

P- 737/15

1- 957/15

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A. R. Sindex
Advocate
Baraset Judges Court.
Ph- 9331911981

737

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7.10PM

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 606916

Certified that the document is admitted to registration. The original and the copies and the documents which have been checked with this document are the same as the document.

Q 1453

B-3 151/101

Registrar (U/S 7(2))
District 246 Registrar II
24 Pgs (N) Barasat

20 MAR 2015

35955

DEED OF GIFT

This DEED OF GIFT made on this 19th day of March, in the year 2015 (Two Thousand and Fifteen) of the Christian Era.

B E T W E E N

[Handwritten signature]

নং - 2583
সন ও তারিখ - 18.3.15
ক্রেতার নাম -
সাকিন - Abdue Rahamon Sikder.
স্ট্যাম্প মূল্য - 1000 → Akhati Barasat
ভেতার -
বারাসাত কোর্ট, উত্তর-২৪ পরগণা
ভেতার - শ্রী হারান চন্দ্র সাধু
টি.ভি. নং -
তারিখ - ১৯.৩.১৫
মোট স্ট্যাম্প মূল্য -
ট্রেজারী অফিস - বারাসাত 1500

Anowar Hossain Mondal



586

Anowar Hossain Mondal



587

Nazimabibi

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat



588

রওনুনা বিবি

19 MAR 2015

SK. Syauddin

S/O. SK. Mohiuddin

East Codayrajpur

Sarada Barani

Madhyamgram Pin-129

North 24 Pargana

OCC-Student



589

Azizul Hossain Mondal

(Page : 2)

1. ANOWAR HOSSAIN MONDAL, Son of Fazlur Rahaman, residing at Atghara, P.O. - R-Gopalpur, P.S. - Baguiati, Kolkata - 700136, District - North 24 Parganas, 2. MORJINA BIBI, Wife of Sk, Mohiuddin, residing at East Udayrajpur, P.O. & P.S. - Madhyamgram, Kolkata - 700129, District - North 24 Parganas, 3. ROSONARA BIBI, Wife of Sadik Md. Tarafdar, residing at Atghara, P.O. - R-Gopalpur, P.S. - Baguiati, Kolkata - 700136, District - North 24 Parganas, all are by faith - Islam, by Nationality - Indian, by occupation - Business and Housewife, hereinafter jointly called and referred to as the "DONORS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the ONE PART.

A N D

AZIZUL HOSSAIN MONDAL, Son of Fazlur Rahaman, residing at Atghara, P.O. - R-Gopalpur, P.S. - Baguiati, Kolkata - 700136, District - North 24 Parganas, by faith - Islam, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the "DONEE" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the OTHER PART.



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Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2015

(Page : 3)

WHEREAS the Donor No. 1 herein alongwith his three other brothers namely Nazir Hossain Mondal, Sabir Hossin Mondal and Nasir Hossain Mondal, jointly became the owner of ALL THAT piece and parcel of land measuring an area of 10 Decimals, be the same a little more or less, out of 79 Decimals, comprising in R.S. & L.R. Dag No. 93, under R.S. Khatian No 639, corresponding to L.R. Khatian Nos. 250 and 1656, lying and situated at MOUZA - CHAKPANCHURIA, J.L. No. 33, Re. Su. No. 205¹/₂, Touzi No. 145, within the local limits of the Patharghata Gram Panchayet, under Police Station - Rajarhat, A.D.S.R.O. - Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, by virtue of purchase from Unus Mondal and Saokat Mondal, through a Sale Deed, which was duly registered on 10/01/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 1, Pages from 4465 to 4477, being No. 00190 for the year 2011 and absolutely seized and possessed the same as joint owners, by paying rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS after purchasing the aforesaid property, measuring an area of 10 Decimals, more or less, the Donor No. 1 herein alongwith his three other brothers namely Nazir Hossain Mondal, Sabir Hossin Mondal and Nasir Hossain Mondal, mutated their names in the present L.R. R.O.R. vide L.R. Khatian Nos. 3012, 3016, 3013 and 3015 respectively.

AND WHEREAS said Nasir Hossain Mondal, died



Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

19 MAR 2015

(Page : 4)

intestate as unmarried leaving behind his four brothers and two daughters, i.e. the Donors and Donee herein alongwith Nazir Hossain Mondal, Sabir Hossain Mondal, as his only legal heirs and sucesors, who jointly inherited the aforesaid property measuring **2.50 Decimals** more or less in R.S. & L.R. Dag No. 93, recorded under L.R. Khatian No. 3015 according to Mohammedan Farayez and jointly seized and possessed the same.

AND WHEREAS one **Unus Mondal**, was the sole and absolute owner according to the present L.R. R.O.R. vide L.R, Khatian No. 250 in respect of ALL THAT piece and parcel of land measuring an area of **31 Decimals**, be the same a little more or less, out of 79 Decimals, comprising in R.S. & L.R. Dag No. 93, under R.S. Khatian No 639, corresponding to L.R. Khatian Nos. 250, lying and situated at MOUZA - CHAKPANCHURIA, J.L. No. 33, Re. Su. No. 205^{1/2}, Touzi No. 145, within the local limits of the Patharghata Gram Panchayet, under Police Station - Rajarhat, A.D.S.R.O. - Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful enjoyment over the aforesaid recorded property, said **Unus Mondal**, transferred some portion of land and remain in possession over the rest property and therefore he died intestate leaving behind his wife **Jahiran Necha Bibi**, four daughters namely **Laili Bibi**, **Sukria Bibi**, **Nasima Bibi** and **Reshma Bibi** and brother



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Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat


19 MAR 2015

(Page : 5)

namely **Saokat Ali Mondal**, three sisters namely **Sakina Bibi**, **Rajuna Bibi** and **Mahela Bibi**, as his only legal heirs and successors, who jointly inherited the aforesaid property under R.S. & L.R. Dag No. 93, recorded under **L.R. Khatian No. 250**, according to Mohammedan Farayez and jointly seized and possessed the same.

AND WHEREAS after inheriting a portion of land out of the aforesaid recorded property, said **Sakina Bibi**, died intestate leaving behind her four sons and two daughters, i.e. the Donors and Donee herein alongwith **Nazir Hossain Mondal** and **Sabir Hossin Mondal**, as her only legal heirs and successors, who jointly inherited the aforesaid property according to Mohammedan Farayez and jointly seized and possessed the same.

AND WHEREAS by virtue of aforesaid description, the Donor No. 1 herein became the sole and absolute owner of **2.50 Decimals** (as per L.R. Khatian No. 3012) + **218 Sq.ft.** (by virtue of inheritance from deceased Brother **Nasir Hossain Mondal** from L.R. Khatian No. 3015) + **126 Sq.ft.** (by virtue of inheritance from his mother from L.R. Khatian No. 250) i.e. **1432 Sq.ft.** and the Donor Nos. 2 & 3 herein, became the joint absolute owners of **218 Sq.ft.** (by virtue of inheritance from deceased Brother **Nasir Hossain Mondal** from L.R. Khatian No. 3015) + **126 Sq.ft.** (by virtue of inheritance from mother from L.R. Khatian No. 250), i.e. **344 Sq.ft.** i.e. all the DONORS herein became the joint absolute owners of ALL





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Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (iv) Barasat

19 MAR 2015


(Page : 6)

THAT piece and parcel of land measuring an area of 02 COTTAHS 07 CHITTACKS 21 SQ.FT. be the same a little more or less, out of 79 Decimals, comprising in R.S. & L.R. Dag No. 93, under R.S. Khatian No 639, corresponding to **L.R. Khatian Nos. 3012** (recorded in the name of Anowar Hossain Mondal), **3015** (recorded in the name of Nasir Hossain Mondal) **and 250** (recorded in the name of Unus Mondal), lying and situated at MOUZA - CHAKPANCHURIA, J.L. No. 33, Re. Su. No. 205^{1/2}, Touzi No. 145, within the local limits of the Patharghata Gram Panchayet, under Police Station - Rajarhat, A.D.S.R.O. - Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas and since then they have been absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances, interferences and disturbances of any other person or persons whatsoever and paying the rents and taxes before the concerned authority from time to time.

AND WHEREAS the Donors are the **FULL BLOODED BROTHER** and **SISTERS** of the Donee herein and on the other hand the Donee is the **FULL BLOODED BROTHER** of all the Donors herein and therefore both the parties herein from their childhood have good relation amongst themselves.

Accordingly the Donors herein with natural love and affection over their **BROTHER** (i.e. the Donee herein) and also for his permanent residence in future, are desirous to execute this **DEED OF GIFT** unto and in favour of their




Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

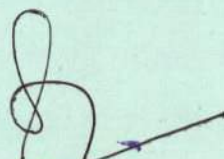
19 MAR 2015

(Page : 7)

beloved **BROTHER**, i.e. the Donee herein in respect of the below SCHEDULE PROPERTY forever, i.e. ALL THAT piece and parcel of land measuring an area of 02 COTTAHS 07 CHITTACKS 21 SQ.FT. be the same a little more or less, out of 79 Decimals, comprising in R.S. & L.R. Dag No. 93, under R.S. Khatian No 639, corresponding to L.R. Khatian Nos. 3012 (recorded in the name of Anowar Hossain Mondal), 3015 (recorded in the name of Nasir Hossain Mondal) and 250 (recorded in the name of Unus Mondal), lying and situated at MOUZA - CHAKPANCHURIA, J.L. No. 33, Re. Su. No. 205^{1/2}, Touzi No. 145, within the local limits of the Patharghata Gram Panchayet, under Police Station - Rajarhat, A.D.S.R.O. - Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, morefully and particularly described in the Schedule hereunder written and the Donee is also interested to accept the same by this Deed of Gift.

NOW THIS INDENTURE WITNESS that in pursuance of the said intention and in consideration of natural love and affection which the Donors have for the Donee and the Donors hereby grants, conveys, transfers, assigns and assures unto the Donee absolutely and forever ALL THAT piece and parcel of land measuring an area of 02 (TWO) COTTAHS 07 (SEVEN) CHITTACKS 21 (TWENTY ONE) SQ.FT. be the same a little more or less, out of 79 Decimals, comprising in R.S. & L.R. Dag No. 93, under R.S. Khatian No 639, corresponding to L.R. Khatian Nos. 3012 (recorded in the



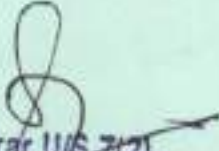

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2015

(Page : 8)

name of Anowar Hossain Mondal), 3015 (recorded in the name of Nasir Hossain Mondal) and 250 (recorded in the name of Unus Mondal), lying and situated at MOUZA - CHAKPANCHURIA, J.L. No. 33, Re. Su. No. 205^{1/2}, Touzi No. 145, within the local limits of the Patharghata Gram Panchayet, under Police Station - Rajarhat, A.D.S.R.O. - Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, free from all encumbrances, charges, liens, attachments whatsoever also TOGETHER WITH all easements, benefits, advantages and appurtenance therein belonging to or in anywise appertaining or otherwise usually held, occupied, enjoyed, reputed or know including the rights of uses the beneficiary possession and facilities and natural amenities of the property described in the Schedule hereunder and each and every part and parcel thereof or appurtenant thereto AND ALL THE ESTATE rights, titles, interests in the property, claim and demand whatsoever of the Donor upon the property described in the Schedule hereunder written or any part or parts thereof TO HOLD the said property granted, conveyed, transferred, assigned and assured unto the Donee absolutely forever AND the said Donor doth hereby covenants with the Donee that notwithstanding any act, deed, matter or thing by the said Donor done, executed or knowingly committed or suffered to the contrary, he the Donor now himself good right, full power and absolute authority to grant, convey and dispose of the said messuages, tenements, land, hereditaments




Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Berasat

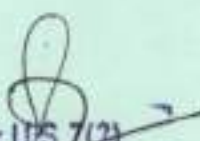
19 MAR 2015

(Page : 9)

and premises in the manner aforesid AND that the said Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon, hold, occupy, possess and enjoy the said messuages, tenements, hereditaments of the property described in the Schedule hereunder AND Donee have absolute power and liberty to mutata their names in the Assessment Roll of the local Municipality and construct building thereon and on that event, any person or persons has/have no right to raise any objection and interference therefore at any manner whatsoever AND the said property is free from all encumbrances and the Donee have absolute authority to grant, Convey, Sell, Gift, Mortgage and/or any kind of transfer of the said property to any other person or persons as he desire and for such any person or persons have no right to raise any objection and interference therefor at any manner whatsoever AND FURTHER the Donor shall and will from time to time and at all times hereinafter upon request of the said Donee make, do, acknowledge, execute or perfect or cause to be made, done, executed or perfected all such further and other acts, deeds, conveyances or asuranees for more effectually and satisfactory granting and confirm the said messuages, tenaments land, hereditaments of the property described in the Schedule hereunder written and to the terms, meanings and intents of these presents as by the said Donee shall be reasonably required.

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Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2015

(Page : 10)

The Govt. Assessed Value of the property described in the Schedule is Rs. 32,06,668/- (Rupees Thirty Two Lakhs Six thousand Six hundred Sixty Eight) only.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 02 (TWO) COTTAHS 07 (SEVEN) CHITTACKS 21 (TWENTY ONE) SQ.FT. be the same a little more or less, out of 79 Decimals, comprising in R.S. & L.R. Dag No. 93, under R.S. Khatian No 639, corresponding to L.R. Khatian Nos. 3012 (recorded in the name of Anowar Hossain Mondal), 3015 (recorded in the name of Nasir Hossain Mondal) and 250 (recorded in the name of Unus Mondal), lying and situated at MOUZA - CHAKPANCHURIA, J.L. No. 33, Re. Su. No. 205^{1/2}, Touzi No. 145, within the local limits of the Patharghata Gram Panchayet, under Police Station - Rajarhat, A.D.S.R.O. - Bidhannagar (Salt Lake City) at present Rajarhat, District - North 24 Parganas, is the subject matter of this Deed. The annexed Plan, fingerprints and colour photographs of the parties herein shall be treated as a part of this Deed.

BUTTED AND BOUNDED BY

On the North : Part of R.S. Dag No. 93

On the South : Part of R.S. Dag No. 93

On the East : Part of R.S. Dag No. 93

On the West : Part of R.S. Dag No. 93



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Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2015

IN WITNESSES WHEREOF the DONORS put their signature on the day, month and year written at the outset.

WITNESSES :

1. Sk. Sajauddin
Sk. Mohiuddin
East idayrajpur
Sarada Sarani
Madhyamgram
Pin- 700129

1. Anowar Hossain Mondal

2. Marijina bibi

3. বুজনায়া বিবি

SIGNATURE OF THE DONORS

2. Nawis Lossain Mondal
Alghare Kol-136

I read the contents of the Deed of Gift and accept the same.

Azizul Hossain Mondal

SIGNATURE OF THE DONEE

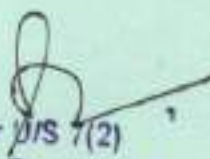
DRAFTED BY :

Abdus Salam Mondal
P.S. 136
Advocate
Barasat Judges' Court

LETTER SETTINGS :

KS
(Kuntal Singha Roy)
Barasat Court.















Registrar D/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2015

UNDER RULE 44A OF THE I.R. ACT 1908





(1) Name..... Azizul Hossain Mondal

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					Azizul Hossain Mondal

Azizul Hossain Mondal
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... Anowar Hossain Mondal

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 ডান হাত
					Anowar Hossain Mondal

All the above fingerprints are of the above named person and attested by the said person.

Anowar Hossain Mondal
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.














Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

19 MAR 2015

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name..... Morjina Bibi












LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	<u>Morjina Bibi</u> ডান হাত
					

Morjina Bibi

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... Rosonara Bibi

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	<u>রওশনারা বিবি</u> ডান হাত
					

All the above fingerprints are of the above named person and attested by the said person.

রওশনারা বিবি

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasa'
19 MAR 2015



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 00957 of 2015

(Serial No. 00737 of 2015 and Query No. 1502L000001955 of 2015)

On 19/03/2015

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

Presented for registration at 19.10 hrs on :19/03/2015, at the Private residence by Anowar Hossain Mondal , one of the Executants.

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

Execution is admitted on 19/03/2015 by

1. Anowar Hossain Mondal, son of Fazlur Rahaman , Atghara , Thana:-Baguihati, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Business
2. Morjina Bibi, wife of Sk Mohiuddin , East Udayrajpur, Ps- Madhyamgram, , P.O. :-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
3. Rosonara Bibi, wife of Sadik Md Tarafdar , Atghara , Thana:-Baguihati, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : House wife
4. Azizul Hossain Mondal, son of Fazlur Rahaman , Atghara, Thana:-Baguihati, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Business

Identified By Sk Sujauddin, son of Sk Mohiuddin, East Udayrajpur Sarada Sarani, Ps-Madhyamgram, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Student.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 20/03/2015

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), 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 35305.00/-, on 20/03/2015

(Under Article : A(1) = 35266/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 20/03/2015)

Certificate of Market Value(WB PUVI rules of 2001)



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 00957 of 2015

(Serial No. 00737 of 2015 and Query No. 1502L000001955 of 2015)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-32,06,668/-

Certified that the required stamp duty of this document is Rs.- 16043 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 15100/- is paid , by the Bankers cheque number 638558, Bankers Cheque Date 20/03/2015, Bank : State Bank of India, BARASAT, received on 20/03/2015

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



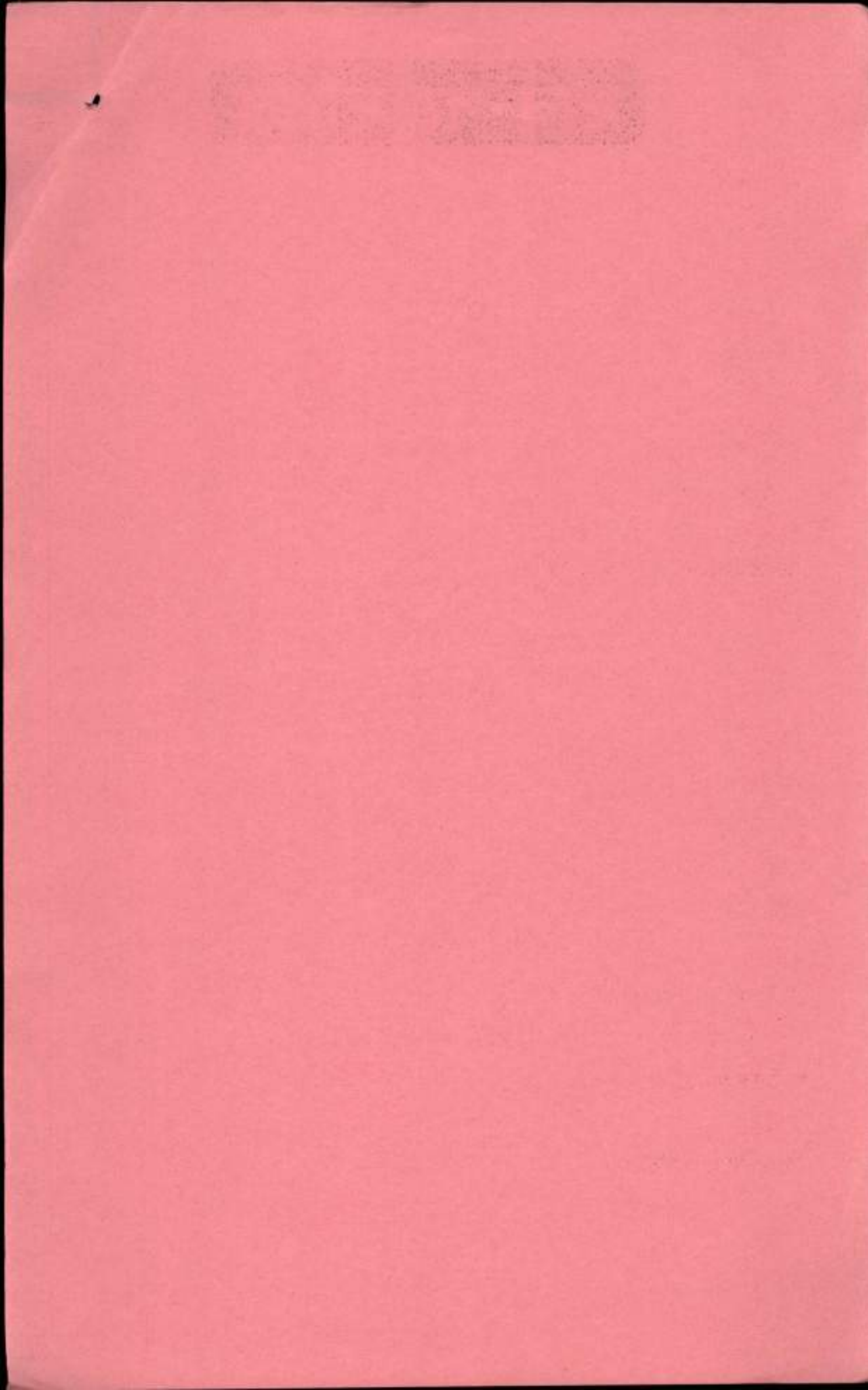
(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6936 to 6952
being No 00957 for the year 2015.



(Sushil Kumar Roy) 20-March-2015
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal



দান-পত্র দলিল

সম্পাদনের তারিখ	:	:
বাংলা	:	:
ইংরাজী	:	20-03-2015
সম্পত্তির মূল্য	:	32,06,668/-
ক্রেতা / গ্রহীতা	:	AZIZUL HOSSAIN MONDAL 8/0- Fazlur Rahaman Atghara P.O. R-Gopalpur P.S. Baguiati Kolkata-136.
বিক্রেতা / দাতা	:	① Anwar Hossain Mondal 8/0- Fazlur Rahaman Atghara P.O. R-Gopalpur P.S. Baguiati Kd-136. ② Morjina Bibi W/o Sh Meenuddin W/o. Sh. Md. Tarafdar East Udaypur P.O. P.S. Madhyampur Kd-129 ③ Resonara Bibi W/o. Sadik Md. Tarafdar. Atghara P.O. R-Gopalpur P.S. Baguiati Kd-136 CHAMPANCHURIA. 93. 3012, 3015, 250. 93. Sholi
মৌজা	:	
জে. এল. নং	:	
খতিয়ান নং	:	
দাগ নং	:	
শ্রেণী	:	
জমির পরিমাণ	:	2x 7 ch. 21 Sft.
মুসাবিদকারক / গ্র্যাডভোকেট	:	A. R. SINDER ADVOCATE BARASAT JUDGES COURT.
মুসাবিদকারক / দলিল লেখক	:	P.H. No. 9331911981
টাইপকারক / কম্পিউটারকারক	:	