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[Signature]
 P. 24. Pargana

DEED OF GIFT.

THIS DEED OF GIFT made this the 29th day of April, One thousand Nine Hundred Eightysix BETWEEN SHRI PRADIP KUMAR SEN son of Late Gopal Chandra Sen by faith Hindu by occupation Service residing at 180C, Survey Park, P.S. Kasba Calcutta-75 hereinafter called the DONOR (which expression shall unless otherwise excluded by or repugnant to the context be deemed to include his heirs, executors, administrators legal representatives or assigns) of the FIRST PART AND SHRI SAIBAL KANTI SEN son of Late Gopal Chandra Sen by faith Hindu, by occupation Service residing at 107, Santoshpur Avenue ^{now 60, Avenue South, Calcutta-75} Plot, P.S. Kasba, Calcutta-32 hereinafter called the DONEE (which expression shall unless otherwise included by or repugnant to the context ~~his~~ be deemed to include his heirs executors administrators legal

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29 APR 1986

1617

60/

Prasanta Sen
Alipur

Prasanta Sen



1/55 A.M. on the 30th April 1986

- 1617 - 60/
- 1618 - 60/ Pradip Kr. Sen
- 1619 - 60/
- 1620 - 60/
- 1621 - 60/
- 1622 - 60/
- 1623 - 60/
- 1624 - 1/1

Pradip Kr. Sen

Pradip Kr. Sen
 Son / Wife of Late Gopal Chandra Sen
 of 1802, Snovery Park
 Thane, Karba
 District 24 Parganas Cal-75
 of Caste / Hindu / ~~Religion~~
 in profession Service

District Sub-Registrar
South 24-Parganas

Prasanta Sen

Pradip Kr. Sen

Prasanta Sen
 Son / Wife of ~~...~~ of
 of Alipur Criminal Court
 Thane
 District 24 Parganas Cal-27
 of Caste / Hindu / ~~Religion~~
 in profession Advocate



6089

Pradip Kr. Sen

30/1/86

District Sub-Registrar
South 24-Parganas

Prasanta Sen
 Advocate
 Alipur Criminal Court
 Cal-27



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representatives and assigns) of the OTHER PART.

WHEREAS the land measuring .68 Sataks under Khatian No. 28 in Mouza Santoshpur under P.S. formerly Tollygunge at present Kasba, J.L. No. 22 R.S. No. 18 Touzi No. 151, Pargana Khaspur within District 24-Parganas was seized and possessed by one Atal Behari Ghosh of Rajpur and he sold the same to one Santosh Kumar Das of Dhakuria by a registered deed of Sale on 15/9/41.

WHEREAS said Santosh Kumar Das transferred the said land to Modern House and Land Development and Company Limited on 7/2/42 by virtue of the registered Sale Deed.

WHEREAS though the land measuring .82 Sataks under Khatian No. 284 in the said Mouza was recorded in the C.S. Record in the name of said Atal Behari Ghosh as

Contd..... 4/3.



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rent free right according to possession but actually the said land is of Mal of Touzi No. 150 as a result the then Malik Zaminder Bahadur Singhasanghi instituted a suit against said Atal Behari Ghosh in the 1st Court of Munsif, Alipore, Vide T.S. No. 237 of 1940 and the annual rent is fixed at 7 rupees 7 pice 9 pai for the aforesaid land and a payment of the said rent the said Atal Behari Ghosh transferred the said land to Santosh Kumar Das by way of a Sale Deed registered on 19/1/44 and the said Santosh Kumar Das sold out the same to Modern House and Land Development Company on 15/9/44 by a registered Sale Deed.

WHEREAS the land measuring .82 Sataks is situated under No. 1102 simple rent free under P.S. Baruipore and on the ground of default of cess the said land was sold an auction by the Certificate Officer, Alipore in the year 1942 vide Edn. Case No. 396 of 1941-42 and Shri Anath Bandhu Chakraborty and Shri Ramanath Mandal purchased on auction the said land including other lands. Thereafter the said Modern House and Land Development Company purchased the said land from the aforesaid persons by a registered deed



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of sale on 23/10/43.

WHEREAS in this way the said Modern House, Land Development Company became the absolute owner of the aforesaid lands.

WHEREAS the said Company began to sell dividing the land in different plots in Scheme No. 3 on development of the land and

WHEREAS Smt. Prabhavati Das and Shri Sushil Chandra Das jointly purchased a plot of land measuring 5 Cottahs 15 Sq.ft. in plot No. 5/1 under Scheme No. 3 along with 20 ft. passage from the said Company on 9/1/54 by a registered deed of Sale Vide Deed No. 139, Book No. 1 Volume No. 9, pages 266 to 273 registered in Alipore Sadar Sub-Registry Office.

WHEREAS the said persons transferred the said land to Smt. Makhan Bala Das on 12/6/61 by a registered deed of Sale vide Book No. 1 Volume No. 102, Pages 57 to 65 Being No. 5034, registered in the Sadar Sub-Registry Office Alipore.



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WHEREAS the said Smt. Makhan Bala Das transferred a plot of land measuring 3 Cottahs 11 Chataks 15 Sq.ft. out of his purchased land 5 Cottahs 15 Sq.ft. to Smt. Lila Majumder by a registered deed of Sale vide δ Book No. 1, Vol. No. 155, Pages 217 to 222 Being No. 9070, registered in the Alipore Sadar Sub-Registry office on 27.11.61.

WHEREAS the said Lila Majumder declared to sell out the said land measuring ~~2x2~~ 3 Cottahs 11 Chittaks 15 Sq.ft. and

WHEREAS I, the Donor of this Deed and you, the Donee being two brothers jointly purchased the said land measuring 3 Cottahs 11 Chittaks 15 Sq.ft. from Smt. ~~Kak~~ Lila Majumder by virtue of a registered Kobala Deed vide Book No. 1, Vol. No. 196, Pages 54 to 63 Being No. 10002 registered in the Office of the Sub-Registered, Alipore on 26.12.63 in Dag Nos. 190, 185, 187 under Khatians Nos. 28, 284 in Mouza Santoshpur under P.S. formerly Tollygunge at present Kasba within the jurisdiction of 24-Parganas which is now assessed and numbered at premises being No. 60, Avenue South, Santoshpur, Calcutta-75 under Calcutta Municipal Corporation.

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whereas I, the Donor and you, the Donee fully seized and possessed of our undivided share of Bastu ~~an~~ land measuring 3 Cottahs 11 Chittaks 15 Sq.ft. along with easement right of common passage, water connection electricity/mentioned in the schedule below ~~lan~~ and we have jointly constructed two pucca rooms, one store room, kitchen, latrine, bath room, metre room, tube well, electric line, boundary wall etc. thereon.

WHEREAS the Donor has been in possession and occupation of the undivided half share of the said property and is thus sufficiently entitled to and seized and possessed of the undivided half share of the said property having absolute right to dispose of the same in any manner he likes.

WHEREAS the Donee is the brother of the Donor and the Donee has expensed sufficiently and helped him in every way for the development of the Donor during his early age and

WHEREAS the Donor has already constructed a separate residential house at premises No. 180-C, Survey Park on a land measuring more or less 3 Cottahs.

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WHREAS the Donor expressed his disire to make a gift in favour of the Donee his half share in the plot of land measuring more or less 1 Cottah, 13 Chittaks 30 Sq.ft. in premises No. 60, Avenue South, Santoshpur, Calcutta-75, more particularly described in the schedule below together with half share of structures standing thereon.

NOW THIS DEED OF GIFT WITNESSETH that in cosideration of gratefulness which the Donor had and still has for the Donee and the Donor out of his own free will without any mis-representation, fraud, coercion or undue influence voluntarily grant convey, transfer, give and assure unto and to the use of the Donee freely soley the property mentioned and described in the schedule hereto and hereafter referred to as the said property and deliver possession of the same unto and in favour of the Donee to HAVE AND TO HOLD THE SAME FOR HIS sole use and benefit absolutely and unconditionally for ever AND ALL the estate right, title and interest, claims and demands whatsoever or the Donor unto and upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the said Donee his heirs executors, administrators and assigns absolutely and forever

Contd..... P/8.



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together with the title, deeds, writings muniments and other evidence of title and the Donor do hereby covenant with the Donee his heirs, executors, administrators and assigns that notwithstanding any acts Deed or things hereto before done executed knowingly or suffer to the contrary the DONOR is now lawfully seized and possessed of the said property free from any encumbrances or defects in the title whatsoever and the DONOR has full power and absolute authority to make a gift of the said property in the manner aforesaid and the Donee shall hereinafter peacefully and quietly hold possess and enjoy the said property in khas or through tenants without any claims or demands whatsoever by the DONOR or any person claiming through or under ~~him~~ his and further that the DONOR his heirs, executors, administrators and assigns to save from harm indemnify and keep indemnified the DONEE his heirs executors, administrators and assigns free or against or encumbrances charges or equalities whatsoever and the DONOR his heirs, executors, administrators and assigns do or execute or cause to be done or executed of such lawful acts deeds and things whatsoever or further or more effectually and perfectly conveying and assuring the

the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed and that the Donee accepts the gift of the said property hereunder made as testified by him being partyn hereto and executing these presents. The estimated value of the said property is Rs. 5,000/- only.

IN WITNESS WHEREOF THE DONOR has executed the Deed of Gift and delivered the same to the DONEE who have also executed the same in token acceptance thereof the day month and year first above written.

THE SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece and parcel of Bastu land measuring more or less 1 cottah, 13 Chittaks 30 sq.ft. together with his half share in structures standing thereon, situated and lying at premises No. 60, Avenue South, Santoshpur, Calcutta-75 within the jurisdiction of Calcutta Municipal Corporation in Dag Nos. 190, 185, 187 under Khatians Nos. 28, 284 in Mouza Santoshpur, J.L. No. 22, R.S. No. 18, Touzi No. 151 Pargana Kashpur, S.R. Office, Alipore now Sibadaha under P.S. formerly Tollygunge at present Kasba *bordered in red ink in annexed plan.* within the District 24-Parganas butted and bounded in the following manner.-

Butted and bounded by:-

On the North:- the land of Sudhir Srimony and Smt. Satya Bala
- Dasi.

On the South:- the land of Suren Das.

On the East :- 20' ft. wide Road.

On the West :- the land of Mrinal Burdhan.

SIGNED AND DELIVERED

in the presence of

1. Prasanta Sen
Advocate,
Alipore Criminal Court,
Cal-27.

For and on behalf of
Pradip Kumar Sen

DONOR

2. Saibal Kumar Sen
44, G. S. Khan Road
Cal Cuttā-39

Drafted by me.

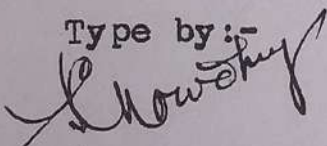
Prasanta Sen
Advocate,

Alipore Criminal Court, ~~27~~
Calcutta-27.

I accept it:-

Saibal Kumar Sen
DONEE.

Type by:-



(S. CHOWDHURY).

Alipore Criminal Court, Calcutta-27.



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District Sub-Registrar
South 24-Parganas



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154
130

117
2362

86

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15/12/82

MOUZA SANTOSHPUR J. LNO 22 P.S. TOLLYGUNT, D.T.
 24 PARGANAS. PLAN OF POR: OF C.S. DAG NO 185, 187,
 & 190 OF KHATIAN NO 28, 28A, TOUZINO 151, PARGANA
 KHASPUR.

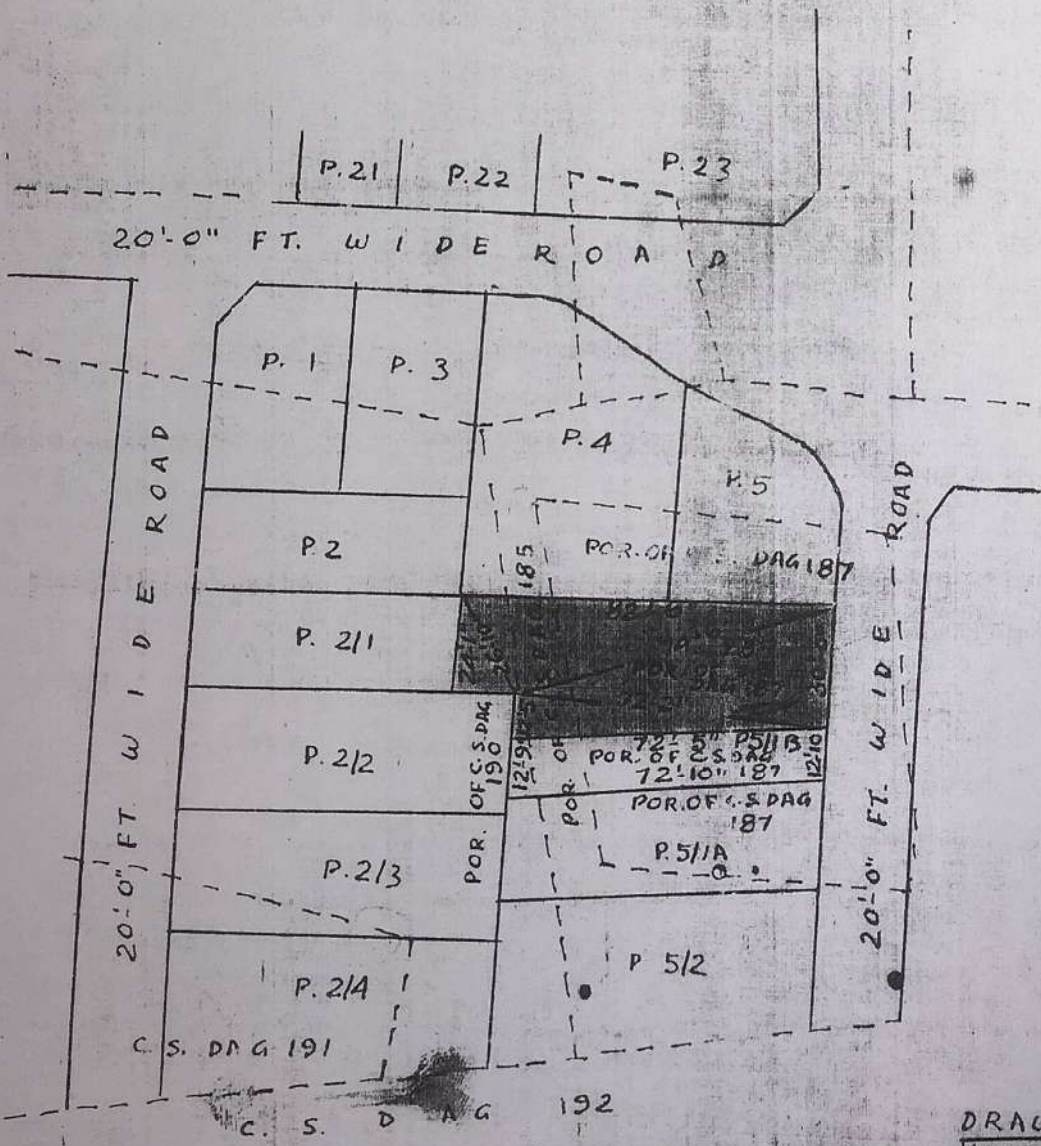
SCALE 1" = 50 FT.
 BORDER OF C.S. DAG SHOWN - - -

REFERENCE OF PLOT NO 511			K	CH	SFT
AREA OF POR: OF C.S. DAG NO 185			0	9	0
"	"	NO 187	2	14	0
"	"	NO 190	0	4	15
<u>TOTAL</u>			3	11	15

COLOURED IN RED TO BE CONVEYED.



Handwritten notes and signatures in the right margin, including a signature that appears to be 'K. S. G. ...' and other illegible text.



OWNER

DRAWN BY Kandahari (PO-GARIA) 14/11/61