah and recorded in Book No. I , Volume No -9 , Pages 203 to 207, Being No. 288 in the year 1965 and the Said Kali Sankar Das after being the Owner of the said Premises No. 30/6, Fazlul Haque Sarani formerly Jhowtala Lane , Kolkata - 700017, Police Station : - Karaya , Municipal Ward No. 64 seized and possessed the said Property.

4. By Virtue of registered deed of conveyance mentioned above the said Kali Sankar Das became the absolute sole owner and occupier seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring 10(Ten) Cottahs 3(three) Chittacks 32(thirty two) Sq.Ft. with Four storied structure standing thereon and is recorded as C.I.T Scheme No. VIII-C Plot No. 145, Division No. V,Sub-Division. F, Holding No.80 Dihipanchanagram, 24 Pgs South P.S. Ballygunge Calcutta - 700017 and Municipal Premises No. 30/6 , Fazlul Haque Sarani, formerly known as Jhowtala Road, Police Station - Karaya ,Kolkata - 700017 Which is morefully and particulary mentioned in the schedule hereunder written and K.M.C Assesses no. 11-064-19-0031-0, Ward No. 64.

5. By the Deed of Conveyance dated 20.06.1969 between Kali Sankar Das and Abdul Islam,Kali Sankar Das Sold,transferred,Conveyed and granted ALL THAT piece and parcel of Bastu land measuring 10(Ten) Cottahs

3(three) Chittacks 32(thirty two) Sq.Ft. with Four storied structure standing thereon and is recorded as C.I.T Scheme No. VIII-C Plot No. 145, Division No. V, Sub-Division. F, Holding No.80 Dihipanchanagram, 24 Pgs South P.S. Ballygunge Calcutta - 700017 and Municipal Premises No. 30/6 , Fazlul Haque Sarani, formerly known as Jhowtala Road, Police Station - Karaya ,Kolkata - 700017 recorded in Book NO-I, Volume No. 8, Pages 238 to 241, Being No.153 of 1969 registered in the office of Sub Registrar at Sealdah and thus Abdul Islam became the Owner of the Schedule property and also mutated his name before the Kolkata Municipal Corporation.

6. Being seized, possessed of and/ or otherwise well sufficiently entitled to the said Abdul Islam out of his natural love and affection for his son Shaidul Islam voluntarily and/also out of his free will decided to make gift (Hiba) of ALL THAT piece and parcel of land admeasuring 10 cottah 3 chittacks and 32 square feet being Premises No. 30/6 , Fazlul Haque Sarani, P.S. Karaya , Kolkata -700017 with the limit of the Kolkata Municipal Corporation ward No.64 in favour of the Shaidul islam with all title and interest appertaining thereto free from all encumbrances whatsoever and Donee herein Shaidul Islam gladly agreed to **ACCEPT** the Gift of the Donor herein.

AND WHERE AS For the purpose of stamp duty the property described in Schedule here under in total valued at Rs. 50,00,000/- (Rupees Fifty Lakhs Only) accordingly stamp duty for gift by father to son.

NOW THIS INDENTURE WITNESSETH that in consideration of love and affection the Donor do hereby and here under renounce all his right, title and interest with intent to vest the same in and grants , convey , transfer , give and assure unto and to the use of the Donee , free and voluntarily the said land with structure particularly mention in the respective Schedule hereunder and herein after referred to as the said Schedule property and

deliver possession of the said Schedule property for use and benefit absolutely and unconditionally forever and infavour of the Donee TO HAVE AND TO HOLD the same for his use and benefit absolutely and unconditionally forever free from all encumbrances, claim ,demands whatsoever the property thus gifted by the DONER/Father infavour of the DONEE/Son and the Donee shall have the right to sell transfer, gift or dispose of the said Schedule property in any manner and whatsoever.

THAT the DONOR DOTH hereby covenant with DONEE as follows:-

NOT WITH STANDING anything here to before done or suffered to the contrary the Donor have good and absolute right, title and absolute authority to convey the said property as gift, sell convey, transfer , assign and assure the interest in the said land free from all encumbrances, charges liens, impenitence demand and claim and whatsoever particularly described in the Schedule hereby is conveyed and transferred to the Donee in the manner aforesaid and the Donor has or Donee or knowingly suffered any thing whereby the said property may be encumbered effected or impeached in estate title or otherwise.

THAT the Donor herein shall and at all times indemnify and keep indemnified and harmless the Donee against all claims and demands whatsoever in respect of the said property hereby gifted or conveyed and make good the Donee of all losses, costs and expenses that may be accure or be incurred by reason of defect and deficiency that may be found or detected in right, title and interest in the said property and for getting the same right.

AND the Donor shall and will from time to time and at all times hereafter upon every request and at the costs of the Donee do execute and cause to be done and executed all such acts and deeds for further and more perfectly assuring and said property of unto and to the use of the Donee his respective heirs in manner aforesaid as shall or may be reasonably required. The gift of the said property described in schedule hereunder and hereby made in favour of the Donee respectively are/ or irrevocable.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the land with existing structure)

All That piece and parcel of Revenue Free Land containing an area of 10(ten) Cottahas 3(three) Chittacks 32 (thirty two) Sq.ft be the same a little more or less together tenanted 4 storied i.e. 2000 Sq.ft. cemented floor , 40 years existing building standing thereon situated lying at municipal premises No.30/6, Fazlul Haque Sarani formerly Jhowtala Road, Kolkata – 700017 , P.S. – Karaya ,Ward No.064, being C.I.T. Plot no.145 Scheme No.viii –C, Holding No 80, Division v, Sub-Divn . F, Dehipanchanagram ,District- 24 Parganas (South)Road Zone (Park Street), Ward No-64 Nasiruddin lane , Ward 64 are butted and bounded as Under:-

On the North by : By B/2/H/9, Radha Gobind Saha Lane

On the South by : By Jhowtala Road

On the East by : By 7/H/1, New Kasia Bagan Lane

On the West by : By Premises No.P-140, C.I.T. Scheme.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED AND DELIVERED by
the parties herein in presence
of the following**

WITNESSES:

1. *Ganesh Dey*
S.e. court.
kal=14

2. *Rajib Kumar*
S.e. court
kal-14

✓ *Abdul Baseer*

SIGNATURE OF THE DONORS

I, the Donee accepting
the gift with heart

✓ *Shaidul Islam*

SIGNATURE OF THE DONEE

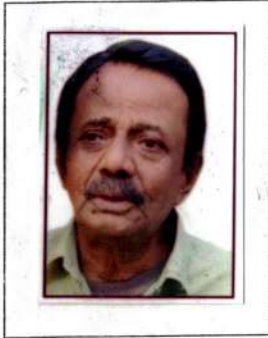
Read over, Explained

and drafted by me

Rajib Kumar Mondal.

**Rajib Kumar Mondal
Advocate,
Sealdah Civil Court Complex
Enrollment No: (F/1613/1583/1999)**

SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

✓ Abdul Dawud



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

Shaiful Islam



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



060520242003830379

GRIPS Payment Detail

GRIPS Payment ID: 060520242003830379 Payment Init. Date: 06/05/2024 16:11:52
Total Amount: 883534 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 1733656456727 BRN Date: 06/05/2024 16:12:19
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

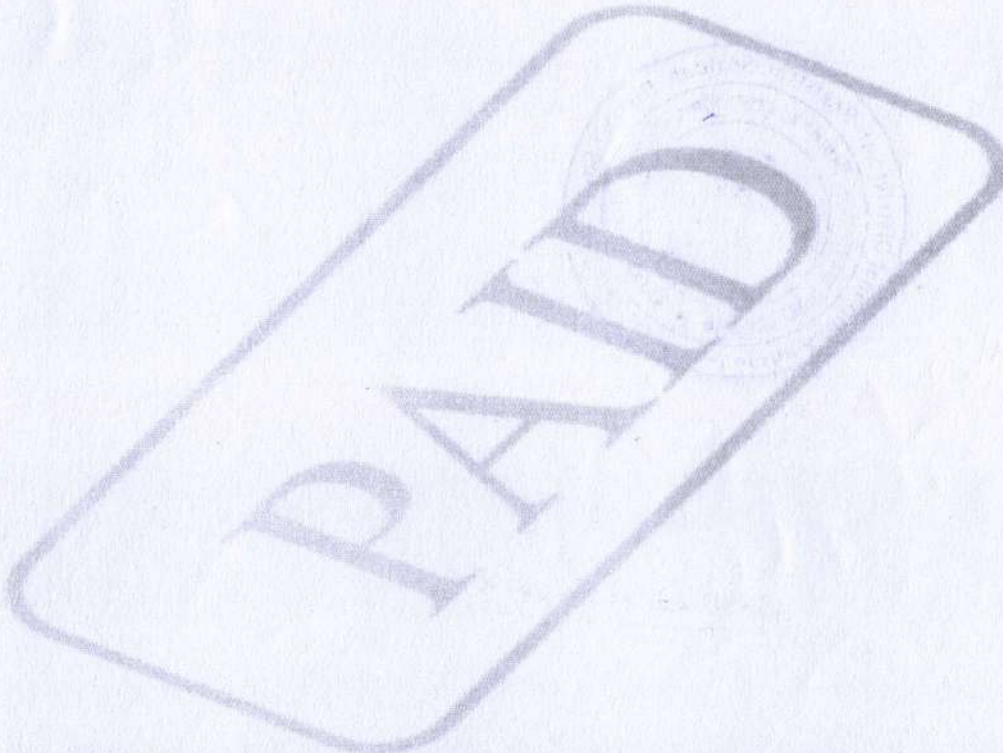
Depositor's Name: Mr FIRDOUS KALIM
Mobile: 9038343805

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250038303808	Directorate of Registration & Stamp Revenue	883534
Total			883534

IN WORDS: EIGHT LAKH EIGHTY THREE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250038303808

GRN Details

GRN: 192024250038303808 Payment Mode: SBI Epay
GRN Date: 06/05/2024 16:11:52 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1733656456727 BRN Date: 06/05/2024 16:12:19
Gateway Ref ID: 58630677 Method: Axis Bank-Retail NB
GRIPS Payment ID: 060520242003830379 Payment Init. Date: 06/05/2024 16:11:52
Payment Status: Successful Payment Ref. No: 2001137697/2/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr FIRDOUS KALIM
Address: 61, RIPON STREET, KOLKATA-700016
Mobile: 9038343805
Email: kaliminfra@yahoo.com
Period From (dd/mm/yyyy): 06/05/2024
Period To (dd/mm/yyyy): 06/05/2024
Payment Ref ID: 2001137697/2/2024
Dept Ref ID/DRN: 2001137697/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001137697/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	294453
2	2001137697/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	589081
			Total	883534

IN WORDS: EIGHT LAKH EIGHTY THREE THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1606-01765/2024	Date of Registration	09/05/2024
Query No / Year	1606-2001137697/2024	Office where deed is registered	
Query Date	06/05/2024 12:52:14 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sangbeet Das Paschim Medinipore, Shreyashi Chatri Nibas Shreyashi Chatri Nibas, Thana : Datan, District : Paschim Midnapore, WEST BENGAL, PIN - 721426, Mobile No. : 7551058103, Status : Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 5,89,06,666/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,94,553/- (Article:33(i))	Rs. 5,89,081/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



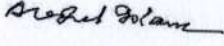
District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fajlul Haque Sarani, Road Zone : (Park Street (Ward No-64) -- Nasiruddin Lane (Ward No-64)) , , Premises No: 30/6, , Ward No: 064 Pin Code : 700017

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	10 Katha 3 Chatak 32 Sq Ft	1/-	5,78,60,414/-	Property is on Road
Grand Total :				16.8827Dec	1 /-	578,60,414 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	10,46,252/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	10,46,252 /-	



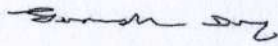
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Abdul Islam Son of Md Ali Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	 LTI 09/05/2024	 09/05/2024
9, Miyajan Ostagar Lane, City:- Not Specified, P.O:- JHOWTALA, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: alxxxxx7e, Aadhaar No: 57xxxxxxxx3452, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SHAI DUL ISLAM (Presentant) Son of ABDUL ISLAM Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	 09/05/2024	 LTI 09/05/2024	 09/05/2024
Son of ABDUL ISLAM 9, Miyajan Ostagar Lane, City:- Not Specified, P.O:- JHOWTALA, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: AAxxxxxx7L, Aadhaar No: 83xxxxxxxx7765, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ganesh Dey Son of Mr Suresh Dey SEALDAH COURT, City:- Not Specified, P.O:- ENTALLY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 09/05/2024	 LTI 09/05/2024	 09/05/2024
Identifier Of Abdul Islam, SHAI DUL ISLAM			

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	Abdul Islam	SH Aidul Islam	Y	16.8827 Dec	5,78,60,414/-

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	Abdul Islam	SH Aidul Islam	Y	2000 Sq Ft	10,46,252/-

Endorsement For Deed Number : I - 160601765 / 2024

On 09-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:54 hrs on 09-05-2024, at the Office of the A.D.S.R. SEALDAH by SHAIDUL ISLAM ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,89,06,666/-. Family Members amount Rs 5,89,06,666/-

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

Execution is admitted on 09/05/2024 by 1. Abdul Islam, Son of Md Ali, 9, Road: Miyajan Ostagar Lane, , P.O: JHOWTALA, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. SHAIDUL ISLAM, Son of ABDUL ISLAM, 9, Road: Miyajan Ostagar Lane, , P.O: JHOWTALA, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business Identified by Mr Ganesh Dey, , Son of Mr Sukesh Dey, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,89,081.00/- (A(1) = Rs 5,89,067.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,89,081/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2024 4:12PM with Govt. Ref. No: 192024250038303808 on 06-05-2024, Amount Rs: 5,89,081/-, Bank: SBI EPay (SBlePay), Ref. No. 1733656456727 on 06-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,94,553/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,94,453/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 605544, Amount: Rs.100.00/-, Date of Purchase: 20/03/2024, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2024 4:12PM with Govt. Ref. No: 192024250038303808 on 06-05-2024, Amount Rs: 2,94,453/-, Bank: SBI EPay (SBlePay), Ref. No. 1733656456727 on 06-05-2024, Head of Account 0030-02-103-003-02

Amitava Ghosal

**Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 47113 to 47129
being No 160601765 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.05.09 14:55:09 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 09/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.