

REGD. No. 99 / 2007

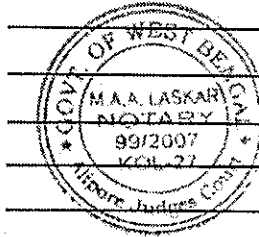
Sl. No. 59, Dt. 2/7/18.

G Rowden HEBA

NOTARIAL CERTIFICATE

TO ALL MEN THESE PRESENT SHALL COME. I, MD ABED ALI LASKAR Advocate & notary practicing as a NOTARY in the Alipore Judges Court within the District of SOUTH 24 PARGANAS in the state of West Bengal within the Union Of India, do hereby declare that the paper writings collectively marked "A" annexed hereto hereinafter called the paper writing "A" are presented before me by the executant (S)

DECLARATION OF ORAL HEBA



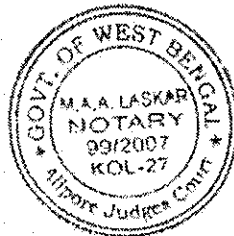
Mrs. Ayerha Nazeem,
w/o - Galam Nazeem,
of - 6, Rowdon Street, P.S - Shakespore
Sarani, Kolkata - 700017,

And Another

hereinafter referred to as the executant (S)

on this, the 2 JUL 2018 the day of
Two Thousand

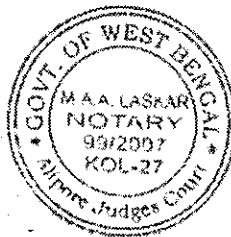
~~Power of Attorney / Partnership Will~~
~~Agreement / Declaration / others,~~



The "executant" (S) having admitted the execution on the "Paper Writing" "A" in respective hand (S), in the presence of the witness (es) who as such, subscribe (S) Signature (S) thereon, and being satisfied as to the identity of the executant (S) and the said execution of the "Paper Writings" "A" and testify that the said execution is in the respective hand (S) of the executant (S)

2 JUL 2018

AN ACT WHEREOF being required of a Notary I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may



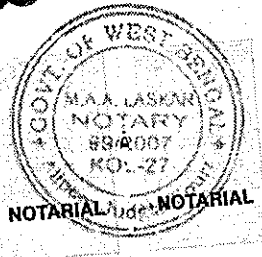
IN FAITH AND TESTYIMONY WHEREOF
I, MD ABED ALI LASKAR the said Notary
have hereunto set and subscribed my hand
affixed my Notarial Seal of Office at Alipore
Judges Court Compound Kolkata - 27 in
the District of South 24 Parganas on this
day of 20

2 JUL 2018

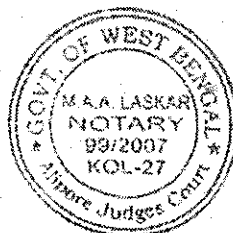
MD ABED ALI LASKAR
NOTARY

Govt. of West Bengal
Regn. 99/2007

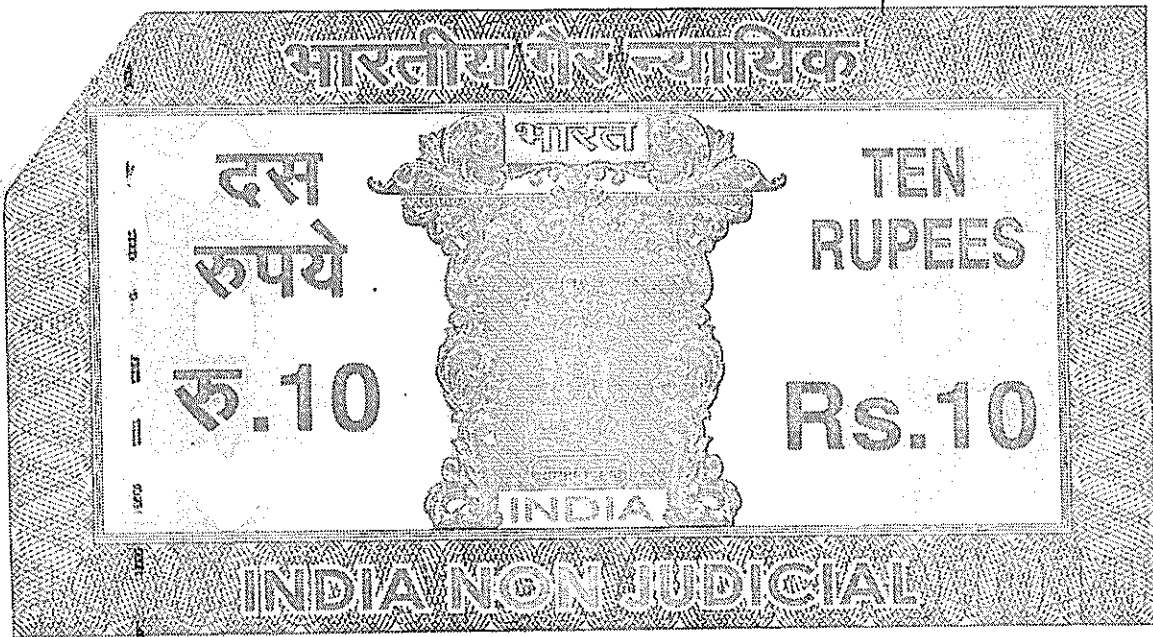
Alipore Judges Court
Bar Library 1st floor Hall
District South 24 Parganas



2 JUL 2018



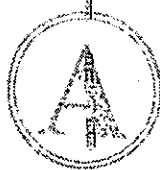
SL. No. 59 Date 24.7.18



अभिषेक पश्चिम बंगाल WEST BENGAL

22AB 980252

BEFORE THE NOTAR
ALIPORE JUDGES COURT
KOLKATA 27



DECLARATION OF ORAL HEBA



THIS DECLARATION OF ORAL HEBA made this 2nd day of
July, Two thousand Eighteen (2018);

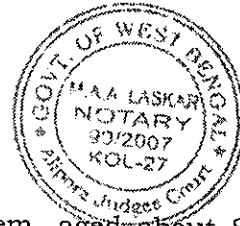
BETWEEN



2 JUL 2018

Ayesha Raycha

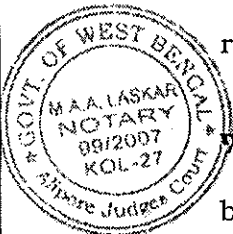
50/- 02/07/18 10/-
NO. DATE
NAME..... Ayesha Nayeen
ADDRESS..... B. RONDON St. 21-27
ALIPORE JUDGES COURT
A. K. SAMAJPATI
SIGNATURE



MRS. AYESHA NAYEEM, wife of Golam Nayeem, aged about 82 years, by religion - Islam, by occupation- household duties, residing at 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017, hereinafter called and referred to as the **DONOR/DECLARANT** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

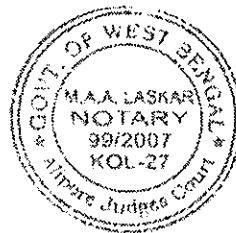
GOLAM NAYEEM, son of Late Golam Kibria, by religion - Islam, by occupation- Enjoyment of Property, residing at 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017, hereinafter jointly called and referred to as the **DONEE** (which expression shall unless excluded by or repugnant to the context be deemed and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART** :



WHEREAS by an Indenture of Sale dated 20th May, 1947 made between Smt. Latika Mitter and Satish Chandra Mitter therein collectively referred to as the Vendors of the One Part and Nawabjadi Kamrunnessa alias Nawajadi Kamrunnessa Fahtema Khatoon therein referred to as the Purchaser of the Other Part the said Smt. Latika Mitter and Satish Chandra Mitter on receipt of the valuable consideration mentioned therein sold, transferred, granted, conveyed, assured and assigned **ALL THAT** two storied

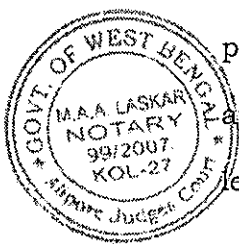
2 JUL 2010

Ayesha Nayer



messuage, tenaments, land hereditaments being premises No.6, Rawdon Street, measuring an area of 1 Bigha 6 Cottahs 13 Chittacks 7 Sq.ft. a little more or less together with brick built building, out-house, garages, lawns etc. standing thereon free from all encumbrances whatsoever and the said deed was registered with the Sub-Registrar of Calcutta, recorded in Book No.I, Volume No.36, Pages 174 to 178, Being No. 1619 for the year 1947.

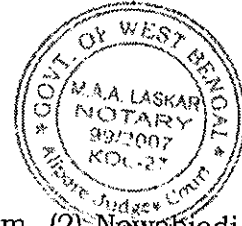
AND WHEREAS While in possession and enjoyment of the said premises No.6, Rawdon Street, Calcutta as absolute owner thereof the said Nawabjadi Kamrunnessa Fahtema Khatoon by an Indenture of Lease dated 16th December, 1957 demised the said premises No.6, Rawdon Street unto her seven sons namely (1) Mr. Golam Karim, (2) Mr. Golam Kabir, (3) Mr. Golam Halim, (4) Mr. Golam Moyeen, (5) Mr. Golam Nayeem, (6) Mr. Golam Momen and (7) Mr. Golam Monem as lessees thereof in equal proportion for a period of 99 years together with all rights of easements and appurtenances thereto on receipt of the premium and reserving the lease rents mentioned therein and the said Deed of Lease was registered with the Registrar of Assurances, Calcutta and recorded in Book No. 136 Pages 142 to 147 Being No.4636 for the year 1957.



AND WHEREAS By another Indenture dated 27th July, 1959 made between Nawabjadi Kamrunnessa Khatoon, wife of Khan Bahadur Golam Kibria therein referred to as the Vendor of the One Part and

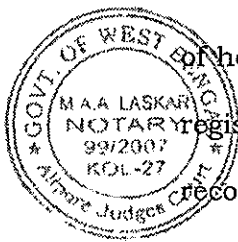
- 2 JUL 2018

Ayesha Nayeem



x

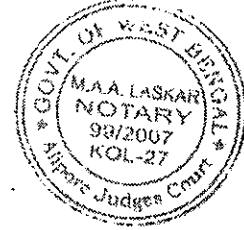
(1) Nawabjadi Razia Khatoon, wife of Mr. G. Karim, (2) Nawabjadi Zaibunnessa, wife of Mr. G. Kabir, (3) Mrs. Saukat Banu, wife of Mr. G. Halim, (4) Nawabjadi Noorjahan Begum, wife of Mr. G. Moyeen, (5) Mrs. Ayesha Nayeem, wife of Mr. G. Nayeem, (6) Mr. Mamoon Momen, wife of Mr. G. Momen and (7) Mrs. Farzana Monem, wife of Mr. G. Monem therein collectively referred to as the purchasers of the Other Part and the said Nawabjadi Kamrunnessa Fahtema Khatoon on receipt of valuable consideration mentioned therein sold, conveyed, transferred, assured and assigned **ALL THAT** undivided one seventh share each in premises No.6, Rawdon Street, measuring an area of 1 Bigha 6 Cottahs 13 Chittacks a little more or less together With partly two and partly three storied brick built messuage, dwelling house, outhouses, garage, office, lawn, etc. standing thereon fully described in the **Schedule 'A'** mentioned therein free from all encumbrances but subject to terms and conditions of Lease dated 16th December, 1957 granted in favour of her seven sons as described hereinabove and the said Deed was registered with the Joint Sub-Registrar Alipore at Behala and recorded in Book No. I Volume No. 36 Pages 58 to 65 Being No.2540 for the year 1959.



AND WHEREAS By virtue of the aforesaid sale to all the seven purchasers including the Doner herein Mrs. Ayesha Nayeem have become seized and possessed of and/or otherwise well and sufficiently entitles to **ALL THAT** undivided one-seventh share in

2 JUL 2018

Ayesha Nayeem

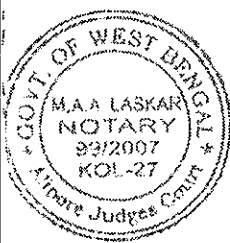


the aforesaid premises No.6, Rawdon Street, Kolkata with partly two and partly three storied building, dwelling house, out houses, garage, etc. fully described in the Schedule written hereunder free from all encumbrances charges, mortgage, acquisition and requisition whatsoever and however subject to right of lease in favour of the seven sons of the said Nawabjadi Kamrunnessa Fahtema Khatoon including the Donor's husband Golam Nayeem.

AND WHEREAS the Donor/Declarant herein having 1/7th share in the said premises No. 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017.

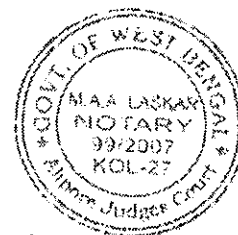
AND WHEREAS the donee is the husband of the Donor/Declarant as such in consideration of natural love and affection which the Donor/Declarant bears for the said Donee and out of such natural love and affection the said Donor/Declarant has freely and willingly accord and decided without any coercion and undue influence to gift her undivided 1/7th share in the 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017, together with easement rights and all other natural amenities thereto, which is more fully described in the Schedule hereunder written, and hereinafter called the Said Scheduled property to the above named Donee and the Donee herein have agreed to accept such gift.

NOW THIS DECLARATION OF ORAL HEBA WITNESSETH that in pursuance of the said intention and in consideration of natural love

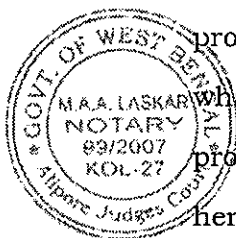


2 JUL 2018

Aysha Nayeem

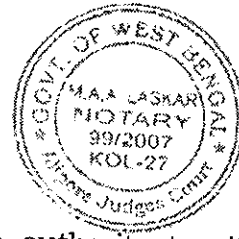


and affection which the Donor/Declarant bears for the Donee, being the wife of the Donee, the Donor/Declarant of the said oral Heba freely and voluntarily and in full possession of good health and good sense has orally gifted her 1/7th share of Schedule mentioned property by virtue of the aforesaid Oral Heba, as mentioned in the Schedule hereunder to the Donee on 2nd July 2018 in presence of 3 (three) Witnesses namely (1) Akbar Nayeem, son of Golam Nayeem, by occupation - Service, (2) Jaffar Nayeem, son of Golam Nayeem, by occupation - Service, and (3) Golam Momen, son of Late Golam Kibria, by occupation - Business, all by religion- Islam, all are residing at 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017, by the presents and the Donor/Declarant by virtue of the said Oral Heba grant, transfer, gift unto the Donees of the said Oral Heba **ALL THAT** the said Scheduled property **WITH ALL** liberties, profits, advantages, privileges, including all rights of ingress and egress and all basement rights whatsoever belonging to the said scheduled property AND ALL right, title, interest, possession, claim, demand whatsoever of the Donor/Declarant into or upon the said scheduled property **TO HAVE AND TO HOLD** the said scheduled property hereby gifted and transferred by the Donor/Declarant to the Donees absolutely and forever. That the Donor/Declarant by virtue of the said Oral Heba covenants with the Donees that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Donor/Declarant was lawfully seized and possessed of the said scheduled property and the said scheduled property is free from all encumbrances and the



Ayesha Norgem

2 JUL 2018



Donor/Declarant had full power and absolute authority to gift, transfer the said scheduled property in manner aforesaid. That the Donees shall peaceably and quietly hold, possess and enjoy the said scheduled property with absolute right to transfer, gift, lease whatsoever as its absolute possessor. That the Donor/Declarant doth hereby covenants that the Donor/Declarant shall at the request of the Donees and at the costs of the Donor/Declarant do or execute or cause to be done or executed all such lawful acts, deeds for further and morefully assuring the said scheduled property according to the true intent and meaning of the said Oral Heba. That by virtue of the said Oral Heba the peaceful vacant possession of the said property has already been made over and delivered by the Donor/Declarant to the Donee. That the Donee shall have all rights to enjoy all rights of ingress and egress and to enjoy all easement rights over and through and to and from adjacent common passage and the Donee have got every liberty to make all arrangements for Electric, telephone, gas, water pipe connection, drainage system over and through the said common passage upto the said scheduled property. That the Donee shall have all rights to mutate his name as owner and possessor in respect of the said scheduled property before the appropriate authorities.



THAT the Donor/Declarant shall from time to time and at all times hereafter, upon every reasonable request of the Donee, produce to the Donee at any trial, hearings, commissions, examinations or otherwise as occasions shall require, all or any of the deeds or

Agesha Nayak

2 JUL 2018

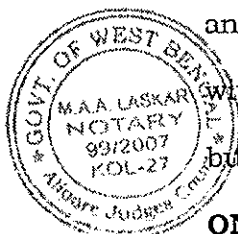


documents or writings, relating to the said scheduled property, already been gifted by virtue of the said Oral Heba.

THE SCHEDULE ABOVE REFERRED TO

(Gifted Property)

ALL THAT undivided one seventh share of land equivalent to 6 decimals 33 hundredth of land in the partly two and partly three storied brick built messuage tenement or dwelling house, out-houses, garage, gates, stair-cases, electric fittings and electric pump, with all fittings, fixtures, baths, reservoirs, kitchens, latrines and compound walls together with the piece or parcel of revenue redeemed land thereto belonging and on part whereof the same is erected and built containing by measurement an area of 1 (one) Bigha, 6 (Six) Chottahs, 13 (Thirteen) Chittacks and 7 (Seven) square feet be the same a little more or less lying and situate at and premises No. 6, Rawdon Street in the city of Kolkata and within the jurisdiction of the Municipal Corporation of Kolkata butted and bounded in the manner following:-



ON THE NORTH : By Premises No.5, Rawdon Street,
ON THE EAST : By Rawdon Street;
ON THE SOUTH : by Premises No.7, Rawdon Street.
ON THE WEST : by Premises No.7, Rawdon Street.

- 2 JUL 2018

Ayesha Kargu



IN WITNESS WHEREOF abovenamed Donor/Declarant and Donee have hereunto set and subscribed their respective hands and seals the day, month and year first above written.

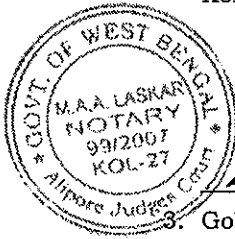
WITNESSES

Akbar Nayeem

1. Akbar Nayeem, son of Golam Nayeem, 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017,

Jaffer Nayeem

2. Jaffer Nayeem, son of Golam, 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017,



Golam Momen

3. Golam Momen, son of Late Golam Kibria, 6, Rowdon Street, P.S.- Shakespeare Sarani, Kolkata-700017,

Aqesha Nayeem

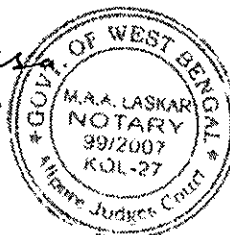
SIGNATURE OF THE DONOR/DECLARANT

I, **GOLAM NAYEEM**, the Donee herein of the said Oral Heba have already accepted the said gift and taken delivery of possession with Gratitude on 2nd July 2018.

Golam Nayeem

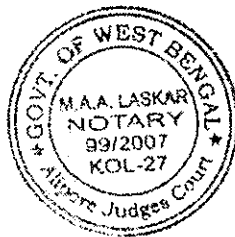
SIGNATURE OF THE DONEE

Drafted by
Identified by me
D.S. M. Laskar
Advocate

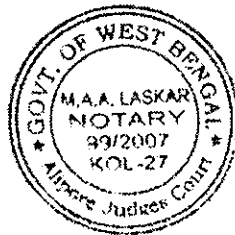


Signature attested
by Identification
MD. ABED ALI LASKAR
Notary Govt. of West Beng
Regd. No.-99/07
Alipore Sub-Div.

2 JUL 2018



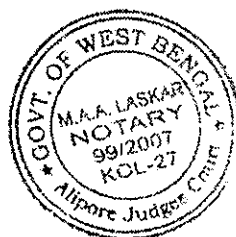
- 2 JUL 2018



- 2 JUL 2018

THE 2 JUL 2018 DAY OF 2 JUL 2018 20

PAPER WRITING 'A'
&
THE RELATIVE NOTARIAL
CERTIFICATE



2 JUL 2018

MD. ABED ALI LASKAR Advocate

&

NOTARY PUBLIC

GOVT. OF WEST BENGAL
REGD. NO. 99 / 07



2 JUL 2018

ADDRESS

Resi : Kandarpapur
Garia, P.s.- Sonarpur,
Kolkata - 84

Bar Library : 1st Floor
Alipore Judges Court
Kolkata 700 027

Chamber : 22/1A, Shamsul Huda Road,
Kolkata - 700 017

Yunush Ali Molla

Advocate's Clerk

Mob : 9831523743