

1806/2024

D-1768/2024



09/05
11.34

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AR 216839

Q. 200 1127601/2024

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
Sealdah

9.5.24

DEED OF CANCELLATION OF DEED OF GIFT (HIBA)

THIS INDENTURE is made on 09th this the day of May in the year Two Thousand Twenty Four (2024).

Between

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

NAME.....
A.....
Rs.....
6 MAY 2024
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

3177

06 MAY 2024

06 MAY 2024



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

Son of Md. Ali
ABDUL ISLAM (PAN ALPPI1107E) (AADHAR NO. 5793 9125 3452), 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

Son of Abdul Islam
SHAIIDUL ISLAM (PAN NO. AAEP16927L) (AADHAR NO. 833726747765), 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 the First Party Donor herein is the owner of ALL THAT piece and parcel of land measuring about 10(Ten) cottahs 3 (Three) chittaks, 32 (thirty Two) sq.ft. lying and situated at premises No. being Premises No. 30/6 , Fazlul Haque Sarani, P.S. Karaya , Kolkata -700017 , Ward No.64 by virtue of registered document.

AND WHEREAS the Donor out of his natural love and affection for his son the Donee herein willingly and voluntarily and also out of his free will, choice, and sound health donated and/or made Hiba of ALL THAT piece and parcel of land measuring about 10(Ten) cottahs 3 (Three) chittaks, 32 (thirty Two) sq.ft. lying and situated at premises No. being Premises No. 30/6 , Fazlul Haque Sarani, P.S. Karaya , Kolkata -700017 , Ward No.64 vide Deed of Gift dated 24th July 2020 registered in the Office of A.D.S.R. Sealdah recorded in Book No. I, Volume no. 1606-2020, pages from 75624 to 75648, being no. 160601610 for the year 2020.

AND WHEREAS due to certain anomalies in the document the donor and donee mutually decided to cancel this document and make it inoperative henceforth.

Shaidul Islam

Abdul Islam

AND WHEREAS it has now been agreed by and between the parties hereto that the Donor and the Donee have therefore agreed to cancel the Deed of Gift (Hiba) dated 24.07.2020 and do hereby record the said document of cancellation.

NOW IT IS AGREED AND DECLARED by the parties hereto that in view of anomalies in the document the parties hereto by mutually consent to hereby cancel the said Deed of Gift dated 24th Day of July 2020 and agree and confirm that the same is cancelled and shall be deemed to be and treated as cancelled, rescind and void.

AND it is agreed and confirmed by the Donee that the schedule mentioned property has not encumbered in any manner whatsoever by the acts and/or actions on the part of the Donee and the Donee does not claim any right, title or interest in the said property under or by virtue of the aforesaid Deed of Gift dated 24th Day of July 2020.

AND it is further agreed and declared that all costs, charges and expenses including the stamp duty and registration fees in respect of the cancellation of the Deed of Gift dated 24th Day of July 2020 and of these presents are to be borne and paid by the Donee.

SCHEDULE 'A' ABOVE REFERRED TO
(DESCRIPTION OF LAND)

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 structure standing thereon measuring more or less 2000 Sq.ft. cemented floor (500 sq.ft. on each 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, 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 Das*
S.C. Court.
No. 14

2. *Ranjana*
S.C. Court
No. 14.

Abdul Salam

SIGNATURE OF THE DONOR

Shaidul Islam

SIGNATURE OF THE DONEE

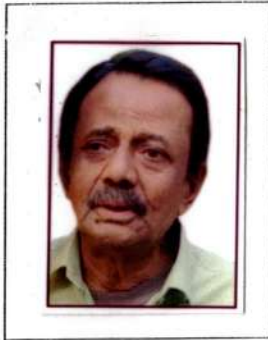
Read over, Explained

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



Abdul Karim

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

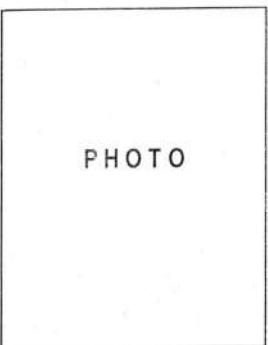


Shaiful Islam

	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					



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

Major Information of the Deed

Deed No :	I-1606-01768/2024	Date of Registration	09/05/2024
Query No / Year	1606-2001137601/2024	Office where deed is registered	
Query Date	06/05/2024 12:47:54 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		
[0205] Gift, Cancellation of Gift			
Set Forth value	Market Value		
	Rs. 5,89,06,666/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:17)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



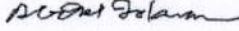
District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fajlul Haque Sarani, Road Zone : (Park Street (Ward No-64) -- Nasiruddin Lane (Ward No-64)) , , Premises No: 30/5, , Ward No: 064 Pin Code : 700017

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		5,78,60,414/-	Property is on Road
Grand Total :				16.8827Dec	0 /-	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.	0/-	10,46,252/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>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</p> <p>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</p> <p>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</p>					
Total :		2000 sq ft	0 /-	10,46,252 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Abdul Islam Son of Late 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	 Captured LTI 09/05/2024	 09/05/2024
9, Miyajan Ostagar Lane, City:- Not Specified, P.O:- Jhawtala, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India , PAN No.:: alxxxxxx7e, 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
	Shaidul Islam (Presentant) Son of Mr 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	 Captured LTI 09/05/2024	 09/05/2024
Son of Mr Abdul Islam 9, Miyajan Ostagar Lane, City:- Not Specified, P.O:- Jhawtala, 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
Ganesh Dey Son of Sukesh Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 09/05/2024	 Captured 09/05/2024	 09/05/2024
Identifier Of Abdul Islam, Shaidul 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	Shaidul Islam		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	Shaidul Islam		2000 Sq Ft	10,46,252/-

Endorsement For Deed Number : I - 160601768 / 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 : 17 of Indian Stamp Act 1899.

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

Presented for registration at 11:34 hrs on 09-05-2024, at the Office of the A.D.S.R. SEALDAH by Shaidul Islam ,Claimant.

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

Execution is admitted on 09/05/2024 by 1. Abdul Islam, Son of Late Md Ali, 9, Road: Miyajan Ostagar Lane, , P.O: Jhawtala, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Retired Person, 2. Shaidul Islam, Son of Mr Abdul Islam, 9, Road: Miyajan Ostagar Lane, , P.O: Jhawtala, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business Indetified by Ganesh Dey, , , Son of Sukesh Dey, Sealdah Court, P.O: Entaly, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 31717, Amount: Rs.100.00/-, Date of Purchase: 06/05/2024, Vendor name: S CHATTERJEE

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 47101 to 47112
being No 160601768 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.05.09 14:53:33 +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.