

3657/25

I-03525/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 221146

0-2/478688/25  
27/02/25

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

27 FEB 2025

**DEED OF GIFT**

THIS DEED OF GIFT is made on this 27<sup>th</sup> day of February, 2025

**BETWEEN**

23703

21 FEB 2025

No. .... ₹ 100/- Date .....

Name : S. Nalla

Address : ..... Advocate  
ALIPORE JUDGE COURT  
Kolkata - 700 027

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)  
**SUNANKAR DAS**  
VENDOR  
Alipore Police Court, Kol-27

**Identifier with complete  
information of identifier :-**

**Full Name :** Ramjan Das

**Signature :** Ramjan Das

**S/o :-** Ramprosad Das

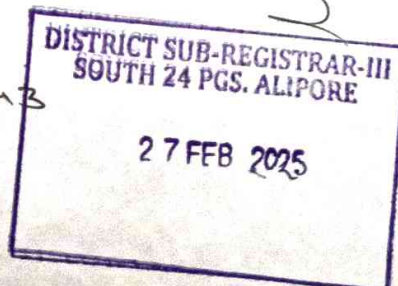
**Address :** 1/144 Azadganj

**P.O. :-** Regent Park

**P.S. :-** Golf Green

**Occupation :-** business

**Aadhaar No. :-** 3143 9135 2143



(1) **SALIMA MONDAL** (PAN-EELPM6852M, AADHAAR NO.2251 5131 8417), wife of Abubokkar Mondal and daughter of Late Nur @ Noor Ali Mondal, by faith-Muslim, by occupation-house wife, by Nationality-Indian, residing at Bonhooghly, P.O. & P.S. Sonarpore, District-South 24 Parganas, Kolkata-700 103, (2) **BEGUM BIBI** (PAN-HYMPB7901J & AADHAAR NO.3963 8800 2214), wife of Ayub and daughter of Late Nur @ Noor Ali Mondal, by faith-Muslim, by occupation-house wife, by Nationality-Indian, residing at V-46/1, Karbala Road, P.O. Bottala, P.S. Rajabazar, Kolkata-700 018, and (3a) **HASINA BIBI** (PAN-HXFPPB1438A & AADHAR NO.6252 0411 2062), wife of Sk. Salim and daughter of Late Hasem Ali @ Hasam Ali Sardar @ Sk. Chano, by faith-Muslim, by occupation-house wife, by Nationality-Indian, residing at 97, Prince Anwar Shah Road, P.O. Indrani Park, P.S. Golf Green, Kolkata-700 033, (3b) **NASIM BANU** (PAN-FNMPB4032H & AADHAAR NO.6526 1775 6431), wife of Tajamul Hossain Beg and daughter of Late Hasem Ali @ Hasam Ali Sardar @ Sk. Chano, by faith-Muslim, by occupation-house wife, by Nationality-Indian, residing at Uttar Jal Khura, P.O. Dakghar, P.S. Mahestala, Kolkata-700 141, (3c) **WAHIDA BIBI** (PAN-BUNPB1080P & AADHAAR NO.6536 7723 1795), wife of Sk. Aktar and daughter of Late Hasem Ali @ Hasam Ali Sardar @ Sk. Chano, by faith-Muslim, by occupation-house wife, by Nationality-Indian, residing at 101, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Jadavpur now Golf Green, Kolkata-700 033, (3d) **SABNAM KHATUN** (PAN-JCBPK7074L &

AADHAAR NO.5699 2873 3971), wife of Md. Kalim and daughter of Late Hasem Ali @ Hasam Ali Sardar @ Sk. Chano, by faith-Muslim, by occupation-house wife, by Nationality-Indian, residing at 32, Prince MD. Shah Road, P.O. Golf Green, P.S. Jadavpur now Golf Green, Kolkata-700 095, (3e) **AMAN ALI** (PAN-EQPPA6223M & AADHAAR NO.7318 5182 1373), son of Late Hasem Ali @ Hasam Ali Sardar @ Sk. Chano, by faith-Muslim, by occupation-business, by Nationality-Indian, residing at 32, Prince Golam Md. Shah Road, P.O. Golf Green, P.S. Jadavpur now Golf Green, Kolkata-700 095, hereinafter called and jointly referred to as the **"DONORS"** (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their legal heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART;**

**A N D**

(1) **KAUSAR ALI MONDAL** (PAN-GNGPM4505R & AADHAAR NO.8017 5190 9386 (2) **AAMIR ALI MONDAL** (PAN-CNZPM1158H & AADHAAR NO.2942 5125 6893), both sons of Late Noor Ali @ Nur Ali Mondal, both by faith-Muslims, both by occupation-business, both by Nationality-Indians, both are residing at 29C, Jadavpur Central Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, hereinafter jointly called and referred to as the **"DONEES"** (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their legal heirs, executors,

administrators, legal representatives and/or assigns) of the **OTHER PART**;

**W H E R E A S** one Bhundul Mondal was the owner in respect of land under Mouza Ibrahimpur, J.L. No.36, R.S. No.10, Pargana-Khaspur, Khatian No.128 and under C.S. dag Nos. 341 and 347/445, Sub-registry office at Alipore, within the limits of the Kolkata Municipal corporation and District South 24 Parganas.

AND WHEREAS the said Bhundul Mondal died intestate leaving behind him his two sons namely Babujan Mondal and Sahebjan Mondal and one daughter Bhanujan Bibi and widow Khatejan Bibi and they became the owners by law of inheritance of the aforesaid land after demise of the said Bhundul Mondal.

AND WHEREAS subsequently the said Bhanujan Bibi died intestate leaving behind her three daughters namely Basirnesa, Sakila and Amina who were jointly sold and transferred their undivided share (derived from their mother) to one Leelabati Roy. It is pertinent to mention here that the said Bhanujan Bibi died prior to the death of other heirs and successors namely Babujan and Sahebjan.

Subsequently Sahebjan Mondal died intestate bachelor and issueless and his share devolved upon his brother Babujan Mondal as per the law of Mohamedan law.

AND WHEREAS the said Babujan Mondal has purchased a plot of doba land measuring about 11 satak equivalent to 06 cottahs 11 chittacks more or less lying and situated under Khatian No.173, C.S. Dag No.341/444, from the then owner Moksed Ali by virtue of a Bengali Deed of Kobala dated 30.01.1993, being Deed No.282, for the year 1939. The said Babujan Mondal mutated his name before the Tollygunge Municipality and known as 29 No. Jadavpur Central Road.

AND WHEREAS the said Leelabati Roy (wife of Sailendra Nath Roy) as plaintiff filed a title suit being it No.34 of 1951 before the Ld. 3<sup>rd</sup> Sub Judge Court at Alipore. Subsequently, legal heirs of Babujan Mondal i.e. five sons namely Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal and two daughters namely Bibijan Bewa and Sarifan Bibi – all executed a “Solenama” and on the basis of the said Solenama the aforesaid title suit disposed of accordingly.

Leelabati Roy entitled land measuring about 3 ½ satak or 2 cottahs 3 chittacks under C.S. dag No.341 as per the aforesaid title suit

no.34 of 1951 and subsequently the said land known and re-numbered as 29/1, Jadavpur central Road.

AND WHEREAS the heirs of the said Babujan Mondal i.e. Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal, Bibijan Bewa and Sarifan Bibi were remain owners in respect of land measuring about  $17\frac{1}{2}$  Satak out of C.S. dag No.341 AND land measuring about 11 Satak out of C.S. dag No.341/444 AND land measuring about 20 Satak of C.S. dag No.347/445, total land measuring about  $.048\frac{1}{2}$  Satak ( $17\frac{1}{2}$  Satak +11 Satak + 20 Satak) and they were in possession and occupation as lawful joint owners thereof without any disturbances, obstructions and hindrances from anybody. The aforesaid land remain and known as Premises No.29, Jadavpur Central Road.

AND WHEREAS the heirs of the said Babujan Mondal i.e. Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal, Bibijan Bewa and Sarifan Bibi were sold and transferred land measuring about .08 Satak to Smt. Indira Roy @ Chowdhury and Ashok Guha in the year 1963 out of total land measuring  $.048\frac{1}{2}$  Satak. They remain owners of the rest land measuring about  $.040\frac{1}{2}$  Satak or

24 cottahs of three C.S. Dag Nos. 341, 341/444 and 347/445 and known as Premises No.29, Jadavpur Central Road.

AND WHEREAS as per Mohamedan law aforesaid five sons of Babujan namely Nur Mohammad Mondal, Nur Ali Mondal, Nur Bukhs Mondal @ Fakir Mohammad, Nur Hossain Mondal, Nur Uddin Mondal @ Ramjan Mondal each entitled 04 cottahs land and two sisters namely Bibijan Bewa and Sarifan Bibi entitled 02 cottahs each out of the said total land measuring about .040½ Satak or 24 cottahs of three C.S. Dag Nos.341, 341/444 and 347/445 and known as Premises No.29, Jadavpur Central Road.

AND WHERAS subsequently the owner namely Nur Ali Mondal died intestate on 17.11.2000 leaving behind him his wife Khandu Bibi, three sons namely Showkat Ali Mondal, Kausar Ali Mondal, Amir Ali Mondal and three daughters namely Halima Bibi, Salima Bibi, Begum Bibi as his legal heirs and successors who jointly inherited the share of the deceased Nur Ali Mondal, i.e. the land measuring about 4 cottahs known as Premises No.29, Jadavpur Central Road.

AND WHEREAS under the Mahomedan Law, Sunni School, Khandu Bibi as wife inherited 1/8<sup>th</sup> share equivalent to 360 sq. ft. as a sharer. The rest 7/8<sup>th</sup> share were inherited by three sons and three daughters

of Nur Ali Mondal as residuary in the ratio of 2:1, i.e. each son  $\frac{2}{9}$  share equivalent to 560 sq. ft. and each daughters  $\frac{7}{216}$  share equivalent to 280 sq. ft.

AND WHEREAS Showkat Ali Mondal died intestate on 09.11.2010 leaving behind him his wife Asia Bibi, two sons namely Sanowar Ali Mondal, Ashique Ali Mondal and two married daughters namely Sayanaz Khatun, Sabana Bibi, as his legal heirs and successors who jointly inherited the share of the deceased Showkat Ali Mondal, i.e. the land measuring about 560 sq. ft. known as Premises No.29, Jadavpur Central Road.

AND WHEREAS subsequently the said Khandu Bibi died intestate on 24.09.2024 leaving behind her surviving two sons namely Kausar Ali Mondal, Amir Ali Mondal and three daughters namely Halima Bibi, Salima Bibi, Begum Bibi to step into shoes. Therefore, under the Mohamedan Law her said two sons and three daughters will be entitled to her  $\frac{1}{8}$  share equivalent to 360 sq. ft. in the ratio of 2:1. Her predeceased son Showkat Ali Mondal's aforesaid heirs will not inherit her. Hence, Kausar Ali Mondal and Amir Ali Mondal each son entitled 102.85 sq. ft. and Halima Bibi, Salima Bibi, Begum Bibi each daughters entitled 51.42 sq. ft. out of  $\frac{1}{8}$  share equivalent to 360 sq. ft. of their mother Khandu Bibi' share.

AND WHEREAS summing up, Kausar Ali Mondal and Amir Ali Mondal each inherited from father and mother **662.85 sq. ft.** AND Halima Bibi, Salima Bibi, Begum Bibi each inherited from father and mother **331.42 sq. ft.** in the said property.

AND WHEREAS one of the owners namely Halima Bibi died intestate on 11.02.2025 leaving behind her four married daughters namely Hasina Bibi, Nasim Banu, Wahida Bibi, Sabnam Khatun and one son namely Aman Ali, the Donor nos. 3a to 3e herein and they jointly represent their mother's share i.e. **331.42 sq. ft.** in the aforesaid property as per the School of Mahamedan Law.

*It is pertinent to mention here that the husband of the said Halima Bibi namely Hasem Ali Sardar died prior to her death.*

AND WHEREAS the DONORS herein Salima <sup>Mondal</sup> ~~Bibi~~, Begum Bibi and Hasina Bibi, Nasim Banu, Wahida Bibi, Sabnam Khatun and Aman Ali are the absolute and rightful owners to in respect of ALL THAT piece or parcel of land measuring **994.26 sq. ft.** (total undivided share of the donees herein) more or less (out of land measuring 04 cottahs) of homestead land, together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South), as

*Amir Ali Mondal.*

fully described and mentioned in the Second schedule written hereunder.

AND WHEREAS the Donor nos. 1 & 2 out of the natural love and affection and out of free will and accord towards their brothers the Donees herein AND the Donor nos.3a to 3e out of the natural love and affection and out of free will and accord towards their uncles the Donees herein namely Kausar Ali Mondal and Amir Ali Mondal, is desirous of making a Gift in favour of the Donees herein in respect of **ALL THAT** piece or parcel of land measuring **994.26 sq. ft.** (total undivided share of the donees herein) more or less (out of land measuring 04 cottahs) of homestead land, together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South), as fully described and mentioned in the Second Schedule written hereunder.

AND WHEREAS for the purpose of stamp duty of the said land and structure described and mentioned in the schedule written hereunder is valued at Rs.5,00,000/- ( rupees Five lacks) only.

NOW THIS INDENTURE WITNESSETH that the Donors out of their natural love and affection of the Donees and out of free will and accord doth hereby voluntarily grant, convey and transferred by way of Gift **ALL THAT** piece or parcel of land measuring 994.26 sq. ft. (total undivided share of the donees herein) more or less (out of land measuring 04 cottahs) of homestead land, together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South), which is more fully described and mentioned in the second schedule hereunder written or HOWSOEVER OTHERWISE the said land or at any time heretofore is butted and bounded, described or distinguished in any way appertaining to ALL THAT the estate right, title, interest and demand whatsoever of the Donors into and upon the said land and structure or any part thereof AND HAVE AND TO HOLD the said land unto and to the use of the Donees absolutely and forever and intended to be hereby granted, conveyed, and transferred for ever absolutely and the Donors hereby covenant and agreed with the Donees that they have good right full power and absolute authority to grant, convey and transferred by way of gift unto the Donees of the said land described and mentioned in the second schedule written hereunder and the Donees shall and will from time to

time and at all times hereafter peaceably hold, possess and enjoy the said land and received rents, issues and profits thereof without any interruption whatsoever from the Donors and /or any other person or persons claiming through under or in trust for the Donees and the Donees shall have absolute right, full power and authority to grant, conveyed and transferred and/or to create mortgage the said land in favour of any person or persons and that freely and absolutely acquitted, exonerated and discharged from or by the Donors and will and sufficiently indemnified and kept harmless of from and against all former and other estate, right, title and interest, lien, charges and encumbrances whatsoever made or done or suffer by the or for the trust for her and the Donors shall and will from time to time and all times hereafter at the request and cost of the Donees do and execute all such acts, deeds matters and things whatsoever for further and more perfectly assuring the said land and temporary structure unto and to the use of the Donees as shall or may be reasonable require by the Donees.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(The entire land & premises)**

**ALL THAT** piece or parcel of land measuring 04 Cottahs more or less of homestead land, together with old tin shed structure measuring about 300 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C,

Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South) which is butted and bounded in the manner follows:-

On the North	: 29, Jadavpur Central Road,
On the East	: 30/1, Jadavpur Central Road,
On the South	: 29D, Jadavpur Central Road,
On the West	: 16 ft. wide K.M.C. Black Top Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(The gift property)**

**ALL THAT** piece or parcel of land measuring **994.26 sq. ft.** (total undivided share of the donees herein) more or less (out of land measuring 04 cottahs) of homestead land, together with old tin shed structure measuring about 100 sq. ft. lying and situated at the Kolkata Municipal Premises No.29C, Jadavpur Central Road, P.S. previously Jadavpur now Golf Green, Kolkata-700 032, Ward No.95, Assessee No.210950300759, Sub-Registration Office Alipore, in the District of 24-Parganas (South).

**IN WITNESS WHEREOF** the **DONORS** and the **DONEES** herein have put their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the parties at Kolkata in the Presence of :-

1. Sagar Ali Mondal.  
29, C Jadarpur central  
Road, Kolkata-70032

2. Rina Alam  
29C, Central Road  
Jadarpur KOL-700032

Salima Mondal  
(1) Salima Mondal

(2) Begum Bibi

Hasina Bibi  
(3a) Hasina Bibi

Nasim Banu  
(3b) Nasim Banu

Wahida Bibi  
(3c) Wahida Bibi

Sabnam Khatun  
(3d) Sabnam Khatun

Aman Ali  
(3e) Aman Ali

(Signature of the **DONORS**)

Kausar Ali Mondal  
(1) Kausar Ali Mondal

Amir Ali Mondal  
(2) Amir Ali Mondal  
Amir

(Signature of the **DONEES**)












Drafted by:-

Sabahn Malla  
Advocate. (WB-2115/2010)  
Judges Court, Alipore  
Kolkata-700027

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					






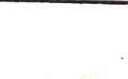





Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name SALINA MONDAL

Signature Salina Mondal

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BEGUM BIBI

Signature ..... L.I. of Begum Bibi, by the pen of Ranjan Das  
Identification of the deed

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name HASINA BIBI

Signature Hasina Bibi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name NASIM BANU

Signature Nasim Banu



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SABNAM KHATUN

Signature Sabnam Khatun



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name WAHIDA BIBI

Signature Wahida Bibi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AMAN ALI

Signature Aman ali



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name KAUSER ALI MONDAL  
 Signature Kauser Ali Mondal



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name AMIR ALI MONDAL  
 Signature Amir Ali Mondal

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

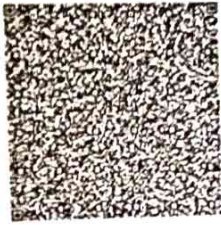


भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 0633/28700/00285

To  
Ranjan Das  
1/144 AZADGARH  
MINA PARA ROAD  
REGENT PARK  
Regent Park S.O  
Kolkata West Bengal - 700040  
8777266033



आपका आधार क्रमांक / Your Aadhaar No. :  
**3143 9135 2143**  
VID : 9122 3515 6837 8107  
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 10/10/2012



Ranjan Das  
Date of Birth/DOB: 01/07/1970  
Male/ MALE

**3143 9135 2143**  
VID : 9122 3515 6837 8107  
मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

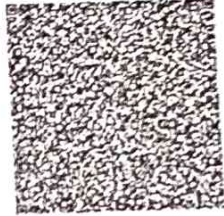
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, फीजीसी कार्ड, ई-आधार और वन-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपके विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) छापने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
1/144 AZADGARH, MINA PARA ROAD, REGENT  
PARK, Regent Park S.O, Kolkata,  
West Bengal - 700040



Download Date: 10/10/2012

**3143 9135 2143**  
VID : 9122 3515 6837 8107

1847 | help@uidai.gov.in | www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1603-03525/2025	Date of Registration	27/02/2025
Query No / Year	1603-2000478688/2025	Office where deed is registered	
Query Date	17/02/2025 10:59:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Molla 233, P.A.S. Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 9088358783, Status : Advocate		
Transaction	Additional Transaction		
[0207] Gift, Gift in f/o family members and others	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 44,93,940/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 89,416/- (Article:33(i), 33())	Rs. 44,985/- (Article:A(1), E)		
Remarks	Family Members Amount Rs 30,20,665/- Others Amount Rs 14,73,275/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :






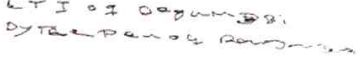


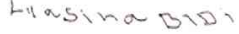
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 29C, , Ward No: 095 Pin Code : 700032









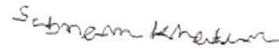



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	994.26 Sq Ft	1/-	44,18,940/-	Property is on Road
<b>Grand Total :</b>				2.2785Dec	1 /-	44,18,940 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	1 /-	75,000 /-	







Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mrs Salima Mondal</b> Wife of Mr Abubokkar Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/02/2025</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p><b>Signature</b></p>  <p>27/02/2025</p>
<p>Vill Bonhooghly, City:- , P.O:- Sonarpore, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: eexxxxxx2m, Aadhaar No: 22xxxxxxxx8417, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mrs Begum Bibi</b> Wife of Mr Ayub Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/02/2025</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p><b>Signature</b></p>  <p>27/02/2025</p>
<p>V 46/1 Karbala Road, City:- , P.O:- Bottala, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700018 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: hyxxxxxx1j, Aadhaar No: 39xxxxxxxx2214, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Mrs Hasina Bibi</b> Daughter of Late Hasem Ali Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>	<p><b>Photo</b></p>  <p>27/02/2025</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 27/02/2025</p>	<p><b>Signature</b></p>  <p>27/02/2025</p>
<p>97, Pr Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: hxxxxxxx8a, Aadhaar No: 62xxxxxxxx2062, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office</p>				



Name	Photo	Finger Print	Signature
<b>Mrs Nasim Banu</b> Daughter of Late Hasem Ali Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 LTI 27/02/2025 Captured	 27/02/2025
Uttar Jal Khura, City:- , P.O:- Mahestala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: fnxxxxx2h, Aadhaar No: 65xxxxxxxx6431, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			
<b>Mrs Wahida Bibi</b> Daughter of Late Hasem Ali Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 LTI 27/02/2025 Captured	 27/02/2025
101, Pr Anwar Shah Road, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: buxxxxx0p, Aadhaar No: 65xxxxxxxx1795, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			
<b>Mrs Sabnam Khatun</b> Daughter of Late Hasem Ali Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 LTI 27/02/2025 Captured	 27/02/2025
32, Pr Gulam Md. Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: jcxxxxx4l, Aadhaar No: 56xxxxxxxx3971, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			
<b>Mr Aman Ali</b> Son of Late Hasam Ali Sardar Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	 27/02/2025	 LTI 27/02/2025 Captured	 27/02/2025

32, Pr Gulam Md. Shah Road, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: eqxxxxx3m, Aadhaar No: 73xxxxxxxx1373, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Kausar Ali Mondal</b> Son of Late Noor Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
	Son of Late Noor Ali Mondal 29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: gnxxxxx5r, Aadhaar No: 80xxxxxxxx9386, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			
2	<b>Name</b> <b>Mr Aamir Ali Mondal (Presentant)</b> Son of Late Noor Ali Mondal Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office	<b>Photo</b>  27/02/2025	<b>Finger Print</b>  Captured LTI 27/02/2025	<b>Signature</b>  27/02/2025
	Son of Late Noor Ali Mondal 29C, JADAVPUR CENTRAL ROAD, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: cnxxxxx8h, Aadhaar No: 29xxxxxxxx6893, Status :Individual, Executed by: Self, Date of Execution: 27/02/2025 , Admitted by: Self, Date of Admission: 27/02/2025 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ranjan Das</b> Son of Mr S Das City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040	 27/02/2025	 Captured 27/02/2025	 27/02/2025
Identifier Of Mrs Salima Mondal, Mrs Begum Bibi, Mrs Hasina Bibi, Mrs Nasim Banu, Mrs Wahida Bibi, Mrs Sabnam Khatun, Mr Aman Ali, Mr Kausar Ali Mondal, Mr Aamir Ali Mondal			

### 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	Mrs Salima Mondal	Mr Kausar Ali Mondal			
L1	Mrs Salima Mondal	Mr Aamir Ali Mondal	Y	0.379715 Dec	7,36,416/-
L1	Mrs Begum Bibi	Mr Kausar Ali Mondal	Y	0.379715 Dec	7,36,416/-
L1	Mrs Begum Bibi	Mr Aamir Ali Mondal	Y	0.379715 Dec	7,36,416/-
L1	Mrs Hasina Bibi	Mr Kausar Ali Mondal	Y	0.379715 Dec	7,36,416/-
L1	Mrs Hasina Bibi	Mr Aamir Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mrs Nasim Banu	Mr Kausar Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mrs Nasim Banu	Mr Aamir Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mrs Wahida Bibi	Mr Kausar Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mrs Wahida Bibi	Mr Aamir Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mrs Sabnam Khatun	Mr Kausar Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mrs Sabnam Khatun	Mr Aamir Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mr Aman Ali	Mr Kausar Ali Mondal	N	0.0759657 Dec	1,47,327/-
L1	Mr Aman Ali	Mr Aamir Ali Mondal	N	0.0759657 Dec	1,47,327/-

### 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	Mrs Salima Mondal	Mr Kausar Ali Mondal	Y	25 Sq Ft	18,750/-
S1	Mrs Salima Mondal	Mr Aamir Ali Mondal	Y	25 Sq Ft	18,750/-
S1	Mrs Begum Bibi	Mr Kausar Ali Mondal	Y	25 Sq Ft	18,750/-
S1	Mrs Begum Bibi	Mr Aamir Ali Mondal	Y	25 Sq Ft	18,750/-

**Endorsement For Deed Number : I - 160303525 / 2025**

On 27-02-2025

**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), 33( of Indian Stamp Act 1899.

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

Presented for registration at 11:50 hrs on 27-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Aamir Ali Mondal , one of the Claimants.

**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 44,93,940/-. Other amount Rs 14,73,275/-

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

Execution is admitted on 27/02/2025 by 1. Mrs Salima Mondal, Wife of Mr Abubokkar Mondal, Vill Bonhooghly, P.O: Sonarpore, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession House wife, 2. Mrs Begum Bibi, Wife of Mr Ayub , V 46/1 Karbala Road, P.O: Bottala, Thana: Metiaburutz, , South 24-Parganas, WEST BENGAL, India, PIN - 700018, by caste Muslim, by Profession Others, 3. Mrs Hasina Bibi, Daughter of Late Hasem Ali, 97, Road: Pr Anwar Shah Road, , P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession House wife, 4. Mrs Nasim Banu, Daughter of Late Hasem Ali, Uttar Jal Khura, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Muslim, by Profession House wife, 5. Mrs Wahida Bibi, Daughter of Late Hasem Ali, 101, Road: Pr Anwar Shah Road, , P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Muslim, by Profession House wife, 6. Mrs Sabnam Khatun, Daughter of Late Hasem Ali, 32, Road: Pr Gulam Md. Shah Road, , P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Muslim, by Profession House wife, 7. Mr Aman Ali, Son of Late Hasam Ali Sardar, 32, Road: Pr Gulam Md. Shah Road, , P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Muslim, by Profession Business, 8. Mr Kausar Ali Mondal, Son of Late Noor Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business, 9. Mr Aamir Ali Mondal, Son of Late Noor Ali Mondal, 29C, Road: JADAVPUR CENTRAL ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Muslim, by Profession Business

Indetified by Mr Ranjan Das, , Son of Mr S Das, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 44,985.00/- ( A(1) = Rs 44,939.00/- ,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 44,953/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2025 10:06PM with Govt. Ref. No: 192024250422267118 on 26-02-2025, Amount Rs: 44,953/-, Bank: SBI EPay ( SBlePay), Ref. No. 4278469697623 on 26-02-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 89,416/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 89,316/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 23703, Amount: Rs.100.00/-, Date of Purchase: 21/02/2025, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/02/2025 10:06PM with Govt. Ref. No: 192024250422267118 on 26-02-2025, Amount Rs: 89,316/-, Bank: SBI EPay ( SBlePay), Ref. No. 4278469697623 on 26-02-2025, Head of Account 0030-02-103-003-02



**Md Iyaraftun Gazi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 88752 to 88778  
being No 160303525 for the year 2025.



Digitally signed by MD IYARAFIUN GAZI  
Date: 2025.02.27 15:41:38 +05:30  
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 27/02/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE

27 FEB 2025