

BETWEEN

SARDAR HAIDER JAFFRI (PAN-ACPPJ5936K), son of Late Shahenshah Hussain Jaffri, by faith Islam, by occupation Business, by Nationality Indian, residing at P-129, New Circular Road, Police Station Beniapukur, Kolkata-700017, hereinafter called and referred to as the **'DONOR'** (which terms or expression shall unless exclude by or repugnant to the context shall be deemed to mean and include his legal heirs, executors, representatives, administrators and assigns) of the **ONE PART**.

A N D

ZAID HAIDER JAFFRI (PAN-BROPJ5510Q) son of Sardar Haider Jaffri, by faith Islam, by occupation Business, by Nationality Indian, residing at P-129, New Circular Road, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017 hereinafter called and referred to as the **'DONEE'** (which terms or expression shall unless exclude by or repugnant to the context shall be deemed to mean and include his legal heirs, executors, representatives, administrators and assigns) of the **OTHER PART**

WHEREAS the Donor herein is the sole and absolute owner of ALL THAT Bastu land along with several old dilapidated rooms (partly tile shed partly asbestos shed) total measuring about 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015

together with all the fittings and fixtures permanently attached over and above the said lands which is in exclusive possession of the Donor herein free from all encumbrances by virtue of an amicable family Partition happened in the year 1992 amongst **NARGIS KHATOON**, wife of Late Shahenshah Hussain Jaffri, **IFTEKHAR HAIDER JAFFRI**, son of Late Shahenshah Hussain Jaffri and **NEAZ HAIDER JAFFRI** (Now Deceased), son of Late Shahenshah Hussain Jaffri and **SARDAR HAIDER JAFFRI**, son of Late Shahenshah Hussain Jaffri (Donor herein). And in the said Partition all the Family members were satisfactorily allotted and given the share into and over the total properties (Subject matter of the Partition) which separately exist within and also outside the State of West Bengal and the Donor i.e. Mr. **SARDAR HAIDER JAFFRI**, son of Late Shahenshah Hussain Jaffri was exclusively allotted and given the entire property mentioned in the Schedule-A written herein below as his share in view of the said amiable Family Partition. And after the said partition, the possession of the properties of the respective Co-sharers were immediately given and handed over and since then all the co-sharers are in possession of their respective properties without any claim, objection, dispute and/or demands by any of the parties till date and all of them are enjoying their respective share of the properties till date freely and independently.

AND WHEREAS thus Mr. **SARDAR HAIDER JAFFRI**, son of Late Shahenshah Hussain Jaffri, the Donor herein become the absolute and lawful owner of the properties morefully and

specifically mentioned and described in the Schedule-A written herein below and the Donor have mutated his name before the concerned authority of Kolkata Municipal Corporation in respect of the said property and enjoying the same free from all encumbrances after paying the taxes to the local authority.

AND WHEREAS Mr. **ZAID HAIDER JAFFRI** (Donee herein) is the son of Mr. **SARDAR HAIDER JAFFRI** (Donor herein) and the Donee is living with his father in his house at P-129, New Circular Road, Police Station Beniapukur, Kolkata-700017. The Donee is very much obedient and caring towards his father and he always look after his father with great Love and affection and also handling all the Business and family affairs diligently and efficiently and Donee always respect his father and the Donor i.e. father of the Donee is also satisfied with the respect, care, love and affection tendered by his son, the Donee herein and the Donor also loves the Donee very much.

AND WHEREAS the Donor herein is the sole and absolute owner of the property i.e. ALL THAT Bastu land along with several old dilapidated rooms (partly tile shed partly asbestos shed) total measuring about 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 Vide KMC Assessee No.110570400344 free from all encumbrances and the said property has been recorded in Kolkata Municipal Corporation in the name of the Donor.

AND WHEREAS DONOR is the father and Donee is the own Biological son of the Donor and Donor is concerned about the Future of the Donee and hence He (Donor) is very much desirous to make Gift of the Schedule Property which is morefully described in the **Schedule-B** i.e. 2 Cottahs and 8 Chittaks of land in favour of **ZAID HAIDER JAFFRI** (Donee herein) along with One old dilapidated tile shaded room out of Total Land i.e. 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 out of his natural Love and affection.

AND WHEREAS the Donor is physically fit and mentally alert.

AND WHEREAS after execution and registration of this deed of gift, the property referred to in the Schedule-B will be devolved upon and in favour of **ZAID HAIDER JAFFRI** i.e. the Donee herein and possession(s) is handed over to the Donee after this Deed of Gift and the Donee have every right to mutate his names in respect of the Schedule-B property mentioned herein below before the concerned authority and all other departments if necessary and to use and occupation and may be entitle to use and handle the said Schedule property as per his desire(s) or to deal with any other third party as per his (Donees) desire in view of this deed and other legal heirs of the Donor cannot claim the said property which is described in the

'Schedule-B' herein below and after this deed of gift, the Donee will be the absolute owner of property morefully and particularly mentioned in the Schedule-B herein after.

NOW THIS INDENTURE WITNESSETH:- That in consideration of natural love and affection, which the Donor have and still have for the Donee being his own son, the Donor do hereby and hereunder grant, convey and transfer, give and assure unto the Donee and to use the said properties absolutely and unconditionally and also freely and voluntarily which is mentioned and described in the Schedule-B hereunder referred to and in favour of the Donee. TO HAVE AND TO HOLD the same for his use and benefit absolutely and unconditionally forever and for use of the Donee and his heirs, executors, administrators, representatives and assigns. The Donor has good, rightful owner of the property and the Donor out of natural love and affection, transfer the said property by way of this Deed of gift in favour of the Donee and from this day the Donee is the absolute owner of the schedule-B property and he will use and enjoy the said property forever which is described in the schedule-B below and mutate his name before the Kolkata Municipal Corporation and/or ANY OTHER the concerned authority and all other departments if necessary and the Donor and his other legal heirs have no right to claim the schedule property from the Donee after execution of this deed of gift and if they claim, it will be null and void. That any defect in this deed of gift is found in future, the Donor and his legal heirs have every right to correct the said deed of gift and cost of registration will be paid by the Donee or his legal heirs. The Donor voluntarily

transfer the said property by way of gift deed, convey, deliver the said properties which have been described in the schedule-B below free from all encumbrances to the Donee and after this deed of gift, the Donee will be the absolute owner of the said property and the Donee may mutate his name before the concerned authority or any other office or departments and delivery of possession has been given from this date in favour of the Donee and after this deed of gift the Donor and/or his legal heirs have no right, title, interest of the schedule property and the Donee i.e. own son of the Donor namely **ZAID HAIDER JAFFRI** accepted this deed of gift and the approximate total value of the property of Schedule-B being gifted is Rs,10,00,000 (Rupees Ten Lakhs) only.

SCHEDULE 'A' ABOVE REFERRED TO
(Description of the Total Property)

ALL THAT Bastu land along with structures (partly tile shed partly asbestos shed) total measuring about 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 together with all the District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, ward No.57, within the jurisdiction of the District Sub-Registrar at Alipore which is butted and bounded by as follows:

ON THE NORTH	:	D.D. Chopra's factory
ON THE SOUTH	:	D. C. Dey Road.

ON THE EAST : 33, D. C. Dey Road (House of
Badu Khan)
ON THE WEST : D.D. Chopra

SCHEDULE 'B' ABOVE REFERRED TO

(Description of the Property being gifted)

ALL THAT piece and parcel Bastu land measuring **2 Cottah** and **8 Chittaks** more or less along with ~~One~~ old dilapidated room (tile shed) measuring about **100 Sqft.** be the same a little more or less out of total properties mentioned in Schedule-A herein above lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 within the Zone (After Rail Line -- Dhapa Rd) together with all the easement and quasi-easement right and all other right and privileges attached and connected thereto with the said land as mentioned herein above within the District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, ward No.57, within the jurisdiction of the District Sub-Registrar at Alipore and the property is specially shown in the PLAN(s) attached herewith and described in details which is the part and parcel of this indenture, which is butted and bounded by as follows:

ON THE NORTH : D.D. Chopra's factory
ON THE SOUTH : Portion of premises 32 D. C. Dey Road
ON THE EAST : Portion of premises 32 D. C. Dey Road
ON THE WEST : D.D. Chopra

Vaidant Singh

IN WITNESS WHEREOF the parties hereunto seal and signed with their respective hands, on the day, month and year first above written, in presence of the following WITNESSES:

Witnesses:

1. Saif Haider Jaffri
P, 129, NEW CIRCULAR ROAD,
KOLKATA - 700017



SIGNATURE OF THE 'DONOR'

(Donee accept the Gift with Great Devotion and care)

2. Md. Shahid
Advocate
High Court, Calcutta



SIGNATURE OF THE 'DONEE'

DRAFTED BY ME :

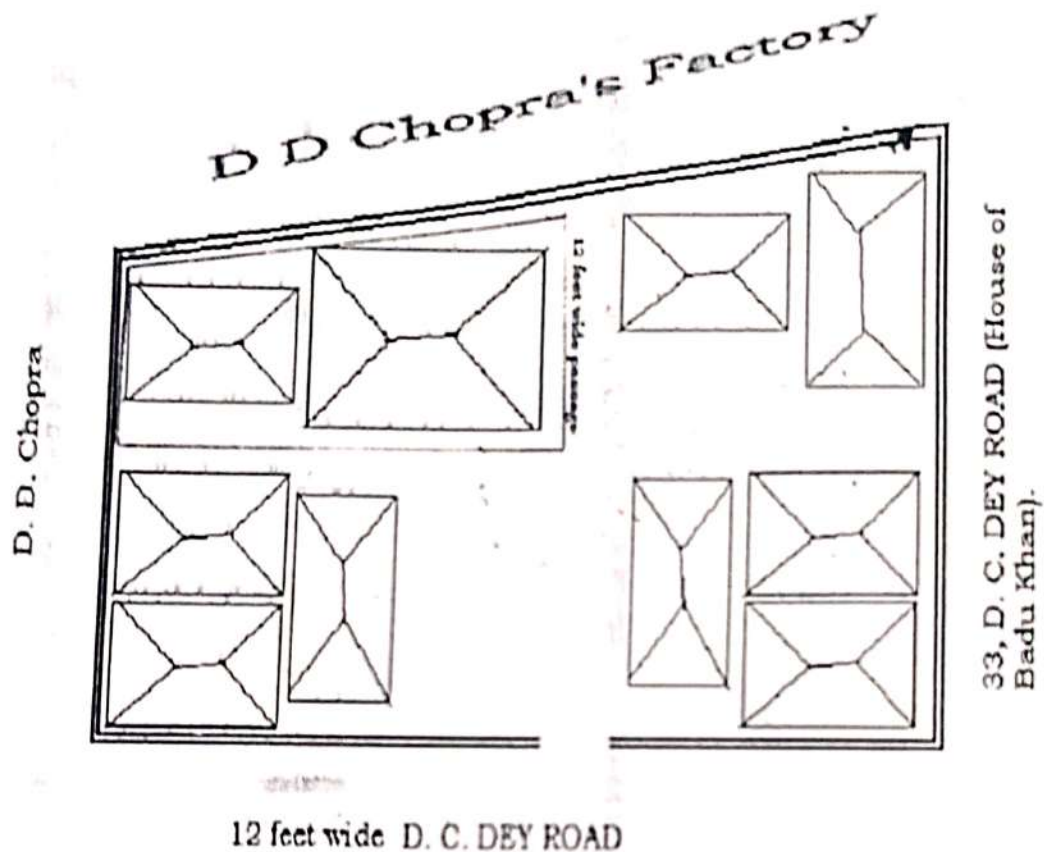
Md. Shahid

MOHAMMED SHAHID
Advocate

High Court, Calcutta
Bar Association Room No. 3
WB/136/2013
M:- 9339008089












SITE PLAN OF **ALL THAT** piece and parcel Bastu land measuring about 2 Cottahs & 8 Chittaks out of Total land measuring 16 cottahs, 7 Chittaks and 5 Sqft. more or less along with old dilapidated room lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 within Kolkata Municipal Corporation, ward No.57.

AREA OF LAND Being Gifted - 2 Cottahs & 8 Chittaks














Signature of DONOR(s)

Signature of DONEE(s)

						R
	INDEX	MIDDLE	RING	SMALL	THUMB	
						L
	THUMB	INDEX	MIDDLE	RING	SMALL	

Signature *Zaid Jaffri*

						R
	INDEX	MIDDLE	RING	SMALL	THUMB	
						L
	THUMB	INDEX	MIDDLE	RING	SMALL	

Signature *Zaid Jaffri*

						R
	INDEX	MIDDLE	RING	SMALL	THUMB	
						L
	THUMB	INDEX	MIDDLE	RING	SMALL	

Signature



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

GRN Details

GRN: 192021220180378411 Payment Mode: Online Payment
GRN Date: 09/02/2022 11:31:46 Bank/Gateway: ICICI Bank
BRN: 75000871 BRN Date: 09/02/2022 11:02:47
Payment Status: Successful Payment Ref. No: 2000434960/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MD SHAHID
Address: ALIPORE JUDGES COURT
Mobile: 9339008089
Depositor Status: Others
Query No: 2000434960
Applicant's Name: Mr MOHAMMED SHAHID
Identification No: 2000434960/2/2022
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000434960/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	42805
2	2000434960/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	85784

Total 128589

IN WORDS: ONE LAKH TWENTY EIGHT THOUSAND FIVE HUNDRED EIGHTY NINE ONLY

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ACPPJ5936K



नाम/ Name

SARDAR HAIDER JAFFRI

पिता का नाम/ Father's Name

SHAHENSHAH HUSSAIN JAFFRI

जन्म की तारीख/
Date of Birth

18/10/1958

Sardar H. Jaffri

हस्ताक्षर/ Signature

1801202

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

BR0PJ5510Q

नाम / Name

ZAID HAIDER JAFFRI

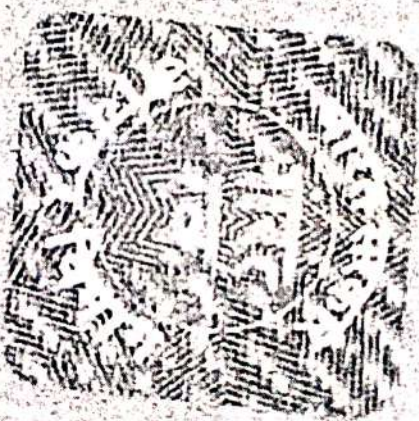
पिता का नाम / Father's Name

SARDAR HAIDER JAFFRI

जन्म की तारीख / Date of Birth

01/05/2000

हस्ताक्षर / Signature



11052018

Major Information of the

Deed No :	I-1630-01139/2022	Date of Registration :	09/02/2022
Query No/ Year :	1630-2000434960/2022	Office where deed is registered :	
Query Date :	08/02/2022 1:19:28 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MOHAMMED SHAHID HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No. : 9339008089, Status : Advocate		
Transaction :	Additional Transaction :		
[0201] Gift, Gift In Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 85,76,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 42,905/- (Article:33(i))	Rs. 85,816/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Debendra Chandra Dey Road, Road Zone : (Pamar Bazar – Rail Line) , , Premises No: 32, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	(RS :-)		Bastu		2 Katha 8 Chatak	9,99,999/-	85,49,999/-	Width of Approach Road: 12 Ft., , Last Reference Deed No :1901-I -06535 1985
Grand Total :					4.125Dec	9,99,999 /-	85,49,999 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Donor Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Name Photo Finger Print Signature
Mr SARDAR HAIDER JAFFRI (Presentant) Son of Late Shahenshah Hussain Jaffri Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	 09/02/2022  LTI 09/02/2022  09/02/2022
P-129, New Circular Road,, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx6K, Aadhaar No: 47xxxxxx4269, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	

Donee Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	Name Photo Finger Print Signature
Mr ZAID HAIDER JAFFRI Son of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	 09/02/2022  LTI 09/02/2022  09/02/2022
Son of Mr SARDAR HAIDER JAFFRI P-129, New Circular Road,, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BRxxxxxx0Q, Aadhaar No: 30xxxxxxxx3001, Status :Individual, Executed by: Self, Date of Execution: 09/02/2022 , Admitted by: Self, Date of Admission: 09/02/2022 ,Place : Office	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mohammed Shahid Son of Mr Abdul Sattar High Court Calcutta, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 09/02/2022	 09/02/2022	 09/02/2022
Identifier Of Mr SARDAR HAIDER JAFFRI, Mr ZAID HAIDER JAFFRI			

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	Mr SARDAR HAIDER JAFFRI	Mr ZAID HAIDER JAFFRI	Y	4.125 Dec	85,49,999/-

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	Mr SARDAR HAIDER JAFFRI	Mr ZAID HAIDER JAFFRI	Y	100 Sq Ft	27,000/-

On 09-02-2022

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 : 3 (i) of Indian Stamp Act 1899.

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

Presented for registration at 12:41 hrs on 09-02-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SARDAR HAIDER JAFFRI, 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 85,76,999/-. Family Members amount Rs 85,76,999/-

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

Execution is admitted on 09/02/2022 by 1. Mr SARDAR HAIDER JAFFRI, Son of Late Shahenshah Hussain Jaffri, P-129, New Circular Road,, P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. Mr ZAID HAIDER JAFFRI, Son of Mr SARDAR HAIDER JAFFRI, P-129, New Circular Road,, P.O: Circus Avenue, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business


Indetified by Mr Mohammed Shahid, , Son of Mr Abdul Sattar, High Court Calcutta, P.O: Gpo, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 85,816/- (A(1) = Rs 85,770/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 85,784/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/02/2022 11:33AM with Govt. Ref. No: 192021220180378411 on 09-02-2022, Amount Rs: 85,784/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 75000871 on 09-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,905/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 42,805/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 6521, Amount: Rs.100/-, Date of Purchase: 08/02/2022, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/02/2022 11:33AM with Govt. Ref. No: 192021220180378411 on 09-02-2022, Amount Rs: 42,805/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 75000871 on 09-02-2022, Head of Account 0030-02-103-003-02


Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 60849 to 60873
being No 163001139 for the year 2022.



Bdasgupta

Digitally signed by BAISHALI
DASGUPTA
Date: 2022.03.09 18:12:42 -08:00
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 2022/03/09 06:12:42 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)