

11378/2014

11692/14



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 889125



Certified that the Document is duly registered in the office of the Registrar of Assurances-II, Kolkata. The Signatures and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata

18/9/14

DEED OF GIFT

THIS DEED OF GIFT made this the 12th day of

September 2014 (Two Thousand Fourteen) **BETWEEN** **SMT.**

NAFIS ARA BEGUM, wife of Late Abid Mirza, by faith – Muslim,

by occupation – Housewife, residing at 10/11, Mitra Lane,

Police Station – Jorasanko, Kolkata – 700007, hereinafter called

Adl. Registrar of Assurances II
Kolkata
12/9/14

25426/14
6-30

12/9/14

85290

WASIM AHMED
ADVOCATE

NAME: **HIGHT COURT, CALCUTTA**
ADD:
RS.
12 SEP 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3. K. S. Roy Road, Kol-1

12 SEP 2014

1 Amaal Mirza

e- 6941

1 Amaal Mirza

e- 6942

✓ L.T.I of Smt-NAFIS
Ais Begum by the
Pen of Romane Akid

FARID MIRZA

S/O LT-ABID MIRZA

10/11 MITRA LANE

KOL-7

BUSINESS



REGISTRAR
OF ASSAULTS
KATA
12 SEP 2014



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11692 of 2014
(Serial No. 11378 of 2014 and Query No. 1902L000025486 of 2014)

On 12/09/2014

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

Presented for registration at 18.30 hrs on :12/09/2014, at the Private residence by Asad Mirza ,Claimant.

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

Execution is admitted on 12/09/2014 by

1. Smt Nafis Ara Begum, wife of Late Abid Mirza , 10/11, Mitra Lane, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Muslim, By Profession : House wife
2. Asad Mirza, son of Late Abid Mirza , 10/11, Mitra Lane, Kol, Thana:-Jorasanko, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Muslim, By Profession : Business
Identified By Farid Mirza, son of Late Abid Mirza, 10/11, Mitra Lane, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste: Muslim, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 15/09/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-5,26,41,773/-

Certified that the required stamp duty of this document is Rs.- 263229 /- and the Stamp duty paid as:
Impressive Rs.- 1000/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 18/09/2014

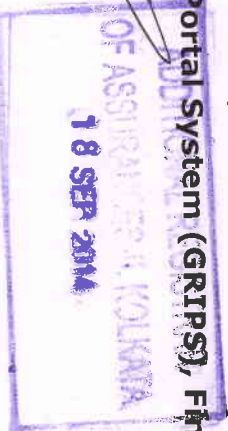
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 33(i), 5 of Indian Stamp Act 1899.

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 5,79,065/- paid online on 11/09/2014 1:52PM with Govt. Ref. No. 192014150007251761 on 11/09/2014 1:45PM, Bank: State Bank of India, Bank Ref. No. CK51927615 on 11/09/2014 1:52PM, Head of Account: 0030-03-104-001-16, Query No.:1902L000025486/2014

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

18/09/2014 15:36:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 11692 of 2014
(Serial No. 11378 of 2014 and Query No. 1902L000025486 of 2014)

Stamp duty Rs. 2,62,229/- paid online on 11/09/2014 1:52PM with Govt. Ref. No. 192014150007251761 on 11/09/2014 1:45PM, Bank: State Bank of India, Bank Ref. No. CK51927615 on 11/09/2014 1:52PM, Head of Account: 0030-02-103-003-02, Query No:1902L000025486/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201415-000725176-1
GRN Date: 11/09/2014 13:45:57
BRN: CK51927615

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 11/09/2014 13:52:59

DEPOSITOR'S DETAILS

Name: BEEU REALTY PRIVATE LIMITED
Contact No.: Mobile No.: +91 9831023140
E-mail: beeu@group@gmail.com
Address: 267, B.B. GANGULY STREET, KOLKATA - 700012
Applicant Name: Wasim Ahmed
Office Name: A.R.A. - II KOLKATA, Kolkata
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Requisition Form Filled in Registration Office

Id No. : 1902L000025486/1/2014

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1902L000025486/1/2014	Property Registration- Stamp duty	0030-02-103-003-02	262229
2	1902L000025486/1/2014	Property Registration- Registration Fees	0030-03-104-001-16	579065
Total				841294

In Words : Rupees Eight Lakh Forty One Thousand Two Hundred Ninety Four only

E-Receipt

Government of WESTBENGAL
Finance Department

Name of the Depositor	Wasim Ahmed
Challan Amount	841294.00
Government Reference Number	192014150007251761
Bank Reference Number	CK51927615
Transaction Date and Time	11-Sep-2014 01:52:48 PM
Status	Success



and referred to as "**THE DONOR**" (which term or expression shall unless repugnant to or excluded by the context mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART** .

A N D

ASAD MIRZA, son of Late Abid Mirza, by faith - Muslim, by occupation - Business, residing at 10/11, Mitra Lane, Police Station - Jorasanko, Kolkata - 700007, hereinafter called and referred to as "**THE DONEE**" (which term or expression shall unless repugnant to or excluded by the context mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** .

WHEREAS by a Conveyance bearing date the 08th September 1924 and made between Shiva Nath Biswas as surviving Executor of the last will and Testament of Smt. Kummudini Dassi, therein called the Vendor of the One part and the said Golam Hossain Cassim Ariff therein called as the Purchaser of the other part and registered by the Registrar of Assurance of Calcutta in Book No. 1, Volume No. 104, Pages 215 to 220, being No. 3963 for 1924 the message parcel of land hereditaments and premises then numbered as No. 15 Market Street in the town Calcutta fully described therein was for the consideration therein

mentioned conveyed unto the said Golam Hossain Cassim Ariff absolutely and forever.

AND WHEREAS the said Premises No. 15 Market Street was subsequently numbered 18A, 18B and 18C Free School Street.

AND WHEREAS in or about July 1936 the said Premises Nos. 18A, 18B, and 18C, Free School Street was numbered as 2A, 2B, and 2C, Free School Street now known as Mirza Ghalib Street.

AND WHEREAS the said Golam Hossain Cassim who was in his lifetime and at the time of his death a Mohamedan governed by the Hanafi School of Mahamedan Law died on or about 1st January 1937 leaving various properties amongst others the said premises No. 2A, 2B and 2C Free School Street (Mirza Ghalib Street) and also leaving a will dated 10th June 1933 where he appointed his wife the said Aisha Ariff and his two sons the said Ibrahim Golam Hossain Ariff and Ismail Golam Hossain Ariff the executrix and executors and trustees.

AND WHEREAS by the said Will after providing for payment of his funeral and testamentary expenses and debts, the said Golam Hossain Cassim Ariff directed his executors and executrix and trustees to make over his properties to his heirs according to the Hanafi School of Mahomedan Law.



ADDITIONAL REGISTRAR
OF ASSURANCE
DISASTERS
KATA
12 SEP 2014

AND WHEREAS the probate of the said Will was granted to the said executors and executrix by the High Court of Judicature at Fort William in Bengal on the 3rd August 1939.

AND WHEREAS the said Golam Hossain Cassim Ariff left a son the said Ibrahim Golam Hossain Ariff by his predeceased first wife Karimunnesa Begum and three other sons namely Ismail Golam Hossain Ariff, Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff by his second wife the said Aisha Ariff and also his sole widow the said Aisha Ariff as his only heirs and heiress and legal representatives at the time of his death under the Hanafi School of Mahomadan Law.

AND WHEREAS by a mortgage bearing date the 26th March 1938 and between the said Ibrahim Golam Hossain Ariff in his personal capacity and the Mortgage registered at Calcutta in Book No. 1, Volume 29 Pages 234 to 241 being No. 1221 for 1938 the said Ibrahim Golam Hossain Ariff in consideration of Rs.20,000/- (Rupees Twenty Thousand) paid to him by the mortgage and granted among other properties his undivided share in the said message parcel of land hereidatments and premises Nos. 2A, 2B, and 2C Free School Street not known as Mirza Ghalib Street to the mortgagage subject to a provision therein contained for redemption of the said premises on payment per annum and other monies therein mentioned.

AND WHEREAS the said Ibrahim Golam Hossain Ariff died on the 26th October, 1940 leaving his sole widow the said Dorothy Jane Ariff and two daughters the said Amina Ariff now Amina Hussain and Jamilla Ariff by his predeceased former wife Sultana Begum and his brothers the said Ismail Gholam Hussain Ariff, Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff as his only heirs and heiresses and legal representatives under the Hanafi School of Mahomedan Law by which he was governed.

AND WHEREAS it was alleged that the said Ibrahim Golam Hossain Ariff purported to leave a Will which has not been proved and the validity whereof is not admitted.

AND WHEREAS on the 12th February 1941 the said Dorothy Jane Ariff filed a suit in the Calcutta High Court being Suit No. 213 of 1941 against the said Aisha Ariff and the other parties of the 1st and 2nd parts for administration of the estate of the said Golam Hossain Cassim Ariff deceased and if necessary of the estate of Ibrahim Golam Hossain Ariff deceased, for discovery, accounts, directions. For administrations of the said estates, for Receiver, Injunction, Costs and other reliefs.

AND WHEREAS by a decree made in the said suit on the 2nd December 1941, it was inter alia declared that (1) the said Aisha

Ariff was entitled to 1/22th share in the estate of the said Golam Hossain Cassim Ariff deceased (2) that the said Ismail Golam Hossain Ariff, Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff were each entitled to 7/32th share therein and (3) that the estate of Ibrahim Golam Hossain Ariff was entitled to the remaining 7/32th share therein.

AND WHEREAS by the said decree it was inter alia further declared that the said Dorothy Jane Ariff was entitled to 9/72th share and the said Amina Ariff and Jamilla Ariff to 24/72th share each and the said Ismail Golam Hossain Ariff, Ahmed Golam Hossain Ariff and Azam Golam Hossain Ariff deceased.

AND WHEREAS by the said decree the said Stanley Kissen Sawdey was inter alia appointed the Receiver of the estate of the said Golam Hossain Cassim Ariff deceased and Ibrahim Golam Hossain Ariff deceased and of the rents, issues and profits thereof with all the powers provided in the Civil Procedure Code 1908.

AND WHEREAS by and order bearing date the 27th April 1942 made in the said Suit No. 213 of 1941 the said Stanley Kissen Sawday as such Receiver was given liberty to sell the said premises Nos. 2A, 2B and 2C Free School Street now known as Mirza Ghaliib Street for Rs.1,55,000/- (Rupees One Lakh Fifty

Five Thousand) only and the said Receiver was directed to furnish security for a sum of Rs.1,50,000/- (Rupees One Lacs Fifty Five Thousand) only before any part of the sale proceeds was received by him as such Receiver as aforesaid.

AND WHEREAS pursuant to liberty given to him the said Receiver Stanley Kissen Sawday contracted and agreed with the Purchasers for absolute sale to them of the said message parcel of land hereditaments and premises Nos. 2A, 2B and 2C, Free School Street, (now known as Mirza Ghalib Street) Calcutta free from all encumbrances at or for the said sum of Rs.1,55,000/- (Rupees One Lacs Fifty Thousand) only and on the 8th day of July 1942 received from the Purchasers the sum of Rs.15,500/- (Rupees Fifteen Thousand Five Hundred) only as and by way of earnest and in part payment of the said purchaser money.

AND WHEREAS subject to due administration of the estates of the said Golam Hossain Cassim Ariff deceased and Ibrahim Golam Hossain Ariff deceased the parties of the first part are the absolute and sole beneficial owners of and otherwise well and sufficiently entitled to the said message parcel of land hereditaments and premises Nos. 2A, 2B, and 2C Free School Street now known as Mirza Ghalib Street in the town Calcutta particularly described in the schedule hereunder written and

intended to be hereby granted conveyed and transferred for an absolute and indefeasible estate of inheritance in free simple in possession of an estate equivalent thereto free from all encumbrances.

AND WHEREAS Aisha Ariff and others were the only persons who were entitled to any share in the estate of Golam Hossain Cassim Ariff, deceased and Ibrahim Golam Hossain Ariff deceased and there were no other person so entitled.

AND WHEREAS by an order bearing the date 12th Day of January 1943 made in the said suit No. 213 of 1941 on the application of the said Receiver and on notice to all parties to the said suit and the said mortgagee and it was inter alia ordered that the parties of the first and second part do executed and register a Conveyance along with the said Receiver upon being asked by him and that in the event of the said Aisha Ariff and others and Aisha Ariff and Ismail Golam Hossain Ariff or any of them failing or neglecting or refusing to do so the said receiver be at liberty to execute and register the conveyance on behalf of the part including the minors refusing or neglecting to sign or register the same.

AND WHEREAS by the said order it was inter alia further ordered that the said Mortgage and do join in this conveyance

and convey his right title and interest in the said messages parcel of land hereditaments and prentises to the Purchaser and in the event of his refusing or neglecting to do so the said Receiver be at liberty to execute and register the said conveyance on his behalf. In pursuance of the said orders dated 27th April 1942 and 12th January 1943 and the said agreement and in consideration of the premises the Vendors namely (1) Aisha Ariff (2) Ismail Golam Hossain Ariff and Azam Golam Hossain Ariff (3) Dorothy Jane Ariff (4) Aminia Ariff and (5) Stanley Kissen Sawday receiver appointed in suit No. 213 of 1941 -- second and Hazi Anisur Rahman sold the above mentioned properties Nos. 2A, 2B, and 2C Mirza Ghalib Street, P.S. - Taltala, Calcutta -- 700 087, to Sri Indu Bhusan Dutta, Saila Bhusan Dutta, Sudhangshu Bhusan Dutta, Durga Bhusan Dutta Dutt, Brojendra Bhusan Dutt, Dwijendra Bhusan Dutt and Dwipendra Bhusan Dutt all sons of Kanai Lal Dutta on 17th March 1943 which was duly entered in Book No, 1, Volume No. 25, pages 189 to 203, being No. 661 for the year 1943 for the total consideration written in the above indenture free from all encumbrances.

AND WHEREAS the said Fani Bhusan, Moni Bhusan, Brojendra Bhusan, Dwijendra Bhusan, Dwipendra Bhusan, Saila Bhusan, Sudhansu Bhusan, Durga Bhusan and Indu

Bhusan mutated their respective names in the Calcutta Municipal Corporation after purchasing the said property and thus became the absolute owners seized and possessed of and sufficiently entitled to **ALL THAT** the said Premises Nos. 2A, 2B and 2C Mirza Ghalib Street, P.S. -Taltala, Calcutta -700 087, more fully described in the schedule hereinafter written.

AND WHEREAS Fani Bhusan, Saila Bhusan, Sudhansu Bhusan, Durga Bhusan & Indu Bhusan all deceased their legal heirs namely :-

1. Sri Sachin Kumar Dutt, son of late Sudhagshu Bhusan Dutt.
2. Sri Somen Kumar Dutta, son of late Moni Bhusan Dutt
3. Sri Sandip Kumar Dutta, son of late Moni Bhusan Dutt
4. Smt. Mira Dutta, Wife of late Durga Bhusan Dutta
5. Sri Samar Kumar Dutta, son of late Durga Bhusan Dutta
6. Sri Sakti Kumar Dutta, son of late Durga Bhusan Dutta
7. Sri Sajal Dutta, son of Late Durga Bhusan Dutta
8. Sri Sanjoy Dutta, son of Late Durga Bhusan Dutta
9. Sri Sachhi Pati Dutt, son of Late Fani Bhusan Dutt
10. Sri Kanta Pati Dutt, son of Late Fani Bhusan Dutt
11. Sri Ramapati Dutt, son of Late Fani Bhusan Dutt
12. Smt. Minati Dutt, wife of Late Umapati Dutt
13. Smt. Ananya Datta daughter of Late Umapati Dutt.

14. Smt. Angana Datta daughter of Late Umapati Dutt Dutt became the absolute owners of the said property at 2A, 2B & 2C, Free School Street now known as 2A, 2B & 2C, Mirza Ghalib Street, P.S. Taltala, Calcutta- 700087 with existing owners namely:-

Brojendra Bhusan Dutt, Dwipendra Bhusan Dutt and Dwijendra Bhusan Dutt.

AND WHEREAS in the event of thus happened the then owners of said property at 2A, 2B & 2C, Free School Street now known as 2A, 2B & 2C, Mirza Ghalib Street, P.S. Taltala, K.M.C. ward no. 46, Kolkata - 700087 containing an area of 18 Cottahs 4 Chittaks more or less together with very old structures thereon were having their proportionate share holding in the said property which are as under: -

1. Sri Sachin Kumar Dutt is the owner of 25% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
2. Sri Brojendra Bhusan Dutt, is the owner of 10% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
3. Sri Dwipendra Bhusan Dutt, is the owner of 10% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.

4. Sri Dwijendra Bhusan Dutta, is the owner of 10% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
5. Sri Somen Kumar Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta- 700087.
6. Sri Sandip Kumar Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
7. Sri Mira Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta- 700087.
8. Sri Samar Kumar Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
9. Sri Sakti Kumar Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
10. Sri Sajal Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
11. Sri Sanjoy Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
12. Sri Sachi Pati Kumar Dutt, is the owner of 2.5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
13. Sri Kanta Pati Kumar Dutt, is the owner of 2.5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.

14. Sri Rama Pati Kumar Dutt, is the owner of 2.5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
15. Smt. Minati Dutt, is the owner of 0.0833% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.
16. Smt. Ananya Datta, is the owner of 0.0833% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta- 700087.
17. Smt. Angana Datta, is the owner of 0.0833% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087.

AND WHEREAS by way of a registered indenture dated 12th May, 1999 executed and registered in the office of the Additional Registrar of Assurances II, Kolkata, by said owners of said 2A, 2B & 2C, Free School Street now known as 2A, 2B & 2C, Mirza Ghalib Street, P.S. formerly Taltala at present New Market, K.M.C. ward no. 46, Kolkata - 700087 containing an area of 18 cottahs 4 chittaks more or less together with very old structures thereon namely (1) Sri Sachin Kumar Dutt being the then owner of 25% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087 (2) Sri Brojendra Bhusan Dutt, being the then owner of 10% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (3) Sri Dwipendra Bhusan Dutt, being the then owner of 10% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087,

(4) Sri Dwijendra Bhusan Dutta, being the then owner of 10% share in said property at 2A, 2B, 2C; Mirza Ghalib Street, Calcutta - 700087, (5) Sri Somen Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (6) Sri Sandip Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (7) Sri Mira Dutta, is the owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (8) Sri Samar Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (9) Sri Sakti Kumar Dutta, being the then owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (10) Sri Sajal Dutta, being the then owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (11) Sri Sanjoy Dutta, being the then owner of 5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (12) Sri Sachi Pati Kumar Dutt, being the then owner of 2.5% share in said property at 2A, 2B, 2C; Mirza Ghalib Street, Calcutta - 700087, (13) Sri Kanta Pati Kumar Dutt, being the then owner of 2.5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (14) Sri Rama Pati Kumar Dutt, being the then owner of 2.5% share in said property at 2A, 2B, 2C, Mirza Ghalib Street, Calcutta - 700087, (15) Smt. Minati Dutt, being

the then owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta - 700087, (16) Smt. Ananya Datta, being the then owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta - 700087, (17) Smt. Angana Datta, being the then owner of 0.0833% share in said property at 2A, 2B,2C, Mirza Ghalib Street, Calcutta - 700087, jointly sold, conveyed and transferred **ALL THAT** undivided 50% share of premises nos. 2A & 2B Mirza Ghalib Street, P.S. Taltala, K.M.C. ward no. 46, Kolkata - 700087 containing an area of 9 Cottahs 2 Chittaks more or less together with covered area of 11640 Sq. Ft. thereon in favour of Smt. Nafis Ara Begum, Wife of Late Abid Mirza, being the Donor herein upon payment of consideration money mentioned therein. The said indenture dated 12th May, 1999 made in favour of the Donor herein which was executed and registered but the same was lying pending under serial no. 2231/1999P because of non-payment of deficit stamp duty and deficit registration fees till 24th July, 2014. On 24th July, 2014 the said deficit stamp duty and deficit registration fees have been paid and thereupon the said Deed has been completed by the office of the Additional Registrar of Assurances - II, Kolkata being Deed No. 09263 for the year 2014.

AND WHEREAS the Donor herein by the said indenture dated 12th May, 1999 became the co-owner and became sufficiently entitled to all that undivided 50% share in **ALL THAT** premises No. 2A & 2B, Mirza Galib Street, P.S. formerly Taltala at present New Market, KMC Ward No. 46, Kolkata- 700087,

AND WHEREAS the Donor herein has decided to transfer her undivided 50% share in **ALL THAT** piece and parcel of land measuring about 9 Cottah 2 Chittaks more or less equivalent to 4 (four) Cottahs 9 (nine) Chittaks together with undivided 50% share of the covered area of brick built structure measuring 11640 Sq. ft equivalent to covered area of brick built measuring 5820 sq. ft. lying at premises No. 2A & 2B, Mirza Galib Street, P.S. formerly Taltala at present New Market, KMC Ward No. 46, Kolkata- 700087, to her son, ASAD MIRZA, the donee herein, by Gift in the manner hereinafter written.

NOW THIS DEED WITNESSES THAT in consideration of natural love and affection which the Donor bears towards the Donee, being the son of the Donor, the Donor does hereby convey, transfer, assign and assure unto the Donee by way of Gift free from all encumbrances **ALL THAT** 50% share of the donor in **ALL THAT** piece and parcel of land measuring about 9 Cottah 2 Chittaks more or less equivalent to 4 (four) Cottahs 9 (nine) Chittaks together with undivided 50% share of the

covered area of brick built structure measuring 11640 Sq. ft equivalent to covered area of brick built measuring 5820 sq. ft. lying at premises No. 2A & 2B, Mirza Galib Street, P.S. formerly Taltala at present New Market, KMC Ward No. 46, Kolkata-700087, fully described in the schedule hereunder written, OR

HOWSOEVER OTHERWISE the said land, premises or hereditament is or was butted, bounded, known, described or numbered **TOGETHER WITH** all easement rights **AND TOGETHER WITH** all areas, ways, paths, passages, sewers, drains, water, water courses, lights, liberties and right, privileges, easements, advantages, appendages and appurtenances belonging or in anywise appertaining or usually held or occupied or enjoyed therewith as part, parcel or member thereof or reputed to belong or be appurtenant thereto

AND TOGETHER WITH all the deed pattahs, muniments writing and evidences of title which in anywise relating to the said property or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Donor or any person or persons from whom she can or may procure the same without action or suit at law or in equity **AND** the shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents and profits thereof notwithstanding any claim by any person or persons lawfully or equitably claiming through under or in trust

from the Donor **AND** that free and clear and freely, clearly and absolutely acquitted released exonerated and discharged and kept indemnified against all and all manner of former or other rights, title and interest, charges attachments encumbrances whatsoever created made done from or by the Donor who will keep the sufficiently made done occurred or suffered by the Donor or any person or persons rightfully claiming through under or in trust for the Donor **TO HAVE AND TO HOLD** the said undivided 50% share in the said property hereby granted or expressed so to be unto the purchaser absolutely and forever free from all encumbrances **AND** the Donor do hereby covenant with the Donee in the manner following that is to say that notwithstanding any act, deed, matter thing by the Donor made done or executed or known or suffered to the contrary she the Donor now has good right, full power and absolute authority to grant transfer and convey, assign and assure the said undivided 50% share in the property hereby granted or expressed so to be unto the Donee in manner aforesaid **AND** the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents and profits thereof notwithstanding any claim by any person or persons lawfully or equitably claiming through under or in trust from the Donee **AND** that free and clear and freely, clearly and absolutely acquitted exonerated and discharged from or by the Donor who

will keep the Donee sufficiently saved, defended kept harmless and indemnified from and against all and all manner or former or other rights, title, interest or interests, charges attachment encumbrances wheresoever created made done occurred or suffered by the Donor or any person or persons rightfully claiming through under or in trust for the Donor and that there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the Donor to grant, transfer, convey, sell, assign and assure the said undivided 50% share in the property in favour of the Donee in manner aforesaid **AND** further that the said Donor and all persons having lawfully or equitably claiming any estate right, title interest use property claim and demand whatsoever of into upon or out of the said property from under or in trust for her shall and will from time to time hereafter upon very reasonable request and at the costs and expenses of the purchaser make do execute and perfect or cause to be made done executed and perfected all such further or other assurances acts deeds matters and things for further better and most perfectly assuring, conveying and confirming the said undivided 50% share in the property and every part thereof unto and to the use of and benefit of the Donee for ever in manner aforesaid as shall or may be reasonably required.

For the purpose of Stamp duty the gift is valued at
Rs.1,00,000/- (Rupees One lac) only.

SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided 50% share of the Donor in **ALL THAT**
piece and parcel of land measuring about 9 Cottah 2 Chittaks
more or less equivalent to 4 (four) Cottahs 9 (nine) Chittaks
together with undivided 50% share of the covered area of brick
built structure measuring 11640 Sq. ft equivalent to covered
^{residential}
area of brick built measuring 5820 sq. ft. lying at premises No.
2A & 2B, Mirza Galib Street, P.S. formerly Taltala at present
New Market, KMC Ward No. 46, Kolkata- 700087, butted and
bounded in the manner as follows:

Asad Mirza

ON THE NORTH : By market Street ;

ON THE SOUTH : Premises 2C Fee School Street (Mirza
Galib Street) ;

ON THE EAST : By Free School Street ;

ON THE WEST : Premises 12A Market Street

IN WITNESS WHEREOF the parties hereunto set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED at Kolkata

In the presence of :

WITNESSES:

PAN No.
AJGPB5461K

1. FARID MIRZA
10/11 MITRA LANE
KOLKATA-7

L.T.I. of Smt. Nafis Akter
Begum by the Pen of Romana
SIGNATURE OF THE DONOR Akter

I accept the Gift

2. ROMANA ABIS
10/11, MITRA LANE
KOLKATA-7

Romana Abis
SIGNATURE OF THE DONEE

PAN No. AENPM3939H

Drafted by & Read over &
explained by me in Urdu :-

M. Anwar Hossain
Advocate, High Court
Calcutta



LIST OF TENANTS

2A and 2B, Mirza Ghalib Street

Tenant's name	Room No.
01. Tailor Abdul Sarker	01
02. Mohammed Sultan	01/A
03. Abdul Walit Khan	02
04. Md. Obidullah	03
05. Jharilal Sonar	04
06. Jharilal Sonar	05
07. Abdul Rahman Tailor	06
08. Damodar	6/A
09. Md. Ali Emran	07
10. Abdul Motlib	08
11. Sk. Nuruddin & Sk. Glasuddin	09
12. Charneli Devi	10
13. Abdul Halim	10/A
14. Md. Liakat Ali	10/B
15. Md. Maasudul Hassan	11
16. Abdul Rahaman	12
17. Yacoob Mullick	13
18. Jharilal Sonar	14
19. Md. Obidullah	18
20. Lakhnan Sonkar	16
21. Jarnshed Ali	17

22. Sk. Noor Mohammed & Sk. Abdul Kuddus	18
23. Md. Yusuf Mullick	18/1
24. Jamil Ahmed	19
25. Golam Aurdush Mullick	20
26. Ali Asgar	20/A
27. Sk. Azizur Rahaman & Sk. Habibur Rahaman	21
28. Sk. Abdul Hamid	22
29. Sk. Kamaluddin	23
30. Sk. Habibur Rahaman	24
31. Popular Trading & Co.	25
32. Alliance Trading & Co.	26
33. Sk. Hafizur Rahaman & Sk. Habibur Rahaman	27
34. Mohammed Azim	28
35. Badruddin	29
36. Hyder Khan	30
37. Sk. Mojahar Ali	31
38. Sk. Mujibur Rahaman	32
39. Md. Kamala hassan	33
40. Abdul Hamid	34
41. Mohammed Azim	Roof-2A
42. K. Parsaram	01
43. Fine Flour Mill	02

44. Nabab Ali	03
45. Chowlal	04
46. Abdul Aziz	04/A
47. Imperial Stores	04/B
48. K. Parsaram	05
49. Abdul Wahid	05/A
50. Md. Obidullah	06
51. Ahusa Brohers	06/A
52. K. Parsaram	07
53. Md. Sadiane	08
54. Mamtazuddin	09.
55. Md. Abdur Rahim & Md. Hanif	10
56. Kazi Md. Yunus	11
57. G.K. Mullick	12
58. Kazi Md. Saifuddin & Kazi Md. Nasiruddin	13
59. Sk. Tawab Rahaman	14
60. Kazi Md. Tazzuddin	15
61. Quazi Md. Bazlu Alam	16
62. Abdul Gafar	17
63. Hazi Kazi Moula Buksh	18
64. Hazi Mohammed Nurul Huda	19
65. Fazla Haque	20
66. Sk. Ali Ahmed & Brothers	21
67. Mohammed Azim	Roof -2B

SPECIMEN FORM FOR TEN FINGERPRINTS



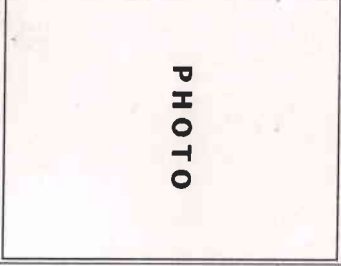
*L.T.I of Sant Nafishta
Begun by the Pen of Reverend Akid*

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

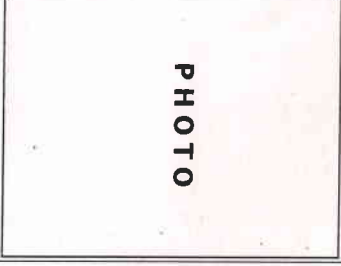


Abad elizga

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



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



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

DATED THIS 12th DAY OF SEPTEMBER, 2014

B E T W E E N

SMT. NAFIS ARA BEGUM

.....DONOR

AND

ASAD MIRZA

.....DONEE

DEED OF GIFT

Wasim Ahmed
Advocate
High Court, Calcutta

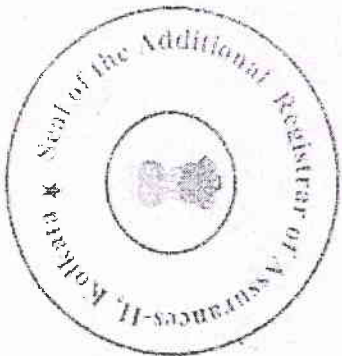
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 56

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being No 11692 for the year 2014.



(Dulal chandra Saha) 19-September-2014

ADDL REGISTRAR OF ASSURANCES-II

Office of the P.V.A. - BHOJIPATA

West Bengal