

4989/2023

2-4843/23 2-4792/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 351043

DEED OF GIFT

THIS DEED OF GIFT made on 24th day of November, 2023

BETWEEN

Certified that this document is
admitted to Registration. The
signature of the
Endorser is attached to the
document as part of this document.

Additional Dist. Sub Registrar
Sealdah

29-11-23
1-12-23

10 NOV 2023

3603
ক্রম - ১ / ১
ঠিকানা
১০৮ টাকা
আমল দেওয়ার নাম



অরুণ সরকার
হাওড়া কান্টনমেন্ট
হাওড়া কোর্ট কক্ষ

- Md Sharukh



V/TI
4552

- Md Sharukh



V/TI
4553

- Seema Begum



V/TI
4554

- Ayesha Laskar



V/TI
4555

- Hena Ali



V/TI
4556

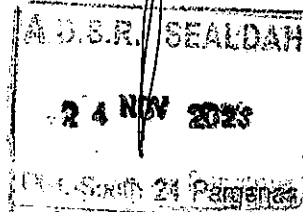
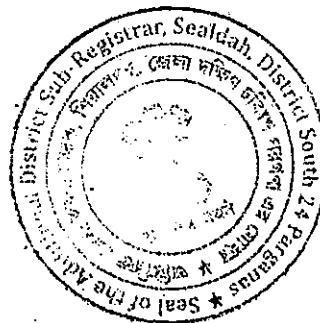
Identified by me

Ranchu Narayan Shaw

Adv

H.C.C.W

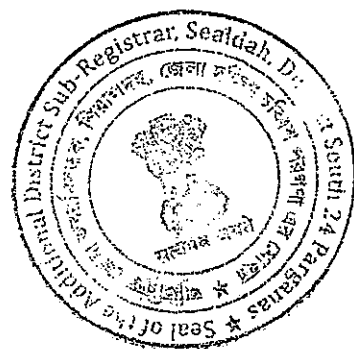
Enrol No. - F-1292/2003



1) **SEEMA BEGUM**, (PAN No. AKXPB8275F), (Aadhar No. 955773080532), wife Late Nabi Mohammed, 2) **AYESHA LASKAR** (PAN No. BKNPL3788C), (Aadhar No. 744696025669), daughter of Late Nabi Mohammed, 3) **HENA ALI**, (PAN No. BQRPA5727N), (Aadhar No. 661426490205), daughter of Late Nabi Mohammed, all by faith Muslim, by occupation Housewife, residing at Premises No. 10N, Tiljala Shibtala Lane, P.S. Karaya, P.O. Ballygunj, Kolkata - 700 039, by faith Muslim, by occupation Housewife, Nationality Indian, hereinafter called and referred to as the "**DONOR**" (which expression unless excluded by or repugnant to the context shall deem to mean and include their heirs, executors, administrators, legal representatives and assign) of the **ONE** **PART.**

AND

MD. SHARUKH alias **MOHAMMED SHARUKH**, (PAN No. EWEPS0514P), (Aadhar No. 384423032950), son of Nabi Mohammed, residing at Premises No. 10N, Tiljala Shibtala Lane, P.S. Karaya, P.O. Ballygunj, Kolkata - 700 039, by faith Muslim, by occupation Business, Nationality Indian, hereinafter called and referred to as the "**DONEE**" (which expression unless excluded by or repugnant to the context shall deem to mean and include his



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heirs, executors, administrators, legal representatives and assigns)
of the **OTHER PART.**

WHEREAS the one Nabi Mohammed, became the owner of ALL THAT piece and parcel of bastu land measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, together with structure tile shed structure standing thereon, lying situated at Mouza East Gobra, being portion KMC premises No. 29, Topsia Road South, Ward No. 59, Borough No. VII, ADSR Sealdah, District 24 Parganas (South), by virtue of a registered Deed of Conveyance dated 13.04.1999, being Deed No. 1616 for the year 1999, recorded in Book No. I, Volume No. 42, Pages from 471 to 494, registered before the office of DSR-III, at Alipore.

AND WHEREAS while said Nabi Mohammed, being well seized and possessed and otherwise sufficiently entitle to all that piece and parcel of the bastu Land hereditaments, further constructed tin shed structure thereon and part whereof and lying situated and comprised within and being portion KMC premises No. 29, Topsia Road South, Ward No. 59, Borough No. VII, duly got his name mutated and the premises separated in the Assessment Roll of the Kolkata Municipal Corporation being Premises No. 29/3,

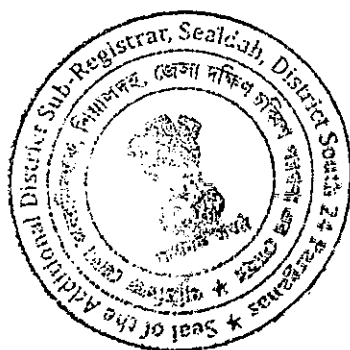


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Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, in respect of the said land property, which is more particularly described and mentioned in the schedule written hereunder (hereinafter for the purpose of brevity referred to as the 'said premises'), free from all encumbrances, liabilities, charges, Lien, attachment whatsoever and enjoying the usufruct thereof.

AND WHEREAS said Nabi Mohammed, being Muslim guided by Hanafi School of Muslim Law, the died intestate on 15.11.2023, leaving behind surviving the Donor No. 1 his wife and Donor No. 2 and 3, his two daughters as well as the Donee herein, as his legal heirs in interest, who in terms of the Hanafi School of Muslim Law of inheritance, jointly inherited the undivided pre specified share in the property mentioned in the Schedule A, written hereunder, with each having share therein as follows:

<u>Relation</u>	<u>Share</u>	<u>Undivided Land Area in Schedule A property</u>
Donor No. 1 (Wife)	12.5 %	450 sq.ft. i.e. (10 Chittaks)
Donor No. 2 (Daughter)	21.875%	787.5 sq.ft. i.e. (1 Cottah 1 Chittak 22.5 sq.ft.)
Donor No. 3 (Daughter)	21.875%	787.5 sq.ft. i.e. (1 Cottah 1 Chittak 22.5 sq.ft.)

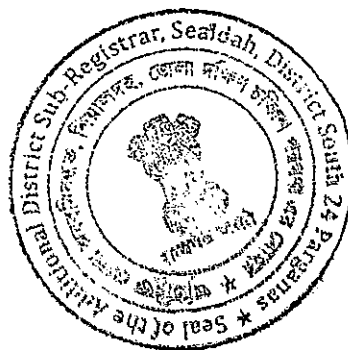


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Donee (Son)	43.75%	1575 sq.ft, i.e. (2 Cottah 3 Chittaks)
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AND WHEREAS the Donor No.1 out of natural love and affection which she bears towards the Donee, her son and for diverse good cause and reasons are desirous of making a gift of all that piece and parcel of her pre specified inherited undivided share in the Schedule A property, being land area measuring 10 Chittaks more or less out of total the bastu land measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, comprised with the Schedule A property, together with proportionate share measuring 437.5 sq.ft. more or less, in the tile shed structure standing thereon constructed on part whereof and lying situated and comprised in Premises No. 29/3, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, more particularly described and mentioned in Part A of the Schedule B written hereunder, unto the Donee.

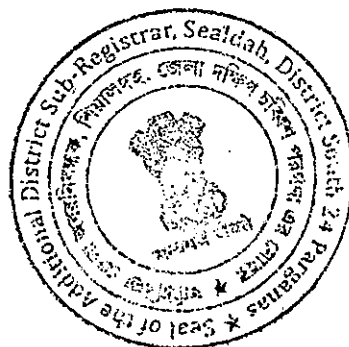
AND WHEREAS the Donor No.2 out of natural love and affection which she bears towards the Donee, her brother and for diverse good cause and reasons are desirous of making a gift of all that piece and parcel of her pre specified inherited undivided share in the Schedule A property, being land area measuring 1 Cottah 1



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Chittak 22.5 sq.ft. more or less out of total the bastu land measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, comprised with the Schedule A property, together with proportionate share measuring 765.625 sq.ft. more or less, in the tile shed structure standing thereon constructed on part whereof and lying situated and comprised in Premises No. 29/3, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, more particularly described and mentioned in Part B of the Schedule B written hereunder, unto the Donee.

AND WHEREAS the Donor No.3 out of natural love and affection which she bears towards the Donee, her brother and for diverse good cause and reasons are desirous of making a gift of all that piece and parcel of her pre specified inherited undivided share in the Schedule A property, being land area measuring 1 Cottah 1 Chittak 22.5 sq.ft. more or less out of total the bastu land measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, comprised with the Schedule A property, together with proportionate share measuring 765.625 sq.ft. more or less, in the tile shed structure standing thereon constructed on part whereof and lying situated and comprised in Premises No. 29/3, Topsia



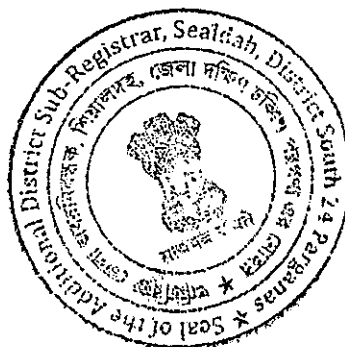
A.D.S.R. SEALDAH
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Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, unto the Donee.

AND WHEREAS by virtue of these present the Donors hereby, renounces, relinquishes, bestows, gift and/or transfers unto the Donee herein, their respective undivided share and all their right, title, interest, demand and claim in the schedule property, with intent to vest the same in and grant, convey, transfer, give and assures freely, voluntarily and unconditionally unto and to the use of the Donee, to hold the same forever and have delivered the Khas possession of the gifted schedule B property, and the Donee has accepted the said gift and acknowledge the possession and enjoyment thereof.

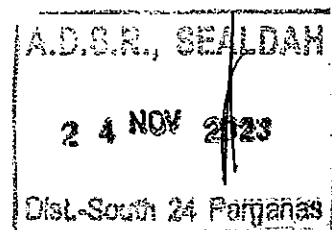
AND WHEREAS the Donee while seized and possessed of the hereunder mentioned schedule property, it has now become expedients for the propose of granting, assuring and bestowing an absolute and good marketable title unto the Donee, the Donors have agreed to execute these presents as follows :

NOW THIS DEED OF GIFT IS WITNESSETH that in consideration of the natural love and affection, which the Donors had and still

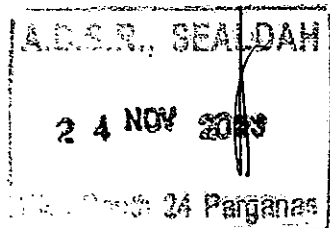
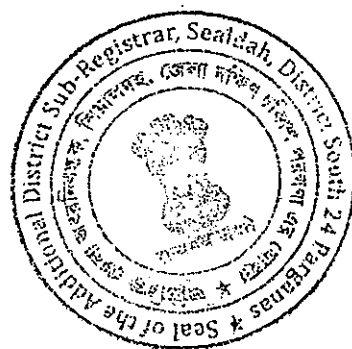


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have for the Donee, the Donors do hereby and hereunder renounce their respective undivided share and all their rights, title, interest, demand and claim in respect of herein gifted schedule B property lying situated and comprised in the Premises No. 29/3, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donee freely and voluntarily and delivered the Khas possession of the same unto and in favour of the Donee **TO HAVE AND TO HOLD** the same for himself to his use and benefit, legacy absolutely and unconditionally forever. **AND** the Donors do hereby acquit, release and discharge unto the Donee, his heirs, executors, administrators, representations and assigns to him their respective undivided share the herein gifted schedule B property, free of all encumbrances, allotment and other defeat in title in the said Schedule B property hereunder written **OR HOWSOEVER OTHERWISE** situate, butted and bounded called known, numbered, described and distinguished **TOGETHER WITH** the share area of land or ground whereupon or part whereof the tin shed structure is erected and built **TOGETHER WITH** further with all erections, all fixtures, walls, yards, courtyards, water ways, sewages etc. and benefit and advantage of ancient and other right,



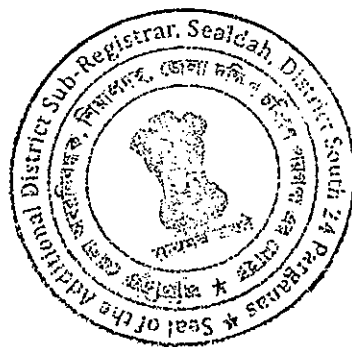
liberties, easement privileges, appendages and appurtenances
 whatsoever which is now in possession and occupation of the
 Donee **AND ALL** the estate, right, title, interest, claim and demand
 whatsoever of the Donors into and upon the said gifted Schedule B
 property so granted, assured and transferred by the virtue of these
 present and every part whereof in law and equity **TO ENTER INTO**
AND HAVE HOLD OWN POSSESS AND ENJOY the said gifted
 schedule B property and every part thereof hereby transferred
 unto to the use of the Donee, his heirs, executors administrators
 and assigns absolute and forever **TOGETHER WITH** all title deeds,
 and that notwithstanding any act, deed or thing or things
 heretofore done executed or knowingly suffered to the contrary the
 Donee is now lawfully seized and possessed of the said gifted
 schedule property in its entirety free from all encumbrances,
 attachments or defect in title whatsoever. **AND** the Donors have
 full power and absolute authority to peaceably and quietly hold,
 possess and enjoy and also indefeasible title to make gift of the
 Schedule B property written hereunder. **AND** the Donee hold the
 possession in Khas or through any other person/persons,
 occupying the same whether as tenants or otherwise without any
 claim or demand whatsoever from the Donors or any other person
 or persons, claiming through or under Donors. **AND FURTHER**



that the Donors, their respective heirs, executors, administrators and assigns covenant with the Donee his heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the Donee, his heirs, administrators and assigns from or against all losses, damages, costs, expenses encumbrances charges, liens and equities whatsoever if suffered by the reason of any defect in title of the Donors on breach of the covenants contained in the Deed and the Donor further covenants that he and all his heirs, administrators and assigns shall at the request and costs of the Donee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfect conveying and assuring the said gifted schedule B property and every part thereof in the manner stated herein before according to the true intent and meaning of this Deed. **AND THAT** the Donee accepted the gift of the schedule B property hereunder made as testified by them being a party hereto and executing these presents. The tentative value of the said property is Rs. 2,50,001/- (Rupees Two Lacs Fifty Thousand One only).

SCHEDULE A ABOVE REFERRED TO

Road Zone : (Maruti Bagan -- Topsia Canal Bridge & Church)



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ALL THAT piece and parcel of well demarcated bastu land hereditaments and all fixtures, walls, yards, courtyards, water ways, sewages etc. and benefit and advantage of ancient and other right, liberties, easement privileges, appendages and appurtenances whatsoever, lying situated and comprised in Premises No. 29/3, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, P.S. Topsia, P.O. Tangra, having the total Land area measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, together with Tile Shed structure having area measuring 3500 sq.ft. more or less being more than 23 years old, standing thereon which is delineated and demarcated in RED colour border in the sketch map or plan annexed hereto and the same being butted and bounded as follows:-

NORTH : 29/4, Topsia Road South;
 SOUTH : Portion of 29/2, Topsia Road South;
 EAST : Portion of 32, Topsia Road South;
 WEST : 33' wide Topsia Road South;

SCHEDULE B ABOVE REFERRED TO
(GIFTED PORTION)

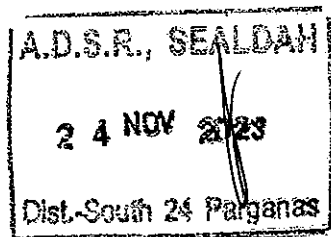
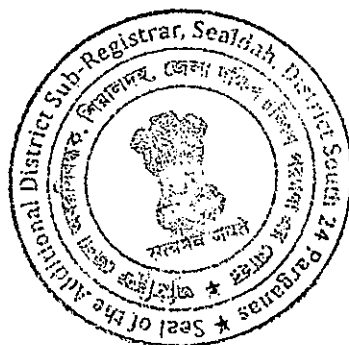
Road Zone : (Maruti Bagan -- Topsia Canal Bridge & Church)



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ALL THAT piece and parcel of well demarcated bastu land hereditaments and all fixtures, walls, yards, courtyards, water ways, sewages etc. and benefit and advantage of ancient and other right, liberties, easement privileges, appendages and appurtenances whatsoever, lying situated and comprised in Premises No. 29/3, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203455, P.S. Topsia, P.O. Tangra, having undivided Land area measuring 2(Two) Cottahs 13 Chittaks more or less, out of the total land area mentioned in Schedule A written herein before, together with proportion share of Tile Shed structure having area measuring 1968.75 sq.ft. more or less being more than 23 years old, standing thereon, with each of the individual Donors undivided share as specified hereunder:

<u>Share</u>	<u>Undivided Land Area in Schedule A property</u>	<u>Undivided Structure Area</u>
<u>PART A</u>		
Donor No. 1 12.5 %	450 sq.ft. i.e. (10 Chittaks)	437.5sq.ft.
<u>PART B</u>		
Donor No. 2 21.875%	787.5 sq.ft. i.e. (1Cottah 1 Chittak 22.5 sq.ft.)	765.625sq.ft.
<u>PART C</u>		
Donor No. 3 21.875%	787.5 sq.ft. i.e. (1Cottah 1 Chittak 22.5 sq.ft.)	765.625sq.ft.



IN WITNESS WHEREOF the parties hereto and hereonto have subscribe their hand, seal, and signature on the day , month and year first above written.

WITNESSES:

1. *Shedat Siddiq*
7B Jangra Road
401-12.

Seema Begum

Ayesha Laskar

Hena Ali

2. *S Singh*
2 B, S.B. Lane
WOL-14

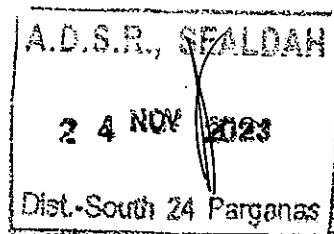
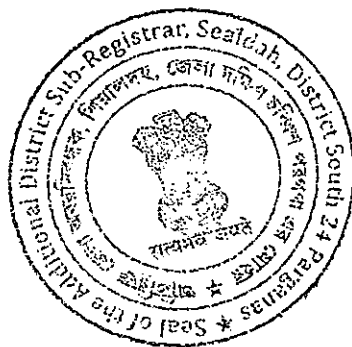
Signature of Donor

Md Shaukat

Signature of Donee

Drafted by me:

Satya Narayan Kumar Shaw
Satya Narayan Kumar Shaw
Advocate,
High Court Calcutta
Enr No - F-1212/2003

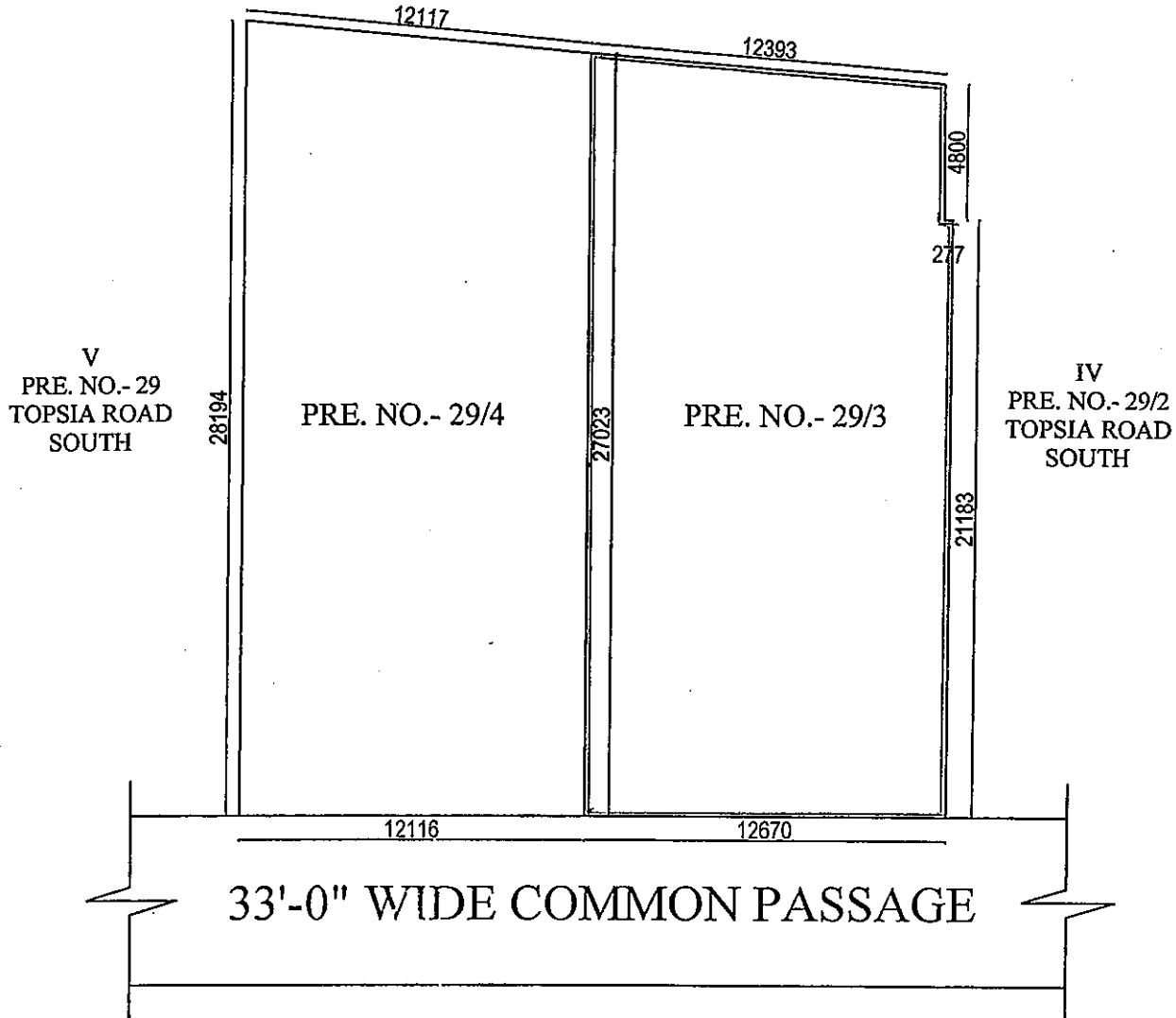


SITE PLAN OF PREMISES NO.- 29/3, TOPSIA ROAD SOUTH
WARD NO.- 59, P.S- TOPSIA, KOLKATA - 700046, KOLKATA
MUNICIPAL CORPORATION

AREA OF LAND = 5 K - 0 CH - 0 SFT.



VACANT LAND
PORTION OF PRE. NO. 32
TOPSIA ROAD SOUTH



Secma Begum
Ayesha Laskar
Hena Ali.

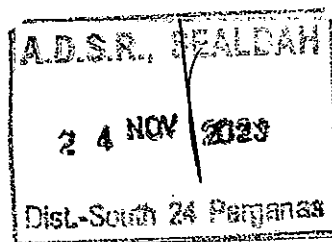
Md Shaukat

Shaukat Siddiqui
IBADAT MASOOD SIDDIQUI
LBS//1674
The Kolkata Municipal Corporation

SIGN. OF DONOR

SIGN. OF DONEE

SIGN. OF L.B.S





Seema Begum

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Ayesha Laskar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Hena Ali

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

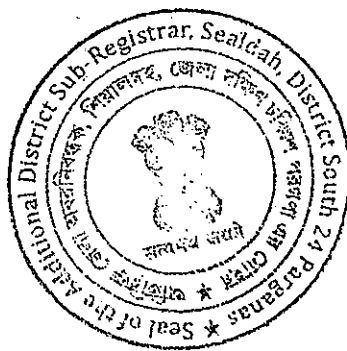


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Md Shaukat

		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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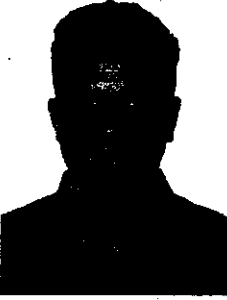
Government of West Bengal

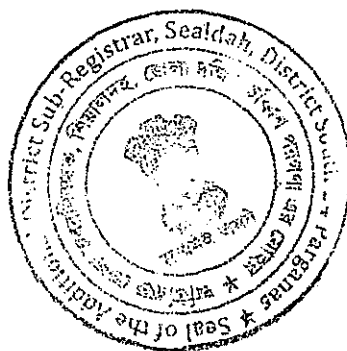
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062002887231/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.	Seema Begum 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Donor			Seema Begum 24/11/2023
2	Mohammed Sharukh Alias Md Sharukh 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Donee			Md Sharukh 24/11/2023
3	Ayesha Laskar 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Donor			Ayesha Laskar 24/11/2023



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Hena Ali 10N, Tiljala Shibtala Lane, City:-, P.O:- Ballygung, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700039	Donor			Hena Ali 24/11/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SATYA NARAYAN KUMAR SHAW Son of Mr K P Shaw High Court, Calcutta, City:- Kolkata, P.O:- Hare Street, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Seema Begum , Mohammed Sharukh			Satya Narayan-Shaw 24/11/2023

(Amitava Ghosal)

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





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



241120232029392453

GRIPS Payment Detail

GRIPS Payment ID:	241120232029392453	Payment Init. Date:	24/11/2023 02:52:20
Total Amount:	121003	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4998334060438	BRN Date:	24/11/2023 02:53:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr IBADAT MASOOD SIDDIQUI
Mobile: 8287699793

Payment(GRN) Details

Sl No	GRN	Department	Amount (₹)
1	192023240293924548	Directorate of Registration & Stamp Revenue	121003
Total			121003

IN WORDS: ONE LAKH TWENTY ONE THOUSAND THREE ONLY.

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

PAID

2
1
1



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



192023240293924548

GRN Details

GRN:	192023240293924548	Payment Mode:	SBI Epay
GRN Date:	24/11/2023 02:52:20	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4998334060438	BRN Date:	24/11/2023 02:53:29
Gateway Ref ID:	202332837348986	Method:	State Bank of India New PG DC
GRIPS Payment ID:	241120232029392453	Payment Init. Date:	24/11/2023 02:52:20
Payment Status:	Successful	Payment Ref. No:	2002887231/3/2023
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr IBADAT MASOOD SIDDIQUI
Address:	9B DARGA ROAD KOLKATA-700017
Mobile:	8287699793
Period From (dd/mm/yyyy):	24/11/2023
Period To (dd/mm/yyyy):	24/11/2023
Payment Ref ID:	2002887231/3/2023
Dept Ref ID/DRN:	2002887231/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002887231/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	40268
2	2002887231/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	80735
Total				121003

IN WORDS: ONE LAKH TWENTY ONE THOUSAND THREE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1606-04843/2023	Date of Registration	01/12/2023
Query No/Year	1606-2002887231/2023	Office where deed is registered	
Query Date	24/11/2023 12:33:59 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Satya Narayan Kumar Shaw High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9123720587, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members			
Set Forth value	Market Value		
Rs. 2,50,001/-	Rs. 80,73,547/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,368/- (Article:33(i))	Rs. 80,735/- (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:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Maruti Bagan – Topsia Canal Bridge & Church (Premises Nos. 86/2c, 86 and others0) , , Premises No: 29/3, , Ward No: 059 Pin Code : 700039

Sl. No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak	2,50,000/-	75,93,751/-	Property is on Road
Grand Total :				4.6406Dec	2,50,000 /-	75,93,751 /-	

Structure Details :

Sl. No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1968.75 Sq Ft.	1/-	4,79,796/-	Structure Type: Structure
Floor No: 1, Area of floor : 1968.75 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1968.75 sq ft	1 /-	4,79,796 /-	

Donor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Seema Begum Wife of Late Nabi Mohammed 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx5F, Aadhaar No: 95xxxxxxxx0532, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

1

2	Ayesha Laskar Daughter of Late Nabi Mohammed 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx8c, Aadhaar No: 74xxxxxxx5669, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence
3	Hena Ali Daughter of Late Nabi Mohammed 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: bqxxxxxx7n, Aadhaar No: 66xxxxxxx0205, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Donee Details :

SJ No	Name, Address, Photo, Finger print and Signature
1	Mohammed Sharukh , (Alias: Md Sharukh) (Presentant) Son of Nabi Mohammed 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ewxxxxxx4p, Aadhaar No: 38xxxxxxx2950, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATYA NARAYAN KUMAR SHAW Son of Mr K P Shaw High Court, Calcutta, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Seema Begum , Mohammed Sharukh , Ayesha Laskar , Hena Ali			

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	Seema Begum	Mohammed Sharukh	Y	10 Chatak	16,87,500/-
L1	Ayesha Laskar	Mohammed Sharukh	Y	1 Katha 1 Chatak 22.5 Sq Ft	29,53,126/-
L1	Hena Ali	Mohammed Sharukh	Y	1 Katha 1 Chatak 22.5 Sq Ft	29,53,126/-

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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	Seema Begum	Mohammed Sharukh	Y	437.5 Sq Ft	1,06,621/-
S1	Ayesha Laskar	Mohammed Sharukh	Y	765.625 Sq Ft	1,86,587/-
S1	Hena Ali	Mohammed Sharukh	Y	765.625 Sq Ft	1,86,587/-

Endorsement For Deed Number : I - 160604843 / 2023

On 24-11-2023

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

Presented for registration at 17:55 hrs on 24-11-2023, at the Private residence by Mohammed Sharukh Alias Md Sharukh, Claimant.

Certificate of Market Value (WB PUMI rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,73,547/-. Family Members amount Rs 80,73,547/-

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

Execution is admitted on 24/11/2023 by 1. Seema Begum, Wife of Late Nabi Mohammed, 10N, Road: Tiljala Shibtala Lane, P.O: Ballygung, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife, 2. Mohammed Sharukh, Alias Md Sharukh, Son of Nabi Mohammed, 10N, Road: Tiljala Shibtala Lane, P.O: Ballygung, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession Business, 3. Ayesha Laskar, Daughter of Late Nabi Mohammed, 10N, Road: Tiljala Shibtala Lane, P.O: Ballygung, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife, 4. Hena Ali, Daughter of Late Nabi Mohammed, 10N, Road: Tiljala Shibtala Lane, P.O: Ballygung, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife

Indetified by Mr SATYA NARAYAN KUMAR SHAW, Son of Mr K P Shaw, High Court, Calcutta, P.O: Hare Street, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Amitava Ghosal

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

On 24-11-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,735.00/- (A(1) = Rs 80,735.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 80,735/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2023 2:53AM with Govt. Ref. No: 192023240293924548 on 24-11-2023, Amount Rs: 80,735/-, Bank: SBI EPay (SBIPay), Ref. No. 4998334060438 on 24-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,368/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,268/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3603, Amount: Rs.100.00/-, Date of Purchase: 10/11/2023, Vendor name: ARUN SARKAR
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2023 2:53AM with Govt. Ref. No: 192023240293924548 on 24-11-2023, Amount Rs: 40,268/-, Bank: SBI EPay (SBIPay), Ref. No. 4998334060438 on 24-11-2023, 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**

On 01-12-2023

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.

Amitava Ghosal

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 132874 to 132901
being No 160604843 for the year 2023.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2023.12.01 16:20:09 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 01/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.

4990/2023

D-4793/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 765260

DEED OF GIFT

THIS DEED OF GIFT made on ^{24th} day of ^{NOVEMBER} October, 2023
BETWEEN

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

Additional Dist. Sub Registrar
Sealdah
29-11-23

Seema Begum

Md Sharukh

27221

নাম/ঠিকানা-

25 SEP 2023

Rajib Kumar Mondal
Advocate of
Sealdah Court, Kolkata-14

স্ট্যাম্প ভেডার ::- অসীম দাশ

হাসনাবাদ এ.ডি.এস.আর অফিস

বসিরহাট ট্রেজারী / উঃ ২৪ পরগণা

চালানের পরিমাণ-

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তার-

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13 SEP 2023

Md Shaaukh

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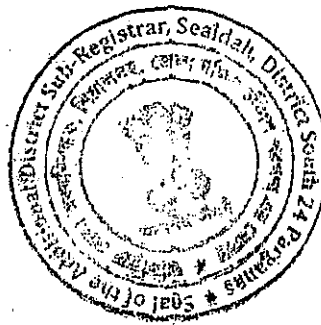
Md Shaaukh

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- Seema Begum

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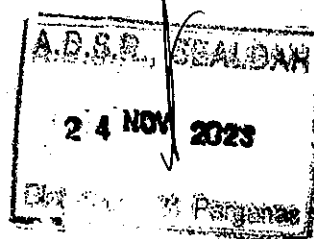
4556

Identified by me

Satya Narayan Ghosh

Deputy
T.T. Officer

Enrol No:- F-1292/03



SEEMA BEGUM, (PAN No. AKXPB8275F), (Aadhar No. 955773080532), wife Nabi Mohammed, all by faith Muslim, by occupation Business, residing at Premises No. 10N, Tiljala Shibtala Lane, P.S. Karaya, P.O. Ballygung, Kolkata – 700 039, by faith Muslim, by occupation Housewife, Nationality Indian, hereinafter called and referred to as the **“DONOR”** (which expression unless excluded by or repugnant to the context shall deem to mean and include her heirs, executors, administrators, legal representatives and assign) of the **ONE PART.**

AND

MD. SHARUKH alias **MOHAMMED SHARUKH**, (PAN No. EWEPS0514P), (Aadhar No. 384423032950), son of Nabi Mohammed, residing at Premises No. 10N, Tiljala Shibtala Lane, P.S. Karaya, P.O. Ballygung, Kolkata – 700 039, by faith Muslim, by occupation Business, Nationality Indian, hereinafter called and referred to as the **“DONEE”** (which expression unless excluded by or repugnant to the context shall deem to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

seema Begum

Md Sharukh



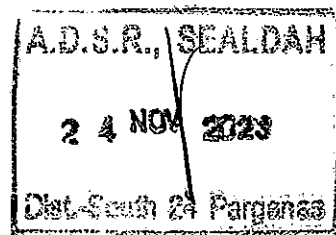
A.D.S.R., SEALDAH
24 NOV 2023
Dist-South 24 Parganas

WHEREAS the Donor herein became the owner of ALL THAT piece and parcel of bastu land measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, together with Tile Shed structure standing thereon, lying situated at Mouza East Gobra, being portion of KMC premises No. 29, Topsia Road South, Ward No. 59, Borough No. VII, ADSR Sealdah, District 24 Parganas (South), by virtue of a registered Deed of Conveyance dated 13.04.1999, being Deed No. 1840 for the year 1999, recorded in Book No. I, Volume No. 49, Pages from 16 to 40, registered before the office of DSR-III, at Alipore.

AND WHEREAS the Donor being well seized and possessed and otherwise sufficiently entitle to all that piece and parcel of the bastu Land hereditaments, further constructed tin shed structure thereon and on part whereof and lying situated and comprised within and being portion KMC premises No. 29, Topsia Road South, Ward No. 59, Borough No. VII, duly got her name mutated and the premises separated in the Assessment Roll of the Kolkata Municipal Corporation being Premises No. 29/4, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203443, in respect of the said land property, which is more particularly described and mentioned in the schedule written hereunder (hereinafter for the purpose of brevity referred to as the

Seema Begum

Md Sharukh



'said premises'), free from all encumbrances, liabilities, charges, Lien, attachment whatsoever and enjoying the usufruct thereof.

AND WHEREAS the Donor out of natural love and affection which she bears towards the Donee, her son and for diverse good cause and reasons are desirous of making a gift of all that piece and parcel of well demarcated bastu land hereditaments and lying situated and comprised in Premises No. 29/4, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203443, having total Land area measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, together with tin shed structure having area measuring 3500 sq.ft. more or less, unto the Donee.

AND WHEREAS by virtue of these present the Donor hereby, renounces, relinquishes, bestows, gift and/or transfers unto the Donee, his son all her right, title, interest, demand and claim in the schedule property, with intent to vest the same in and grant, convey, transfer, give and assures freely, voluntarily and unconditionally unto and to the use of the Donee, to hold the same forever and has delivered the Khas possession of the gifted schedule property, and the Donee has accepted the said gift and acknowledge the possession and enjoyment thereof.

See ma Begum

Md Sharukh



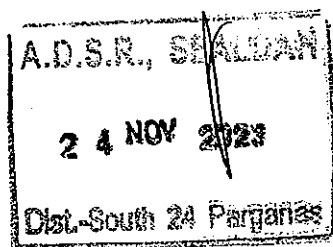
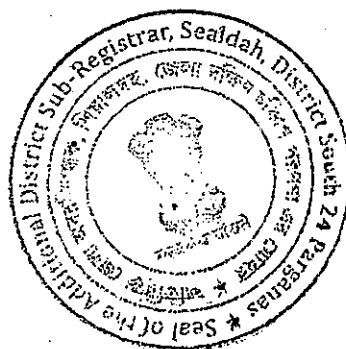
A.D.S.R., SEALDAH
24 NOV 2023
Dist-South 24 Parganas

AND WHEREAS the Donee while seized and possessed of the hereunder mentioned schedule property, it has now become expedients for the propose of granting, assuring and bestowing an absolute and good marketable title unto the Donee, the Donor has agreed to execute there presents as follows :

NOW THIS DEED OF GIFT IS WITNESSETH that in consideration of the natural love and affection, which the Donor had and still have for the Donee, the Donor do hereby and hereunder renounce all her rights, title, interest, demand and claim in respect of herein gifted schedule property lying situated and comprised in the Premises No. 29/4, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203443, with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donee freely and voluntarily and delivered the Khas possession of the same unto and in favour of the Donee **TO HAVE AND TO HOLD** the same for himself to his use and benefit, legacy absolutely and unconditionally forever. **AND** the Donor do hereby acquit, release and discharge unto the Donee, his heirs, executors, administrators, representations and assigns to him the herein gifted schedule property, free of all encumbrances, allotment and other defeat in title in the said schedule property hereunder written and delineated in RED in the sketch map or plan annexed

seema Begum

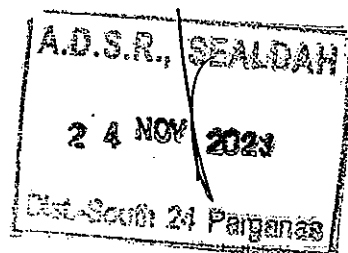
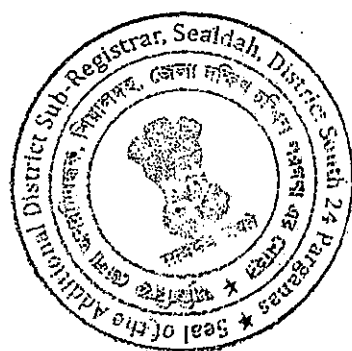
Md Shauk



hereto **OR HOWSOEVER OTHERWISE** situate, butted and bounded called known, numbered, described and distinguished **TOGETHER WITH** the share area of land or ground whereupon or part whereof the dwelling house building is erected and built **TOGETHER WITH** further with all erections, all fixtures, walls, yards, courtyards, water ways. sewages etc. and benefit and advantage of ancient and other right, liberties, easement privileges, appendages and appurtenances whatsoever which is now in possession and occupation of the Donee **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the Donor into and upon the said gifted schedule property so granted, assured and transferred by the virtue of these present and every part whereof in law and equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said gifted schedule property and every part thereof hereby transferred unto to the use of the Donee, his heirs, executors administrators and assigns absolute and forever **TOGETHER WITH** all title deeds, and that notwithstanding any act, deed or thing or things heretofore done executed or knowingly suffered to the contrary the Donee is now lawfully seized and possessed of the said gifted schedule property in its entirely free from all encumbrances, attachments or defect in title whatsoever. **AND** the Donor has full power and absolute

seema Begum

* Md Sharulh



authority to peaceably and quietly hold, possess and enjoy and also indefeasible title to make gift of the schedule property written hereunder. **AND** the Donee hold the possession in Khas or through any other person/persons occupying the same whether as tenants or otherwise without any claim or demand whatsoever from the Donor or any other person or persons, claiming through or under Donor. **AND FURTHER** that the Donor, her heirs, executors, administrators and assigns covenant with the Donee his heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the Donee, his heirs, administrators and assigns from or against all losses, damages, costs, expenses encumbrances charges, liens and equities whatsoever if suffered by the reason of any defect in title of the Donor on breach of the covenants contained in the Deed and the Donor further covenants that she and all her heirs, administrators and assigns shall at the request and costs of the Donee do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfect conveying and assuring the said gifted schedule property and every part thereof in the manner stated herein before according to the true intent and meaning of this Deed. **AND THAT** the Donee accepted the gift of the schedule property hereunder made as testified by them being a parties

seema Begum

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A.D.S.R., SEALDAH
24 NOV 2023
Dist.-South 24 Parganas

and executing these presents. The tentative value of the said property is Rs. 2,50,001/- (Rupees Two Lacs Fifty Thousand One only).

SCHEDULE A ABOVE REFERRED TO

Road Zone : (Maruti Bagan -- Topsia Canal Bridge & Church)

ALL THAT piece and parcel of well demarcated bastu land hereditaments and all fixtures, walls, yards, courtyards, water ways, sewages etc. and benefit and advantage of ancient and other right, liberties, easement privileges, appendages and appurtenances whatsoever, lying situated and comprised in Premises No. 29/4, Topsia Road South, Ward No. 59, Borough No. VII, having Assessee No. 110592203443, P.S. Topsia, P.O. Tangra, having the total Land area measuring 5(five) Cottahs 00 Chittaks 00 sq.ft. more or less, together with Tile Shed structure having area measuring 3500 sq.ft. more or less being more than 23 years old, standing thereon which is delineated and demarcated in RED colour border in the sketch map or plan annexed hereto and the same being butted and bounded as follows:-

NORTH : 29, Topsia Road South;
 SOUTH : Portion of 29/3, Topsia Road South;
 EAST : Portion of 32, Topsia Road South;
 WEST : Topsia Road South;



Addl-Dist Sub-Registrar
Sealdah South 24 Parganas

24 NOV 2023

IN WITNESS WHEREOF the parties hereto and hereonto have
subscribe her hand, seal, and signature on the day , month and
year first above written.

WITNESSES:

1. Ghader Siddiqui
9B Dargah Road
KOL-17.

Seema Begum

Signature of Donor

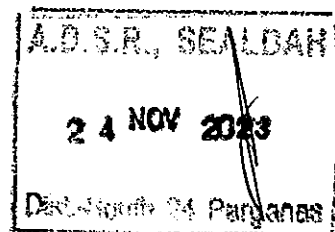
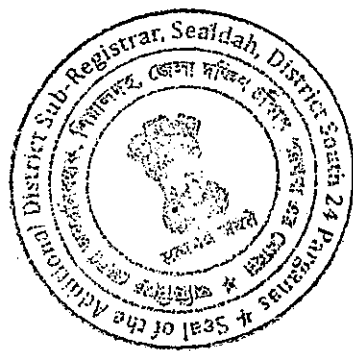
2. S. Singh
2B, S. B. Lane
KOL-14

✓ Md. Shaikh

Signature of Donee

Drafted by me:

Satya Narayan Shaw
Satya Narayan Kumar Shaw
Advocate,
High Court Calcutta
Enrol No. F-1292/03

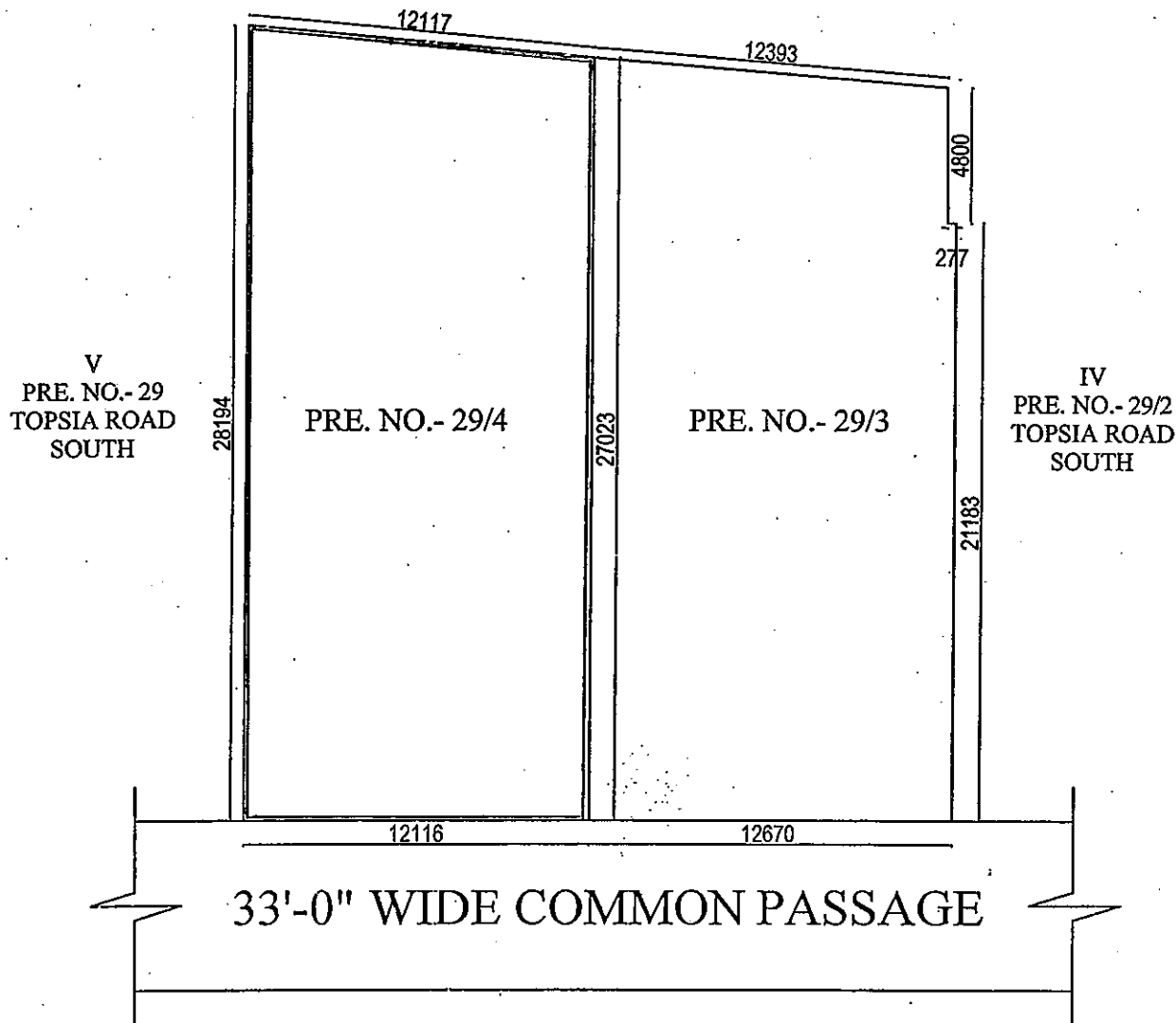


SITE PLAN OF PREMISES NO.- 29/4, TOPSIA ROAD SOUTH
WARD NO.- 59, P.S- TOPSIA, KOLKATA - 700046, KOLKATA
MUNICIPAL CORPORATION

AREA OF LAND = 5 K - 0 CH - 0 SFT.



VACANT LAND
PORTION OF PRE. NO. 32
TOPSIA ROAD SOUTH



Seema Begum

SIGN. OF DONOR

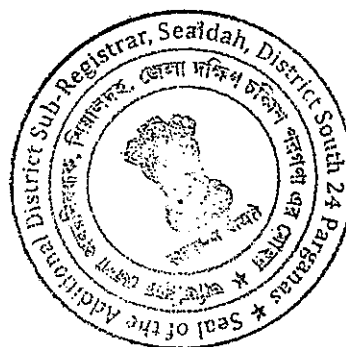
Md Shaukat

SIGN. OF DONEE

IBADAT MASOOD SIDDIQUI

LBS//1674
The Kolkata Municipal Corporation

SIGN. OF L.B.S



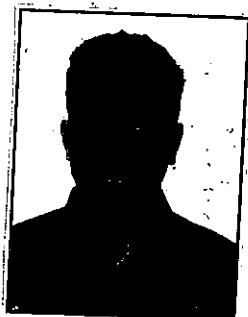
A.D.S.R., SEALDAH
24 NOV 2023
Dist-South 24 Parganas

18/11/23



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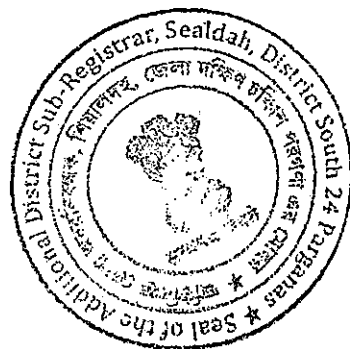
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



✓ Md. Shaukat

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



A.D.S.R. SEALDAH
24 NOV 2023
Dist. South 24 Parganas



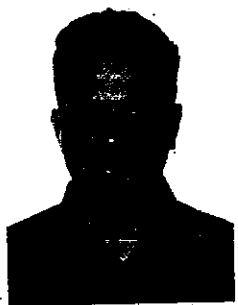
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062002522646/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Seema Begum 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Donor			Seema Begum 24/11/2023
2	Mohammed Sharukh Alias Md Sharukh 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700039	Donee			Md Sharukh 24/11/2023
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SATYA NARAYAN KUMAR SHAW Son of Mr K P Shaw High Court, Calcutta, City:- Kolkata, P.O:- Hare Street, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Seema Begum , Mohammed Sharukh			Satyam Narayan Shaw 24/11/2023

(Arpitava Ghosal)



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

South 24-Parganas, West
Bengal





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



101020232025411080

GRIPS Payment Detail

GRIPS Payment ID:	101020232025411080	Payment Init. Date:	10/10/2023 22:17:34
Total Amount:	215193	No of GRN:	1
Bank/Gateway:	Union Bank of India	Payment Mode:	Counter Payment
BRN:	AA195270	BRN Date:	11/10/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

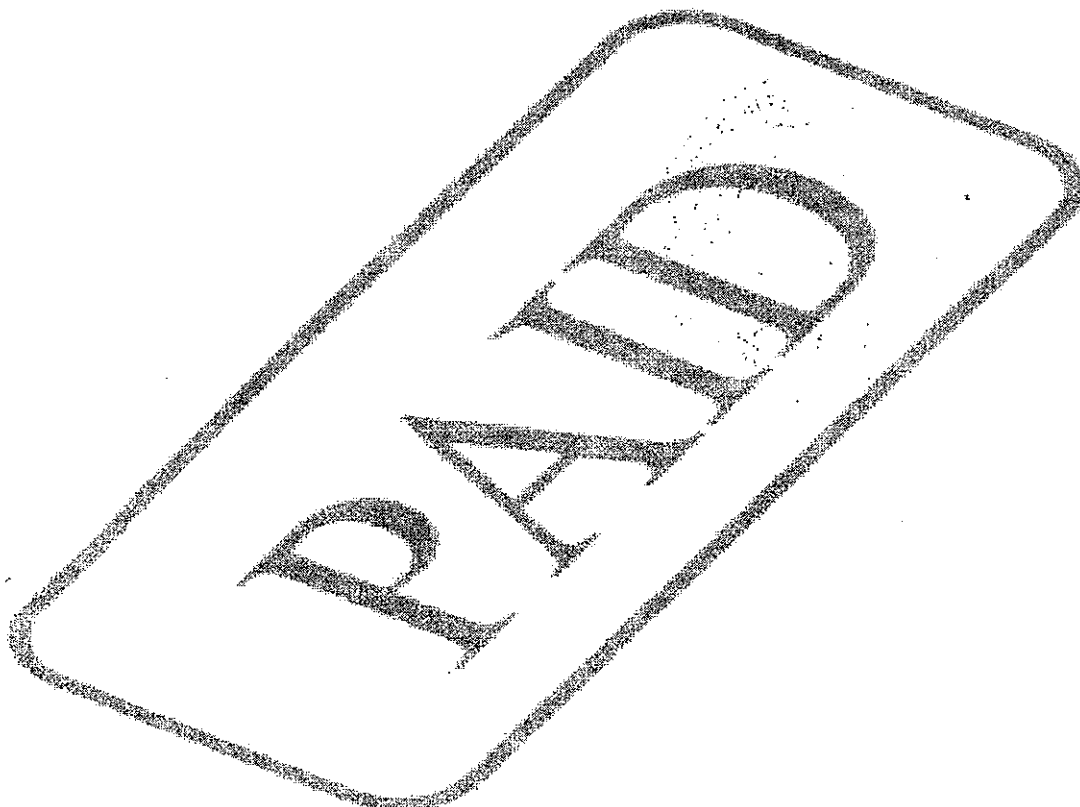
Depositor Details

Depositor's Name: Seema Begum
Mobile: 9123720587

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240254110812	Directorate of Registration & Stamp Revenue	215193
Total			215193

IN WORDS: TWO LAKH FIFTEEN THOUSAND ONE HUNDRED NINETY THREE 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



192023240254110812

GRN Details

GRN: 192023240254110812 Payment Mode: Counter Payment
GRN Date: 10/10/2023 22:17:34 Bank/Gateway: Union Bank of India
BRN : AA195270 BRN Date: 11/10/2023 00:00:00
GRIPS Payment ID: 101020232025411080 Payment Init. Date: 10/10/2023 22:17:34
Payment Status: Successful Payment Ref. No: 2002522646/3/2023
[Query No*/Query Year]

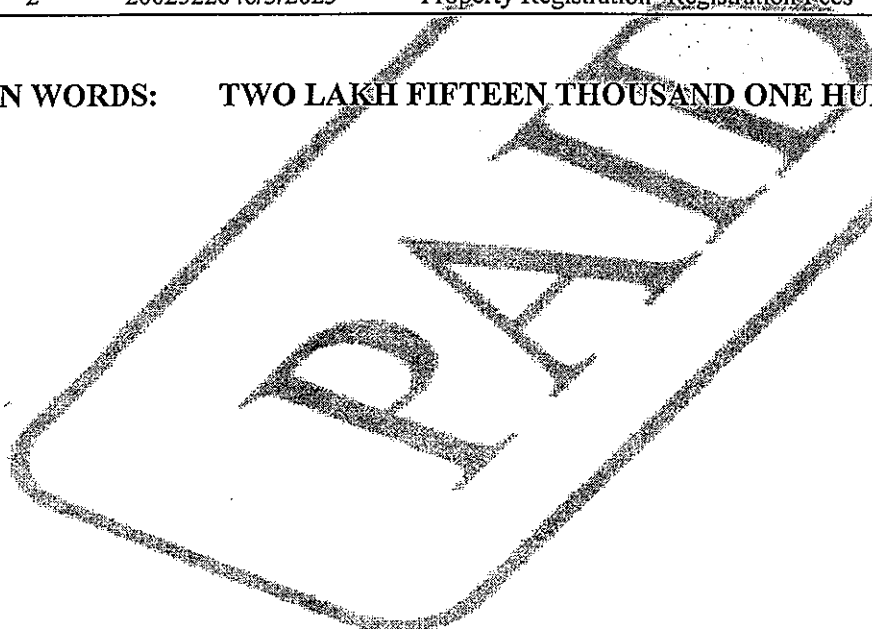
Depositor Details

Depositor's Name: Seema Begum
Address: 10N Tiljala Shibhala Lane
Mobile: 9123720587
Email: snk_shaw_advocate@yahoo.com
Depositor Status: Advocate
Query No: 2002522646
Applicant's Name: Mr Satya Narayan Kumar Shaw
Identification No: 2002522646/3/2023
Remarks: Gift, Gift in Favour of family members
Period From (dd/mm/yyyy): 10/10/2023
Period To (dd/mm/yyyy): 10/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002522646/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	71664
2	2002522646/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	143529
Total				215193

IN WORDS: TWO LAKH FIFTEEN THOUSAND ONE HUNDRED NINETY THREE ONLY.



Major Information of the Deed

Deed No.	I-1606-04793/2023	Date of Registration	29/11/2023
Query No./Year	1606-2002522646/2023	Office where deed is registered	
Query Date	04/10/2023 2:21:20 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Satya Narayan Kumar Shaw High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9123720587, Status : Advocate		
Transaction	[0201] Gift, Gift in Favour of family members		
Set Forth Value	Rs. 2,50,001/-		
Stamp Duty Paid (SD)	Rs. 1,43,52,865/-		
Registration Fee Paid	Rs. 71,764/- (Article:33(I))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Maruti Bagan -- Topsia Canal Bridge & Church (Premises Nos. 86/2c, 86 and others0) , Premises No: 29/4, , Ward No: 059 Pin Code : 700039

Sch. No.	Plot Number	Khafian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	2,50,000/-	1,35,00,002/-	Property is on Road
Grand Total :				8.25Dec	2,50,000 /-	135,00,002 /-	

Structure Details :

Sch. No.	Structure Detail	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3500 Sq Ft.	1/-	8,52,863/-	Structure Type: Structure
Floor No: 1, Area of floor : 3500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		3500 sq ft	1 /-	8,52,863 /-	

Donor Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Seema Begum Wife of Nabi Mohammed 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: akxxxxx5f, Aadhaar No: 95xxxxxxx0532, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Donee Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Mohammed Sharukh , (Alias: Md Sharukh) (Presentant) Son of Nabi Mohammed 10N, Tiljala Shibtala Lane, City:- , P.O:- Ballygung, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ewxxxxx4p, Aadhaar No: 38xxxxxxx2950, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SATYA NARAYAN KUMAR SHAW Son of Mr K P Shaw High Court, Calcutta, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Seema Begum , Mohammed Sharukh			

Transfer of Land from Donor To Donee

Sl No	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Seema Begum	Mohammed Sharukh	Y	8.25 Dec	1,35,00,002/-

Transfer of Structure from Donor To Donee

Sl No	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Seema Begum	Mohammed Sharukh	Y	3500 Sq Ft	8,52,863/-

Endorsement For Deed Number : I - 160604793 / 2023

On 24-11-2023

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

Presented for registration at 17:50 hrs on 24-11-2023, at the Private residence by Mohammed Sharukh Alias Md Sharukh, 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 1,43,52,865/-. Family Members amount Rs 1,43,52,865/-

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

Execution is admitted on 24/11/2023 by 1. Seema Begum, Wife of Nabi Mohammed, 10N, Road: Tiljala Shibtala Lane, P.O: Ballygung, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession House wife, 2. Mohammed Sharukh, Alias Md Sharukh, Son of Nabi Mohammed, 10N, Road: Tiljala Shibtala Lane, P.O: Ballygung, Thana: Karaya, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession Business

Indetified by Mr SATYA NARAYAN KUMAR SHAW, Son of Mr K P Shaw, High Court, Calcutta, P.O: Hare Street, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Amitava Ghosal

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

On 24-11-2023

Certificate of Admissibility (Rule 21 W.B. Registration Rule, 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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,43,529.00/- (A(1) = Rs 1,43,529.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,43,529/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2023 12:00AM with Govt. Ref. No: 192023240254110812 on 10-10-2023, Amount Rs: 1,43,529/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA195270 on 11-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,764/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 71,664/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27221, Amount: Rs.100.00/-, Date of Purchase: 25/09/2023, Vendor name: ASHIM DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2023 12:00AM with Govt. Ref. No: 192023240254110812 on 10-10-2023, Amount Rs: 71,664/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA195270 on 11-10-2023, 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**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 132784 to 132804
being No 160604793 for the year 2023.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2023.12.01 14:40:09 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 01/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.