

01064/21

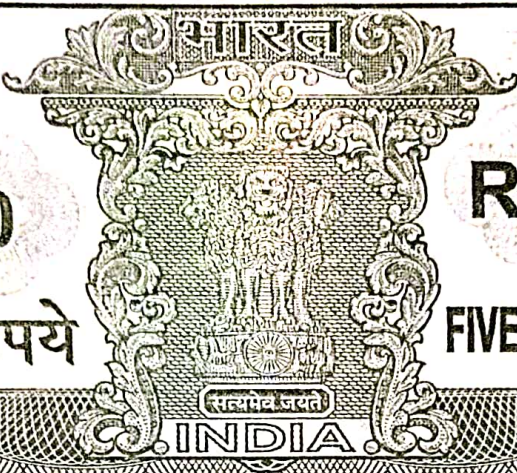
1-01051/21

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 683754

श्री 21
2-430992/21

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.

2
District Sub-Registrar-V
Alipore, South 24 Parganas

~~25 MAR 2021~~

25 FEB 2021

DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS

THE 25TH DAY OF FEBRUARY, 2021

(TWO THOUSAND AND TWENTY ONE) A.D.

BY

MRS. SAHIDA BIBI ALIAS SAHIDA BEOYA SARDAR (PAN: ELTPB 9361 R)(AADHAAR :9052 5138 0025), wife of Late Raijan Ali Sardar, by faith Islam, by nationality Indian, a Home-maker, residing at Brahmapur, Badamtala, Police Station Bansdroni (previously Regent Park), Post Office Brahmapur, Kolkata -700096, District South 24 Parganas, hereinafter called and referred to as the DONOR (which term or expression unless excluded by or repugnant to the context shall mean and include herheirs, successors, administrators, executors, legal representatives, assignees etc.) of the FIRST PART.

TO AND IN FAVOUR OF

MR. ENSHAN ALI SARDAR (PAN : KTXPS 0645 K) (AADHAAR :4593 6928 7473), son of Late Raijan Ali Sardar, by occupation Business, by faith Islam, by nationality Indian and residing at Brahmapur, Badamtala, Post office Brahmapur and Police Station - Bansdroni (previously Regent Park), District : South 24 Parganas, Kolkata 700096, hereinafter called and referred to as the DONEE (which term or expression unless repugnant or contrary to the context shall mean and include his heirs, successors, legal representatives, administrators, executors, assignees etc.) of the SECOND PART.

WHEREAS one Menajuddin Sardar was the sole Owner and Possessor of ALL THAT the piece and parcel of Bastu Land measuring or containing more or less 05 (Five) Cottahs and 09 (Nine) Chittacks, within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the

limits of the Kolkata Municipal Corporation, Ward No. 111, Borough – XI, along with various other properties, by virtue of Deed of Partition dated 03.06.1960.

AND WHEREAS during his such sole, absolute and peaceful possession and enjoyment of the said property, the said Menajuddin Sardar died intestate, leaving behind his only wife Ben Bewa and three sons namely Asraf Ali Sardar, Osman Ali Sardar and Ramjan Ali Sardar, as his only legal heirs and / or successors to succeed and / or inherit the property as left by the said Menajuddin Sardar.

AND WHEREAS after the death of the said Menajuddin Sardar, the said Ben Bewa, Asraf Ali Sardar, Osman Ali Sardar and Ramjan Ali Sardar, became the joint and absolute Owners and Possessors of the above mentioned property and started to possess and enjoy the said property jointly, absolutely and without any disturbance and / or hindrance from anybody.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Ben Bewa, Asraf Ali Sardar, Osman Ali Sardar and Ramjan Ali Sardar jointly partitioned their property by metes and bounds.

AND WHEREAS by virtue of the said Partition, the said Ramjan Ali Mondal became the sole and absolute Owner and Possessor of ALL THAT the piece and parcel of Bastu Land measuring or containing more or less 05 (Five) Cottahs and 09 (Nine) Chittacks, within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Borough – XI and started to possess and enjoy the said property solely, absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS during his such sole and absolute Ownership and Possession of the said property, the said Ramjan Ali Sardar had executed a Family Settlement Deed on 01.11.1995. The said Deed has been registered at the office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 51, from 36 to 44 Pages and being Deed No. 1907 for the year 1995.

Accordingly, as per the said Family Settlement Deed, the said Ramjan Ali Sardar made himself, the sole trustee of the Scheduled mentioned property till his demise and it has also been stated in the said Deed that after the demise of the said Ramjan Ali Sardar, the said Rabia Bibi (wife of Ramjan Ali Sardar) shall become the sole trustee of the Schedule mentioned property. Moreover, it has also been stated in the said Family Settlement Deed that after the demise of the said Rabia Bibi (wife of Ramjan Ali Sardar) and the said Ramjan Ali Sardar, the said trust shall dissolve itself and the Schedule mentioned property shall devolve upon the grand - sons of the said Ramjan Ali Sardar and Rabia Bibi, namely Rowsan Ali Sardar and Enshan Ali Sardar.

Subsequently, the said Ramjan Ali Sardar died intestate and as per the said Family Settlement Deed his entire property devolved upon his wife Rabia Bibi and his wife became the sole Trustee of the said Property as left by the said Ramjan Ali Sardar.

AND WHEREAS the said Rabia Bibi died intestate on 10.10.2017, leaving behind her only grandson namely Enshan Ali Sardar and her daughter – in – law namely Sahida Bibi alias Sahida Beoya Sardar, as his only legal heirs and/ or successors to inherit and/or succeed the estate and / or properties of the deceased Ramjan Ali Sardar and Rabia Bibi.

It is to be mentioned here that the one and only son namely Raijan Ali Sardar, (son of the said Ramjan Ali Sardar), predeceased his father Ramjan Ali Sardar and died intestate leaving behind his wife namely Sahida Beoya Sardar and two sons namely Rowsan Ai Sardar and Enshan Ali Sardar, as his legal heirs and successors to inherit

and/or succeed his properties / estates left by the deceased Raijan Ali Sardar, as per the Mohammedan Law of Inheritance.

Be it further mentioned here that the said Rowsan Ali Sardar died unmarried and predeceased his grandmother on 05.07.1996, leaving behind his mother Sahida Bibi alias Sahida Beoya Sardar, as his only legal heirs and / or successors to succeed and / or inherit the property as left by the said Rowsan Ali Sardar.

Hence, after the demise of the said Ramjan Ali Sardar and Rabia Bibi and Rowsan Ali Sardar, the said Enshan Ali Sardar and Sahida Bibi alias Sahida Beoya Sardar have become the joint and absolute Owners and Possessors of the Schedule mentioned property, as per the said Deed of Family Settlement dated 01.11.1995, executed by the said Ramjan Ali Sardar and by way of Inheritance.

AND WHEREAS Enshan Ali Sardar is the only son of the said Sahida Beoya Sardar, (the Donee herein named), who takes good care of his mother and respects her and tries to accomplish his entire responsibilities and/or duties towards his mother and the said Sahida Bibi alias Sahida Beoya Sardar, being the mother of the said Enshan Ali Sardar, is very satisfied with her said son and out of her natural love and affection has voluntarily decided to give, grant and bestow ALL THAT the piece and parcel of undivided and un - partitioned 50% (Fifty Percent) of the Share and Interest of land measuring about 02 (Two) Cottahs 12 Chittacks and 22.5 (Five) Sq.Ft., out of the Total Land measuring or containing more or less 05 (Five) Cottahs and 09 (Nine) Chittacks, within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Borough - XI, as more fully mentioned under Schedule B hereunder written, with all the rights and liberties attached to it.

Now the said Sahida Bibi alias Sahida Beoya Sardar (as the Donor herein named) to enable herself to enjoy the property as gifted more perfectly asked the said Enshan Ali Sardar (as the Donee herein-named) to make arrangement for execution and registration of the required Deed of Gift at her own cost to which the Donee has gladly accepted.

AND HENCE THIS DEED OF GIFT.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of natural love and affection, which the Donor herein-named had and still have for the Donee (the Donee herein named is the only son of the Donor herein-named), the Donor herein-named does hereby and hereunder renounce all her estate, right, title, interest and possession in respect of the Schedule mentioned property {the property under this Deed of Gift has been marked with Red border in the Plan annexed herewith), as the property under the gift, with intent to vest the same therein and grant, convey, transfer, give and assure unto and to the absolute and exclusive use and enjoyment of the Donee freely and voluntarily, the property mentioned and described in the Schedule hereto and hereinafter referred to as the said property, delivered the possession of the same unto and in favour of the Donee herein-named truly and absolutely and TO HAVE AND TO HOLD the same for his sole and exclusive use and enjoyment in respect of his own, which has bestowed under this Deed (which is more fully described under the Schedule B herein) and to enjoy the other necessary and easement rights and liberties attached with the property, under the Gift absolutely, unconditionally and forever and nobody will be stand eligible to raise any question and/or objection in respect of the Gift under the instant Deed and if anybody at any time before any Forum raise any question and/or objection that should be considered as null and void and the Donor herein named will further remain ever ready to execute any and/or every document for the purpose of

better use and enjoyment of his Schedule mentioned property and if necessary make the same registered.

The Donor herein-named specifically declares that till date she has not executed any document of transfer or Will or any agreement or any other document which may or can restrict her towards execution of this document in respect of her property as more fully described under the Schedule B herein and if any such is in existence that or those will and must be considered as ceased and cancelled on and from the moment of execution of the instant Deed.

The Donee does hereby thankfully accept the gift as mentioned herein-above and described under the Schedule herein and by virtue of the instant Gift, the Donee herein-named shall become the sole and absolute Owner and Possessor in respect of the entire Schedule 'A' mentioned property.

The estimated value of the property under this Deed of Gift is calculated at Rs. 1,00,000/- (Rupees One Lakh) only.

SCHEDULE 'A' ABOVE REFERRED TO
(TOTAL PROPERTY)

ALL THAT the piece and parcel of Bastu Land measuring or containing more or less 05 (Five) Cottahs and 09 (Nine) Chittacks, within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Borough – XI.

The property is un- assessed and situated within the locality of Brahmapur Badamtala.

The property is more-fully shown by RED border, in the Plan annexed herewith.

The property is butted & bounded by:

- ON THE NORTH : Sardar Apartment;
ON THE SOUTH : Land and Building;
ON THE EAST : 26' wide Common Passage;
ON THE WEST : Land and Building.

SCHEDULE 'B' ABOVE REFERRED TO
(PROPERTY UNDER THIS DEED OF GIFT)

ALL THAT the piece and parcel of undivided and un - partitioned 50 % of the Share and Interest of land measuring about 02 (Two) Cottahs 12 Chittacks and 22.5 (Five) Sq. Ft, out of the Total Land measuring or containing more or less 05 (Five) Cottahs and 09 (Nine) Chittacks, within the District South 24 Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub Registrar at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza Brahmapur, appertaining to the R.S. Khatian No. 549, comprising R.S. Dag No. 575, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Borough - XI.

The property is un - assessed and situated within the locality of Brahmapur Badamtala.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) *Ashis Halder*
Alipore Blue Court
Ko-27

L
T
I of SAHIDA BIRI ALLAS
SAHIDA BEGYA SARDAR
By the pen of: *Ashis Halder*



SIGNATURE OF THE DONOR

Thankfully accepted the Gift:

(2) *Riya Gupta*
Advocate
Alipore Criminal Court
Kolkata 700027.

SAHIDA BIRI ALLAS

SIGNATURE OF THE DONEE

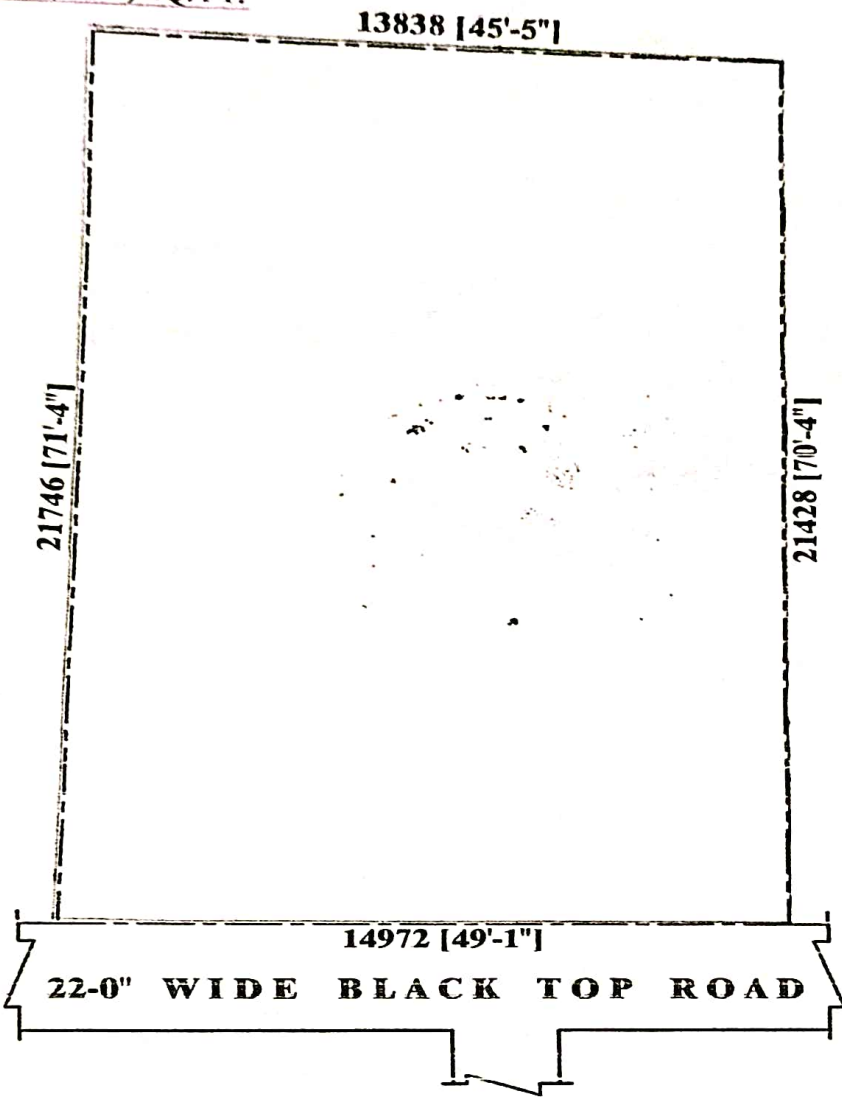
Head over Explained,
DRAFTED & PREPARED BY:


Jayashree

Enrollment No. F/1180/1550/2009
Advocate,
Alipore Judges' Court,
Kolkata-700027.

AT THE PIECE AND PARCEL OF BASTU LAND MEASURING OR CONTAINING MORE OR LESS
(FIVE) COTTAHS AND 09 (NINE) CHITTACKS, WITHIN THE DISTRICT SOUTH 24 PARGANAS, POLICE
STATION BANSDRONI (PREVIOUSLY REGENT PARK), ADDITIONAL DISTRICT SUB REGISTRAR AT
KOLKATA. PARGANAMAGURA, TOUZI NO.60, J.L. NO. 48, R.S. NO. 169, MOUZABRAHMAPUR,
APPERTAINING TO THE R.S. KHATAN NO. 549, COMPRISING R.S. DAG NO. 575, WITHIN THE LIMITS
OF THE KOLKATA MUNICIPAL CORPORATION, WARD NO. 111, BOROUGH - XI.

PROPERTY UNDER THIS DEED OF GIFT :UNDIVIDED AND UN - PARTITIONED 50 % OF THE SHARE
AND INTEREST OF ENTIRE PROPERTY I.E. LAND MEASURING ABOUT 02 (TWO) COTTAHS 12
CHITTACKS AND 22.5 (FIVE) SQ. FT.




I HEREBY GIVE ALPS SAHIDAREOYA SHARDAR
to the land of Salim Molla

25
SA SAHIDAREOYA SHARDAR

SIGNATURE OF THE DONOR
TRACED BY - SALIM ALI MOLLA

THANKFULLY ACCEPTED THE GIFT:
SIGNATURE OF THE DONEE



| | | | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------|
| Deed No : | I-1630-01051/2021 | | |
| Query No / Year | 1630-2000430992/2021 | Date of Registration | 25/02/2021 |
| Query Date | 24/02/2021 9:59:45 PM | Office where deed is registered | |
| Applicant Name, Address & Other Details | TAPAJIT ROY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status : Advocate | | |
| Transaction | [0201] Gift, Gift in Favour of family members | | |
| Set Forth value | Rs. 10,00,000/- | Additional Transaction | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] |
| Stamp duty Paid(SD) | Rs. 17,542/- (Article:33(i)) | Market Value | Rs. 35,04,373/- |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | Registration Fee Paid | Rs. 35,090/- (Article:A(1), E) |

Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No:Unassessed by KMC/HMC, Ward No: 111 Pin Code : 700096



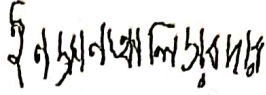
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|------------------------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1 | (RS :-) | | Bastu | 2 Katha 12 Chatak 22.5 Sq Ft | 10,00,000/- | 35,04,373/- | Width of Approach Road: 26 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | 4.5891Dec | 10,00,000 /- | 35,04,373 /- | |

Donor Details :



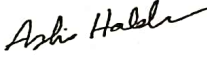
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1 | Name | Photo | Finger Print | Signature |
| | Mrs SAHIDA BIBI, (Alias: Mrs SAHIDA BEOYA SARDAR) Wife of Late RAIJAN ALI SARDAR Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office |  |  | LTIOF? SAHIDA BIBI ALLAS - BEOYA SARDAR By the Pen of: Ashi Halder |
| | | 25/02/2021 | LTI 25/02/2021 | 25/02/2021 |

BRAHMAPUR BADAMTALA, P.O:- BRAHMAPUR, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ELxxxxxx1R, Aadhaar No: 90xxxxxxxx0025, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021
 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office

Donee Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1 | Name | Photo | Signature | |
| | Mr ENSHAN ALI SARDAR (Presentant) Son of Late RAIJAN ALI SARDAR Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office |  <small>25/02/2021</small> |  <small>LTI 25/02/2021</small> |  <small>25/02/2021</small> |
| Son of Late RAIJAN ALI SARDAR Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: KTxxxxxxx5K, Aadhaar No: 45xxxxxxxx7473, Status :Individual, Executed by: Self, Date of Execution: 25/02/2021 , Admitted by: Self, Date of Admission: 25/02/2021 ,Place : Office | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, KOLKATA, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027 |  <small>25/02/2021</small> |  <small>25/02/2021</small> |  <small>25/02/2021</small> |
| Identifier Of Mrs SAHIDA BIBI, Mr ENSHAN ALI SARDAR | | | |

Endorsement For Deed Number : I - 163001051 / 2021

25-02-2021

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

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

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

Presented for registration at 13:44 hrs on 25-02-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr ENSHAN ALI SARDAR ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,04,373/- . Family Members amount Rs 35,04,373/-

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

Execution is admitted on 25/02/2021 by 1. Mrs SAHIDA BIBI, Alias Mrs SAHIDA BEOYA SARDAR, Wife of Late RAIJAN ALI SARDAR, BRAHMAPUR BADAMTALA, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 2. Mr ENSHAN ALI SARDAR, Son of Late RAIJAN ALI SARDAR, BRAHMAPUR BADAMTALA, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Business

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,090/- (A(1) = Rs 35,044/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 35,058/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/02/2021 10:31AM with Govt. Ref. No: 192020210234361331 on 25-02-2021, Amount Rs: 35,058/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 2664113642 on 25-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,542/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 12,542/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32360, Amount: Rs.5,000/-, Date of Purchase: 25/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/02/2021 10:31AM with Govt. Ref. No: 192020210234361331 on 25-02-2021, Amount Rs: 12,542/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 2664113642 on 25-02-2021, Head of Account 0030-02-103-003-02

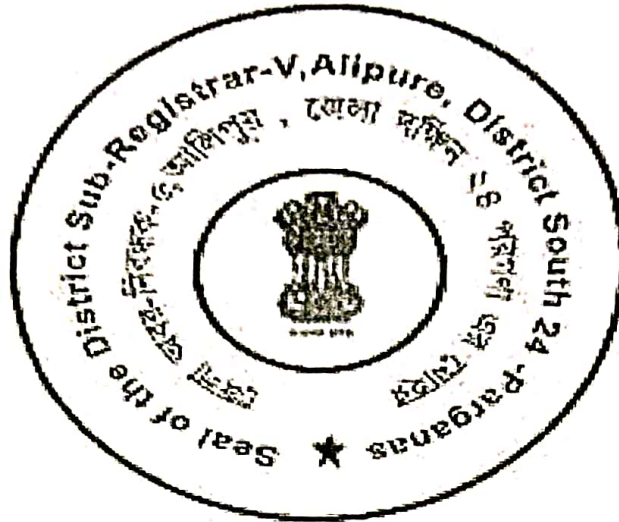
Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 45059 to 45080

being No 163001051 for the year 2021.



Digitally signed by RITA LEPCHA
Date: 2021.03.15 18:26:25 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/03/15 06:26:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)