

10.02.2024

I-10390/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 412337

23/09/2024
Q-2002496071/2024

Certified that the document is admitted the Registration. The signature sheets and the endowment sheet attached with the document are the part of this document

(Signature)

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

23 SEP 2024

DEED OF GIFT

THIS INDENTURE is made on 23rd day of September, in the year, in the year 2024 (Two Thousand Twenty Four);

(Signature)
Adv.

No. 5033 Date 21.09.2024
Name. Samirah Ahmed
Address Premises no. B/3A, Alipone Park Road, Kol-27
Value 100/-

SEHAJUDIN GAZI
Magistrate Civil & Criminal Court



Babai Das
S/O - Jhantu Das
Sardar Patel Road
P.O - Mahanaha Mahinagar
P.S - Sonarpur,
Kol - 700145.
OCC - Business



B E T W E E N

SAMIRAH AHMED, daughter of Late Iqbal Ahmed, by faith Islam, by Nationality Indian, by occupation Business, residing at Premises No. 8/3A, Alipore Park Road, P.O. – Alipore, P.S.–Alipore, Kolkata–700027, District – South 24-Parganas, hereinafter called **THE DONOR** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, heiresses, legal representative, executors, administrators and/or assigns) of the **ONE PART**.
Aadhaar No. 6452 3872 9808, Pan No. AEXPA 8857 Q

A N D

JESMINARA KHATUN, wife of Maidul Islam, daughter of Imam Ali Molla, by faith – Islam, by occupation – Housewife, by Nationality – Indian, residing at Village – Faridpur, Ganima Road, P.O. – Mallickpur, P.S. – Baruipur, District – South 24-Parganas, Pin – 700145, hereinafter called **THE DONEE** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, heiresses, legal representative, executors, administrators and/or assigns) of the **OTHER PART**. Aadhaar No. 7901 1990 8320
Pan No. AFDPI 5238 Q

WHEREAS the total land measuring **7.657 decimals** together with all easement right, title, interest comprised in Shali land measuring about **3.282 decimals** more or less, in respect of R.S. & L.R. Dag No. 1012, under R.S. Khatian No. 100, L.R. Khatian

Samirah Ahmed

Samirah Ahmed

Jm.
Adv.

No. 741 & 11, AND Shali land measuring about **4.375 decimals** more or less, in respect of R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, L.R. Khatian No. 516 lying and situates at Mouza - Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal, is the subject matter of the present deed of gift.

(A) Devolution of title of R.S. & L.R. Dag No. 1012:-

- i. One Manick Ghosh was the sole, absolute and recorded owner in respect of **ALL THAT** piece and parcel of Shali land, measuring about 15 decimals more or less in R.S. & L.R. Dag No. 1012, under R.S. Khatian No. 100, lying and situates at Mouza - Mallickpur J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances;
- ii. After the demise of the said Manick Ghosh, his two sons namely Sudhir Kumar Ghosh and Adhir Kumar Ghosh became the joint and absolute owners in respect of the land having undivided 1/2 (half) share each therein;

John
Adv.

- iii. *The said Sudhir Kumar Ghosh and Adhir Kumar Ghosh applied mutation before the concerned B.L. & L.R.O. in respect of their respective shares relating to the said land and accordingly L.R. Khatian Nos. 741 and 11 were issued by the concerned authority against Sudhir Kumar Ghosh and Adhir Kumar Ghosh respectively;*
- iv. *By a registered Sale Deed dated 30.07.1991, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 48, Pages from 155 to 158, being Deed No. 5348 for the year 1991, the said Sudhir Kumar Ghosh and Adhir Kumar Ghosh as the Vendors therein jointly sold, transferred and conveyed unto and in favour of one Sk. Mohammad Ali the Purchaser therein **ALL THAT** piece and parcel of Shali land, measuring about 15 decimals more or less, in R.S. & L.R. Dag No. 1012, under R.S. Khatian No. 100, L.R Khatian Nos - 741 and 11, lying and situates at Mouza - Mallickpur J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;*

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Adv.

- v. *By a registered Sale Deed (Bengali Kobala) dated 12.01.1993, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 1, Pages from 203 to 208, being Deed No. 71 for the year 1993, the said Sk. Mohammad Ali as the Vendor no. 1 therein sold, transferred and conveyed unto and in favour of one Iqbal Ahmed the Purchaser therein **ALL THAT** piece and parcel of Shali land, measuring about 15 decimals more or less, in R.S. & L.R. Dag No. 1012, under R.S. Khatian No. 100, L.R Khatian Nos. - 741 and 11, lying and situates at Mouza - Mallickpur J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;*
- vi. *On 20.03.2012 the said Iqbal Ahmed died intestate leaving behind his widow Najma Ahmed, two daughters namely Samirah Ahmed and Farah Zaki Siddiqui and one son Azhar Shokur Ahmed as his legal heirs and survivors and by virtue of the Mohammedan Law of Inheritance the said Najma Ahmed, Samirah Ahmed, Farah Zaki Siddiqui and Azhar Shokur Ahmed become the joint and absolute owners in respect of the said land having undivided share each herein*

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Adv.

and the details of the shares as per Mohammedan Law is given below:-

S.L NO.	NAME	RELATION	SHARE
1	NAJMA AHMED	WIDOW	1/8TH
2	AZHAR SHOKUR AHMED	SON	7/16TH
3	FARAH ZAKI SIDDIQUI	DAUGHTER	7/32ND
4	SAMIRAH AHMED	DAUGHTER	7/32ND

(B) Devolution of title of R.S. & L.R. Dag No. 1013:-

- i. By a registered Deed of Conveyance dated 11.12.1957 registered in the Office of the Sub-Registrar at Baruipur and recorded in Book No. I, Volume No. 91, Pages from 244 to 246, being No. 8248, one Sadhan Chandra Khanra as the Vendor therein sold, transferred and conveyed unto and in favour of one Manmatha Nath Ghosh the Purchaser therein **ALL THAT** piece and parcel of Shali land, measuring about 20 decimals more or less, in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, lying and situates at Mouza – Mallickpur J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana – Medanmallah, P.S. – Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District – South 24-Parganas **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances;

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Adv.

- ii. *The said Manmatha Nath Ghosh applied mutation before the concerned B.L & L.R.O at Baruipur, District - South 24 Parganas in respect of his shares relating to the said land and accordingly L.R Khatian No. 516 was issued by the concerned authority against Manmatha Nath Ghosh.*
- iii. *After the demise of the said Manmatha Nath Ghosh, his four sons namely Nakul Chandra Ghosh, Gokul Chandra Ghosh, Anukul Chandra Ghosh and Kamal Chandra Ghosh became the joint and absolute owners in respect of the said land having undivided 1/4th share each therein;*
- iv. *By a registered Sale Deed (Bengali Kobala) dated 08.12.1989, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 91, Pages from 10 to 13, being Deed No. 6580 for the year 1989, the said Nakul Chandra Ghosh as the Vendor therein sold, transferred and conveyed unto and in favour of one Sk. Abul Kasem the Purchaser therein **ALL THAT** piece and parcel of Shali land, measuring about 05 decimals more or less, in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, L.R Khatian No - 516, lying and situates at Mouza - Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas*

*John
Adv.*

TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;

- v. By a registered Sale Deed (Bengali Kobala) dated 02.12.1989, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 89, Pages from 177 to 180, being Deed No. 6481 for the year 1989, the said Gokul Chandra Ghosh, Anukul Chandra Ghosh and Kamal Chandra Ghosh as the Vendors therein jointly sold, transferred and conveyed unto and in favour of the said Sk. Abul Kasem the Purchaser therein **ALL THAT** piece and parcel of Shali land, measuring about 15 decimals more or less, in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, L.R Khatian No - 516, lying and situates at Mouza - Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;
- vi. By virtue of the aforesaid sale transactions the said Sk. Abul Kasem became the sole and absolute owner in respect of **ALL THAT** piece and parcel of Shali land, measuring about

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Adv.

20 decimals more or less, in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, L.R Khatian No - 516, lying and situates at Mouza - Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas **TOGETHE WITH** all right, title and interest appertaining thereto free from all encumbrances;

- vii. By a registered Sale Deed (Bengali Kobala) dated 12.01.1993, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 1, Pages from 203 to 208, being Deed No. 71 for the year 1993, the said Sk. Abul Kasem as the Vendor no. 2 therein sold, transferred and conveyed unto and in favour of the said Iqbal Ahmed as the Purchaser therein **ALL THAT** piece and parcel of Shali land, measuring about 20 decimals more or less, comprised in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, L.R Khatian No - 516, lying and situates at Mouza - Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;

Handwritten signature
Adv.

- viii. On 20.03.2012 the said Iqbal Ahmed died intestate leaving behind his widow Najma Ahmed, two daughters namely Samirah Ahmed and Farah Zaki Siddiqui and one son Azhar Shokur Ahmed as his legal heirs and survivors and by virtue of the Mohammedan Law of Inheritance the said Najma Ahmed, Samirah Ahmed, Farah Zaki Siddiqui and Azhar Shokur Ahmed become the joint and absolute owners in respect of the said land having undivided share each herein and the details of the shares as per Mohammedan Law is given below:-

S.L NO.	NAME	RELATION	SHARE
1	NAJMA AHMED	WIDOW	1/8TH
2	AZHAR SHOKUR AHMED	SON	7/16TH
3	FARAH ZAKI SIDDIQUI	DAUGHTER	7/32ND
4	SAMIRAH AHMED	DAUGHTER	7/32ND

AND WHEREAS in this above manner the DONOR becomes the absolute owner of her share of the above said land which is mentioned and morefully described in the SCHEDULE hereunder written and entitled to gift, convey, transfer the Schedule hereunder written property by way of GIFT.

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AND WHEREAS the DONOR is desirous of gifting the said land, which is morefully mentioned and described in the SCHEDULE hereunder written, by way of GIFT out of natural love and affection, in favour of the DONEE, who is her well wisher, helpful person and faithful person to the DONOR and whom the DONOR find close to her heart;

- (i) That the Donor is the full and absolute owner of the said land having clear, good marketable title thereto free from all encumbrances, mortgages, charges, liens, lispendens, annuity, debtors, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in peaceful possession thereof.*
- (ii) That there shall be no difficulty for the mutation in the name of the Donee as owner in the records of rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said land upon its gift by the Donee.*
- (iii) That save and except the Donor, no other person have any right, title or interest in the said land or any part or share thereof and nor any person or persons have made any claim*

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Adv.

or raised any dispute in respect of or relating to the said land or any part or share thereof in any manner whatsoever.

- (iv) That neither the Donor nor any of the predecessors-in-title of the Donor has at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other applicable law.*
- (v) That no person has ever claimed any right, title, interest or possession whatsoever in the said land or any part thereof nor sent any notice in respect thereof and that save and except the Donor, no other person can claim any right title or interest whatsoever in the said land or any part thereof.*
- (vi) That save those relating to gift of the said land to the Donee hereto, the Donor has not dealt with or encumbered the said land in any manner nor entered upon any agreement or contract in respect thereof.*
- (vii) That the Donee herein shall enjoy the absolute ownership and all rights, title, interest and possession over the schedule below landed property which is mentioned and morefully described in the Schedule hereunder written and fully empowered and absolute authority to grant, convey, assign, assure, sale, gift, will, exchange, mortgage and any*

J. P. Adh.

kind of transfer and/or otherwise expressed or intended and to be unto and to the use of the Donee in the aforesaid manner.

- (viii) *That being satisfied and assured with above representation the Donee herein has agreed to accept the gift of the schedule land and the Donor herein jointly entered into this Deed of Gift accordingly:-*

NOW THIS DEED OF GIFT WITNESSES as follows:-

*The Donor herein do hereby gift, grant, transfer, assign and assure unto in favour of the Donee herein **ALL THAT** piece and parcel of Shali land measuring about **3.282 decimals** more or less, in respect of R.S. & L.R. Dag No. 1012, under R.S. Khatian No. 100, L.R. Khatian No. 741 & 11, AND Shali land measuring about **4.375 decimals** more or less, in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, L.R. Khatian No. 516, total land measuring 7.657 decimals more or less, lying and situates at Mouza - Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title*

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Adv.*

and interest appertaining thereto free from all encumbrances more fully described in the Schedule hereunder written and hereinafter referred to as the said land **OR HOWSOEVER OTHERWISE** the same is now situated butted and bounded called known, numbered described or distinguished together with all easements, appendages and appurtenances whatsoever thereunto belonging or the anywhere appertaining thereto or any part thereof with all right, title and interest appertaining thereto free from all encumbrances whatsoever.

AND ALL estate, right, title, interest, use, possession claim or demand whatsoever of the Donor in laws or in equity upon the said property or any part thereof and the reversion or reversions, remainder or remainders and all the rents, issues, profits, according thereof and which may hereafter therein the custody power or possession of the Donor or any person or persons from the Donor may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** own possess and enjoy the said land and every part thereof hereby granted, transferred, gifted, assigned and assured or otherwise expressed or intended

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Adv.

so to be unto and to the use of the Donee absolutely and for ever free from all encumbrances, charges and claims.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the land)

ALL THAT piece and parcel of total land measuring **7.657 decimals** together with all easement right, title, interest in Shali land measuring about **3.282 decimals** more or less, in R.S. & L.R. Dag No. 1012, under R.S. Khatian No. 100, under L.R. Khatian No. 741 & 11 and Shali land measuring about **4.375 decimals** more or less, in R.S. & L.R. Dag No. 1013, under R.S. Khatian No. 416, under L.R. Khatian No. 516, lying and situates at Mouza – Mallickpur, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana – Medanmallah, P.S. – Baruipur, A.D.S.R. Office at Baruipur, under the limits of Mallickpur Gram Panchayat, District – South 24-Parganas, West Bengal and the same is morefully & particularly shown in the Annexed Map or Plan verged with RED colour boundary line thereon and the same shall be treated as the part and parcel of this Deed of Gift.

Shm
Adm

Description of the land as per R.S & L.R. Dag No. 1012 & 1013 is given below:-

R.S & L.R DAG NO.	R.S KHATIAN NO.	L.R KHATIAN NO.	TOTAL AREA OF IQBAL AHMED	PRESENT GIFT AREA (In Decimal)
1012	100	741	7.50 DEC.	1.641 DEC.
		11	7.50 DEC.	1.641 DEC.
1013	416	516	20 DEC.	4.375 DEC.
Total				7.657 DEC.

And the boundary of the Dag No. 1012 is given below:-

ON THE NORTH : By Dag Nos. 1005 & 1010;
ON THE SOUTH : By Dag No. 1013;
ON THE EAST : By Dag No. 1011;
ON THE WEST : By Dag No. 1004.

And the boundary of the Dag No. 1013 is given below:-

ON THE NORTH : By Dag No. 1012;
ON THE SOUTH : By Dag No. 1014 & 1015;
ON THE EAST : By Dag No 1011;
ON THE WEST : By Dag Nos. 1003 and 1004.

Donee has accepted the gifted property.

Jesminara Khatun

SIGNATURE OF THE DONEE

IN WITNESS WHEREOF the donor has set and subscribed her respective hands on the day month and year first above written.

Signed, Sealed and delivered
in the presence of witnesses

1. Babu Das
S/O - Jhantu Das
Sardar Patel Road
P.O - Malanher Mahinagar
P.S - Sonarpur, Kol - 145.

2. Firoze Molla
S/O - Lt. Samsuddin Molla
Khodak Bazar
P.O & P.S - Baruipur
Kol - 700144

Drafted by -

Abdul Halim Molla
Advocate

Baruipur Civil Court
F 186/226/2018

Samirah Ahmed

SIGNATURE OF THE DONOR

Typed by:

Kabirul Anam
Kabirul Anam, Baruipur.

SITE PLAN OF GIFTED LAND MEASURING 7.657 DECIMALS FROM R.S. & L.R. DAG NO. - 1012 & 1013, OF MOUZA - MALLICKPUR, J.L. NO. 10, WITHIN THE LOCAL LIMITS OF MALLICKPUR GRAM PANCHAYET, UNDER P.S. - BARUIPUR, DIST. - SOUTH 24 PARGANAS. DAG NOS. 1012 & 1013 ARE BOUNDED BY RED BORDER.

REFERENCE :

R.S. & L.R. DAG NO.	TOTAL AREA IN DAG	GIFTED AREA
1012	15 DECIMALS	3.282 DECIMALS
1013	20 DECIMALS	4.375 DECIMALS
TOTAL GIFTED AREA		7.657 DECIMALS



Samirah Ahmed

Traced by:

Monirul Anam

MONIRUL ANAM

Surveyor

Vill.- Khoder Bazar, P.O.-P.S.- Baruiপুর

Recd. No. - 6643 of 1991

 <i>Samirah Ahmed</i>		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : **SAMIRAH AHMED**

SIGNATURE : *Samirah Ahmed*

 <i>Jesminara Khatun</i>		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : **JESMINARA KHATUN**

SIGNATURE : *Jesminara Khatun*



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



192024250218629138

GRN Details

GRN:	192024250218629138	Payment Mode:	SBI Epay
GRN Date:	22/09/2024 16:24:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5599711504717	BRN Date:	22/09/2024 16:24:28
Gateway Ref ID:	0902580006	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	220920242021862912	Payment Init. Date:	22/09/2024 16:24:15
Payment Status:	Successful	Payment Ref. No:	2002496071/1/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Miss SAMIRAH AHMED
Address:	PREMISES NO. 8/3A, ALIPORE PARK ROAD, P.S. - ALIPORE, KOL 700027
Mobile:	7003513914
Period From (dd/mm/yyyy):	22/09/2024
Period To (dd/mm/yyyy):	22/09/2024
Payment Ref ID:	2002496071/1/2024
Dept Ref ID/DRN:	2002496071/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002496071/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	95632
2	2002496071/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	19156

Total 114788

IN WORDS: ONE LAKH FOURTEEN THOUSAND SEVEN HUNDRED EIGHTY EIGHT ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002496071/2024	Office where deed will be registered
Query Date	20/09/2024 8:22:44 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Gurudas Naskar Baruipur Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003513914, Status : Advocate	
Transaction	Additional Transaction	
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 19,14,250/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 95,732/- (Article:33(ii))	Rs. 19,156/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Mallikpur, JI No: 10, Pin Code : 700145

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-1012	RS-100	Bastu	Shali	3.282 Dec	2,00,000/-	8,20,500/-	
L3	RS-1013	RS-416	Bastu	Shali	4.375 Dec	4,00,000/-	10,93,750/-	
		TOTAL :			7.657Dec	6,00,000 /-	19,14,250 /-	
	Grand Total :				7.657Dec	6,00,000 /-	19,14,250 /-	

Donor Details :

SI No	Name & address	Status	Execution Admission Details :
1	Samirah Ahmed Daughter of Late Iqbal Ahmed Premises No. 8/3A, Alipore Park Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: aexxxxxx7q, Aadhaar No: 64xxxxxxxx9808, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

AS- 1 of 3

Donee Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Jesminara Khatun Wife of Maidul Islam Faridpur, City:- Not Specified, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9, PAN No.: AFxxxxxx8Q, Aadhaar No: 79xxxxxxxx8320, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Babai Das Son of Jhantu Das Sardar Para Road, City:- Not Specified, P.O:- Malancha Mahinagar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Samirah Ahmed, Jesminara Khatun

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	Samirah Ahmed	Jesminara Khatun		3.282 Dec	8,20,500/-
L3	Samirah Ahmed	Jesminara Khatun		4.375 Dec	10,93,750/-

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-10-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-10-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Major Information of the Deed

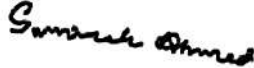
Deed No :	I-1604-10390/2024	Date of Registration	23/09/2024
Query No / Year	1604-2002496071/2024	Office where deed is registered	
Query Date	20/09/2024 8:22:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gurudas Naskar Baruipur Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003513914, Status : Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 19,14,250/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 95,732/- (Article:33(ii))	Rs. 19,188/- (Article:A(1), E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Mallikpur, JI No: 10, Pin Code : 700145

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-1012	RS-100	Bastu Shall	3.282 Dec	2,00,000/-	8,20,500/-	
L3	RS-1013	RS-416	Bastu Shall	4.375 Dec	4,00,000/-	10,93,750/-	
		TOTAL :		7.657Dec	6,00,000 /-	19,14,250 /-	
		Grand Total :		7.657Dec	6,00,000 /-	19,14,250 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Samirah Ahmed (Presentant) Daughter of Late Iqbal Ahmed Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office		 Captured	
		23/09/2024	LTI 23/09/2024	23/09/2024

Premises No. 8/3A, Alipore Park Road, City:- Not Specified, P.O:- Allpore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: aexxxxxx7q, Aadhaar No: 64xxxxxxxx9808, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024, Admitted by: Self, Date of Admission: 23/09/2024, Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Jesminara Khatun Wife of Maidul Islam Executed by: Self, Date of Execution: 23/09/2024 , Admitted by: Self, Date of Admission: 23/09/2024 ,Place : Office	Photo  23/09/2024	Finger Print  Captured 23/09/2024	Signature  23/09/2024
Wife of Maidul Islam Faridpur, City:- Not Specified, P.O:- Mallickpur, P.S:-Barulpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9, PAN No.: AFxxxxxx8Q, Aadhaar No: 79xxxxxxxx8320, Status :Individual, Executed by: Self, Date of Execution: 23/09/2024, Admitted by: Self, Date of Admission: 23/09/2024, Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Babai Das Son of Jhantu Das Sardar Para Road, City:- Not Specified, P.O:- Malancha Mahinagar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145	 23/09/2024	 Captured 23/09/2024	 23/09/2024
Identifier Of Samirah Ahmed, Jesminara Khatun			

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	Samirah Ahmed	Jesminara Khatun		3.282 Dec	8,20,500/-
L3	Samirah Ahmed	Jesminara Khatun		4.375 Dec	10,93,750/-

Endorsement For Deed Number : I - 160410390 / 2024

On 23-09-2024

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 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 14:07 hrs on 23-09-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Samirah Ahmed ,Executant.

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 19,14,250/-. Other amount Rs 19,14,250/-

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

Execution is admitted on 23/09/2024 by 1. Samirah Ahmed, Daughter of Late Iqbal Ahmed, Premises No. 8/3A, Alipore Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Business, 2. Jesminara Khatun, Wife of Maidul Islam, Faridpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession House wife

Indetified by Babai Das, , Son of Jhantu Das, Sardar Para Road, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,188.00/- (A(1) = Rs 19,142.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 19,156/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2024 4:24PM with Govt. Ref. No: 192024250218629138 on 22-09-2024, Amount Rs: 19,156/-, Bank: SBI EPay (SBIEPay), Ref. No. 5599711504717 on 22-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 95,732/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 95,632/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5033, Amount: Rs.100.00/-, Date of Purchase: 21/09/2024, Vendor name: Sahabuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2024 4:24PM with Govt. Ref. No: 192024250218629138 on 22-09-2024, Amount Rs: 95,632/-, Bank: SBI EPay (SBIEPay), Ref. No. 5599711504717 on 22-09-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2024, Page from 301866 to 301891
being No 160410390 for the year 2024.**



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.09.23 15:24:37 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 23/09/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.