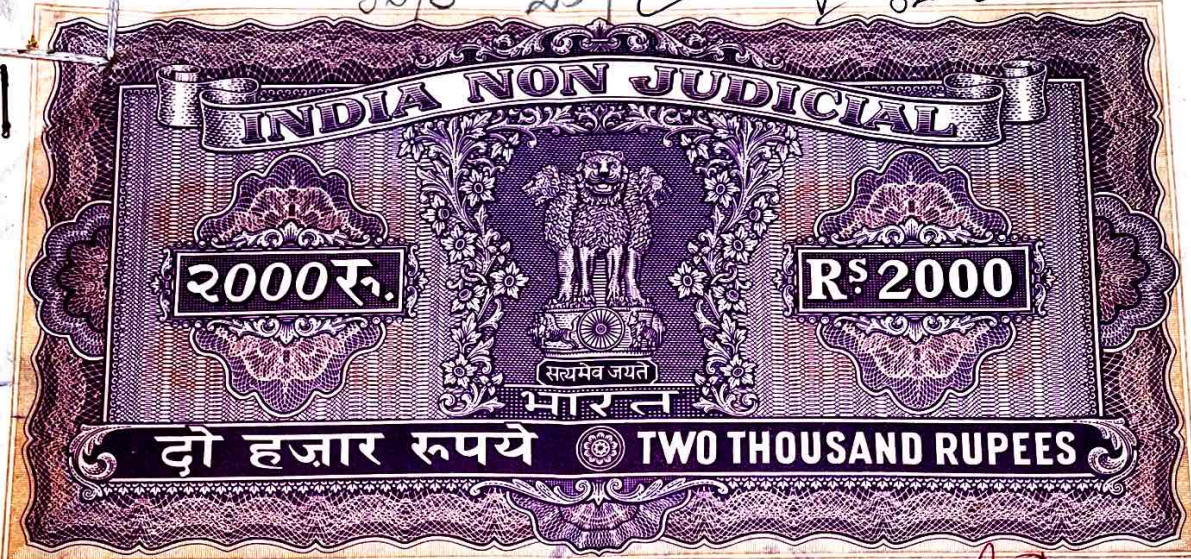


5675 259 ✓ 5263 2000Rs.



Admissible under Regn Rule 21  
 duly stamped under the Indian  
 Stamp Act 1899 as amended by  
 Act III of 1922 and Section 22  
 (1) of the Calcutta Improvement  
 Act 1911 Schedule  
 33  
 stamp duty paid under the  
 Indian Stamp Act 1899 as  
 amended in 1964 Rs. 3010.-  
 Admission duty paid under the  
 Calcutta Improvement Act 1911  
 Rs. 600 P  
 Total Rs. 3610

*P.H. Mohan Singh*

A 319-  
H 28.  
no 4.  
351-

*Register up 1 (1)  
South 24-Parganas  
10.4.90*

*am  
10.4.90  
32  
3000  
A 319  
H 28  
on 9  
351*

THIS INDENTURE OF GIFT made this 30<sup>th</sup> day of December,  
 One Thousand Nine Hundred and Eightynine B E T W E E N  
SRI SOM NATH ROY Son of Late Satyendra Nath Roy resident of  
 229, Upen Banerjee Road, Behala, Calcutta - 700 060 at present  
 residing at 8/8, Alipore Road, Calcutta - 700 027, by Caste  
 Hindu, by Profession Service, hereinafter referred to as the  
D O N O R (which expression shall unless excluded by or  
 repugnant to the context shall include his heirs, represen-  
 tatives, administrators and assigns) of the O N E - P A R T

Contd..2/p.

*3010  
600  
3610*

11676 Master Sawal Patra  
held to  
878. Durga Devi

Baloutia Collectorate  
Treasurer  
4/18/90

3



2000  
1000  
Office of the District Sub-Registrar  
South 24 Parganas  
11:00 A.M. P.M. on the  
19 April 1990  
3670  
Somenath Ray  
District 24  
By Order of the Registrar  
Somenath Ray  
Registrar of

Somenath Ray  
Satyendra Nath Ray  
229 upon Bannerg Road  
District 24  
By Order of the Registrar  
Somenath Ray  
Registrar of

Registrar u/s 7 (b)  
South 24-Parganas  
10.4.90  
Somenath Ray

Ashish Kumar Ray  
S. C. Ray  
56/5 Patna Park, Patna.  
District 24.  
By Order of the Registrar  
Somenath Ray  
Registrar of

Somenath Ray

Registrar u/s 7 (b)  
South 24-Parganas  
10.4.90

Registrar u/s 7 (b)  
South 24-Parganas  
10.4.90  
Ashish Kumar Ray  
56/5 Patna Park, Patna.  
District 24.  
By Order of the Registrar  
Somenath Ray  
Registrar of



-: 2 :-

A N D MASTER SOUROV ROY & MASTER SAJEEV ROY Sons of Shri SOM NATH ROY, both are minors represented by their natural guardian mother M/s. Vinita Roy wife of Shri Som Nath Roy resident of 229, Upen Banerjee Road, Behala, Calcutta - 60 at present residing at 8/8, Alipore Road, Calcutta - 700 027 by Caste Hindu, by profession students hereinafter referred to as the D O N E E S ( which expression shall unless excluded by or repugnant to the context shall include their heirs, representatives, administrators and assigns) of the O T H E R - P A R T ;

Contd..3/p.

11676 Mosta Saveria ~~Payee~~  
Sold to  
~~Mr. Dipu Bar~~

Calcutta Collectorate  
Treasury  
and

3

2000  
~~1000~~  
~~500~~  
~~100~~  
~~40~~  
2640



*[Signature]*  
Registrar of Companies  
South 24 Parganas  
10, 4, 90



-: 3 :-

W H E R E A S One Debabrata Bose son of Dr. Parimal Bose residing at 28, Ripon Street, Calcutta was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Mourashi Makarari land now Rayati Land measuring 1 Bigha 3 Cottahs and 10 Chittacks be the same a little more or less situated in Mouza Behala called as Nashkarpara Under Police Station Behala, Sub-Registry Office Behala, Pargana Balia, Touzi No.346, J.L.No.2, R.S. No.83 within the limits of the then South Suburban Municipality now Calcutta Municipal Corporation - S.S.Unit appertaining to R.S.Dag No.91 in R.S.Khatian no.138 ;

A N D W H E R E A S the said Debabrata Bose purchased the said property in the Benami of Sri Profulla Kumar Chatterjee in Title Execution case No.20 of 1946 in the Court of the 3rd. Sub-judge, Alipore in which execution case Durlav Chandra Das was the Decree-holder and Gobinda Koley and others were the Judgement-debtors.

Contd..4/p.

11676 Master Saival Por @

DR. D. P. Pal

Deputy Collector  
Tinsukia

5

<del>1000</del>
<del>1000</del>
<del>500</del>
<del>100</del>
<del>10</del>
<hr/>
3670



Registrar s/d (M)  
South 24-Parganas

10,4,90

W. H. R. A. S. One Nababpata house son of Dr. Parman  
 Bose residing at 22, Bhow Street, Calcutta was seized and  
 possessed of or otherwise well and sufficiently entitled to  
 all that piece or parcel of Nababpata house  
 Royal Land measuring 1 Bigha 3 Gottahs and  
 be the same a little more or less at least  
 called as Nababpata Under Police Station  
 Office Bahal, Patana Bala, Thana No. 34  
 No. 83 within the limits of the then South Sub-  
 now Calcutta Municipal Corporation - S. S. Unit appearing  
 to R. S. Bag No. 91 in R. S. Khatun no. 13  
 A. W. H. R. A. S. the said Nababpata house purchased  
 the said property in the name of the Nababpata  
 in Title Execution case No. 20 of 1946 in the Court of the  
 3rd. Sub-Judge, Alipore in which execution case For vs Chandu  
 Das was the Nababpata house and Nababpata house and others were



-: 4 :-

AND WHEREAS the said Debabrata Bose duly took khas possession of the said property mentioned above had since been in exclusive possession of the property and enjoying the right, title and interest of the same without any interruption and eviction ;

AND WHEREAS for legal necessities the said Debabrota Bose sold and conveyed the said Rayati Bastu land measuring 1 Bigha 3 Cottahs and 10 Chittaks be the same a little more or less in Mouza Behala called as Naskarpara appertaining to R. S. Dag No.91 in R. S. Khatian No. 138 in favour of Smt. Santilata Roy, mother of the Donor by an English Deed of Conveyance dated the 12th. day of March, 1952 which was registered in the office of the Sub-Registrar of Alipore and entered in Book No. I Volume No. 35 Pages 65 to 69 and recorded as Being No. 1568 for the Year 1952 ;

11676 Meeta Saveru Patil

818. D. S. Patil

Collector's Office

Treasury

3

~~2000~~  
~~1000~~  
~~500~~  
~~100~~  
~~10~~  
3610



Registrar  
 South 24 Parganas  
 10.4.90

The said Debtor has duly  
 took possession of the said property mentioned above  
 had since been in exclusive possession of the property and  
 enjoying the right, title and interest of  
 any intervention and objection;  
 A and B M H A S for legal necessity  
 Debtor has sold and conveyed the said land  
 measuring 1 Bigha 3 Cottahs and 10 Chittahs be the same a  
 little more or less in Moons Bahadur  
 S. S. Patil No. 91 in B. S. Patil No. 128 in  
 favour of Mr. Sankar Das, with by an  
 English Deed of Conveyance dated 12th of March, 1952  
 which was registered in the office of the Sub-Registrar of  
 Alipore and entered in Book No. 1 Volume No. 35 Page 65 in 5B





-: 5 :-

A N D W H E R E A S in the manner aforesaid the said Smt. Santilata Roy became the absolute owner of the said property and thereafter constructed partly pucca and partly tiled structures on the said Bastu land for accommodation of her family and enjoying the right, title and interest of the same;

A N D W H E R E A S after Revisional Settlement operation the said Smt. Santilata Roy mutated her name in the office of the Collector of 24 Parganas and in the office of the then South Suburban Municipality paying usual rent and taxes;

A N D W H E R E A S the said Smt. Santilata Roy died intestate on 6.2.71 leaving behind her three sons namely Sarbasree Kashi Nath Roy, Sankar Nath Roy and Som Nath Roy and three daughters namely Smt. Laxmi Sen, Smt. Chitra Das Gupta and Smt. Sipra Roy as legal heirs and representatives

Contd..6/p.

11676  
Saurav Poyan  
878 - Dipu Das

Calcutta Collectorate  
Treasury  
9729

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7000  
1000  
500  
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AND WHEREAS the said Smt. Santilata Roy became the absolute owner of the said property and thereafter constructed partly pucca and partly tiled structures on the said patta land for accommodation of her family and enjoying the right, title and interest of the same.



AND WHEREAS after the said operation the said Smt. Santilata Roy mutated the office of the Collector of 24 Parganas and the then South 24 Parganas Municipality paying taxes;

AND WHEREAS the said Smt. Santilata Roy died intestate on 8.2.71 leaving behind her three sons namely Sarpesree Kashi Nath Roy, Bankar Nath Roy and Dipu Nath Roy and three daughters namely Smt. Lakshmi, Smt. Santilata and Smt. Gupta and Smt. Sures Roy as legal representatives

10.4.70  
Registrar AM 7 (B)  
South 24 Parganas

according to Hindu Succession Act. In the manner aforesaid the Donor and his two brothers and their three sisters were the absolute owners of the property cited above and enjoying the right, title and interest of the same without any eviction and interruption in ejmali or joint possession and mutated their names jointly in the Municipal Corporation of Calcutta and in the office of the Collector of South 24 - Parganas Alipore paying usual taxes and rent.

A N D W H E R E A S the three sisters of the Donor (1) Smt. Laxmi Sen (2) Smt. Chitra Dasgupta and (3) Smt. Sipra Roy out of natural love and affection executed and registered a Deed of Gift relinquishing their undivided 1/6th. share in the total property of 1 Bigha 3 Cottahs and 10 Chittacks Bastu land with structures standing thereon appertaining to R. S. Dag No.91 in R. S. Khatian No. 138 within Mouza Behala called as Naskarpara voluntarily for the physical possession of the Donor with his two brothers. The said Deed of Gift was registered in the office of the District Registrar of South 24 - Parganas, Alipore on the 7th. day of March, 1988 and entered in Book No. I and recorded as Being No. 2611 for the year 1988;

A N D W H E R E A S by virtue of the said deed of gift the Donor and his two brothers acquired the 1/6th. undivided shares in the said property of their sisters and have thus become the joint absolute owners of Rayati Bastu land measuring more or less 1 Bigha 3 Cottahs 10 Chittaks in Mouza Behala called as Naskarpara with structures standing thereon under Police Station and S. R. Office Behala appertaining to R. S. Dag



*M*  
Registrar u/s 7 (2)  
South 24-Parganas

10.4.90

265

-: 7 :-

No.91 in R.S.Khatian No. 138 within the limits of the Calcutta Municipal Corporation, S. S. Unit being Holding No.229, Upen Banerjee Road in Ward No.132 ;

A N D W H E R E A S the Donor and his two brothers were experiencing great difficulties in respect of ejmali/ joint possession of the said property ;

A N D W H E R E A S to eradicate all future objections, complications, disputes and differences amongst the Donor with his two brothers and to establish parpetual peace and harmony, the Donor and his two brothers were willing to partition their ejmali/joint property metes and bounds by mutual consent with the help of relatives and well wishers for mutual benefit and better enjoyment of the said property smoothly ;

A N D W H E R E A S in pursuance of the said mutual consent and to affectuate the said desire of the Donor and his two brothers of these presents, mutually agreed to divide their joint/ejmali property mentioned in the Schedules thereunder written;

A N D W H E R E A S the Donor as referred to as the Third Part of the deed of Partition was allowed to enjoy the right, title and interest of 8235 sq.ft. equivalent to 11 cottahs, 7 Chittacks Bastu Rayati land with structures standing thereon be the same a little more or less out of



Registrar a/s 7 (B)  
South 24 Parganas

10.4.70

266

-: 8 :-

1 Bigha 3 Cottahs and 10 Chittacks in Mouza Behala called as Naskarpara under Police Station and Sub-Registry Office Behala in the District of South 24 Parganas appertaining to R. S. Dag No.91 in R. S.Khatian No.138 within the jurisdiction of the Calcutta Municipal Corporation - S. S. Unit being Holding No. 229 Upen Banerjee Road, in Ward No.132 as fully delineated in the map or plan annexed therewith and therein coloured "GREEN" and marked as plot No."C" described in the Schedule thereunder written ;

A N D W H E R E A S the said Deed of Partition was registered on the 20th. day of March, 1989 in the office of the District Registrar, South 24 Parganas, Alipore and recorded as Deed No. 3617 for the Year 1989 ;

A N D W H E R E A S by virtue of the said Deed of Partition, the Donor is now the absolute owner of the property mentioned in the Schedule of Gift hereafter written;

A N D W H E R E A S Master Sourav Roy and Master Sajeev Roy are the beloved sons of the Donor and both of them bear profound love and affection towards the Donor for which the Donor is overwhelmed with joy and the Donor feels that he has to do something for his beloved Donees in lieu of their love and affection;

Contd..9/p.



*[Handwritten Signature]*  
Registrar s/s 7 (2)  
South 24-Parganas,  
10.4.90



A N D W H E R E A S thinking the pros and cons of the situation the Donor is desirous of awarding his demarcated and partitioned property situated in Mouza Behala called as Nashkarpara all that piece or parcel of Bastu land measuring by 5 - Cottas 8 - Chittacks 10 Sqft be the same a little more or less out of 11 Cottahs 7 Chittaks with structures standing thereon covering an area of 4 Cottahs 10 Chittacks under Police Station and Sub-Registry office Behala in the District of South 24 Parganas appertaining to R. S. Dag No.91 in R. S. Khatian No. 138 more fully described in the Schedule hereafter written, otherwise the Donor presumes that his soul shall not peacefully rests in Heaven.

NOW THIS INDENTURE WITNESSETH that in order to fulfil the desire of the Donor and in consideration of love and affection which the Donees bear towards the Donor, the Donor doth hereby grant, transfer and assign and assure unto the Donees free from all encumbrances his demarcated and partitioned Bastu land measuring an area by 5 - Cottas 8 - Chittacks 10 . Sqft be the same a little more less with structure standing thereon covering an area of by 4 Cottahs 10 Chittacks out of 11 cottahs 7 Chittacks in Mouza Behala called as Nashkarpara under Police Station and S.R. Office Behala in the District of South 24 - Parganas appertaining to R. S. Dag No.91 in R. S. Khatian No.138 within the jurisdiction of the Calcutta Municipal Corporation - S. S. Unit being Holding No formerly 229, Banamali Nashkar Road now 229, Upen Banerjee Road, in Ward No.132 or howsoever otherwise the said Bastu land with structures standing thereon now



*M*  
Registrar  
South 24 Parganas  
10.4.70

are or is or heretofore were or was situated located and bounden called known numbered described or distinguished together with all sewers, drains, ways, paths, common passages, water, water courses, lights, liberties, easements, whatsoever to the said Bastu land with structures standing thereon belonging to or in anywise, appurtenant or actually held or enjoyed therewith or reasonably to belong or to be appurtenant thereto and all that estate, right, title, interest, claim and demand whatsoever of the Donor into or upon the said Bastu land with structures standing thereon or any part thereof and also together with all the estate, right, title, interest, benefit and the reversion or reversioneries, remainder or remainders, rents, issues and profits thereof and upon the said land with structures standing thereon hereby transferred.

A N D the Donor hereby granted or expressed so to be together with the rights and privileges appurtenant thereto unto and to the use of the Donees absolutely and forever and the Donor now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and structure standing thereon hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of consideration. The Donor now in himself good right and absolute authority to grant and transfer the said land and structures standing thereon unto and to the use of the Donees



*[Handwritten Signature]*  
Registrar cum J (B)  
South 24 Parganas  
10.4.20

269

-: 11 :-

and the Donees their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peacefully and quietly possess and enjoy the said hereditaments and premises and realise rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Donor or any person or persons lawfully and equitably claiming from the Donor.

A N D further that the Donor at the request of the Donees produce or caused to be produced to any person, at any trial or hearing commission any document relating to this gift for the purpose of showing the title of the said land with structure standing thereon or to execute and register any rectification or supplementary deed, if any error/errors are traced out in future.

The value of the property hereby gifted is Rs.30,000/- (Rupees Thirty thousand) only.

The Donees have been agreed to accept the property mentioned in the Schedule hereafter written voluntarily with due respect. Be it stated that I have been using Electric Maltre lying in the house of Sri Kashi Nath Roy jointly which will be separated soon.

-: SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of Rayati Bastu land measuring 5 - Cottas 8 - chittacks 10 - sqft with structures standing thereon covering an area of 4 C 10 ch out of

*Sumandeep*



*[Handwritten signature]*  
Registrar u/s 7 (B)  
South 24 Parganas  
10/4/90

11 Cottahs 7 Chittacks be the same a little more or less situated in Mouza Behala called as Nashkarpara under Police Station and Sub-Registry office Behala in the District of South 24 Parganas Tbuzi No.346 J.L.No. 2 R.S.No.83 Pargana Balia appertaining to R. S. Dag No.91 (Ninetyone) in R. S.Khatian No.138 (one hundred and thirty eight) within the jurisdiction of the Calcutta Municipal Corporation - S. S. Unit being Molding No. formerly 229, Banamali Naskar Road, now 229, Upen Banerjee Road in Ward No.132 as delineated in the map or plan annexed herewith and therein coloured RED together with all fittings, fixtures etc. with all kinds of easement rights whatsoever and butted and bounded as follows :-

- On the North :- Land of Parash Meena.
- On the South :- Portion of R. S. Dag No. 91.
- On the East :- Land of Parash Meena.
- On the West :- Land of Ratan Mondal.

IN WITNESS WHEREOF the D O N O R has hereunto set and subscribed his hands and seals the day, month and year first above written.


SIGNED, SEALED & DELIVERED  
in the presence of :-

1) Ashish Kumar Roy.  
56/5 Patnakpara Road  
Behala, Cal-60.

2) Mamata Roy.  
229, Upen Banerjee Road.  
Cal-60.

3) Soukay Nath Roy.  
229, Upen Banerjee Road.  
Cal. 60.


4) Subash Chandra Roy  
56/5 Patnakpara Road,  
Behala, Cal-60.

  
Signature of the D O N O R.

- 1 -

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 Registrar u/s 7 (B)  
 South 24-Parganas  
 10.4.90



*PLS*

BOOK NO 125 271  
VOLUME NO TO  
PAGE NO 5263  
SERIAL NO 90  
FOR THE YEAR 19

*Ans*  
*2/8/90*

District Sub-Registrar  
South 24-Parganas



*[Signature]*  
Registrar o/s 7 (B)  
South 24-Parganas  
10.4.90

271

--: 13 :-

Accepted the property mentioned in the Schedule of the Deed of Gift with Gratitude.

x Mrs. Vinita Roy as guardian of minor sons Sourav Roy and Sajeev Roy (Mrs. Vinita Roy as guardian of minor sons Sourav Roy and Sajeev Roy.)

Drafted by me.

Debasish Chatterjee  
Advocate.  
Alipore Judges' Court,  
Calcutta - 700 027.

Typed by me

- Swapan K. Mondal  
Typist,  
Alipore Judges' Court,  
Calcutta - 700 027.



*[Handwritten Signature]*  
Registrar u/a 7 (B)  
South 24-Parganas  
10.4.90

*[Handwritten Signature]*



Registrar u/a 7 (B)  
South 24-Parganas  
*[Handwritten Signature]*

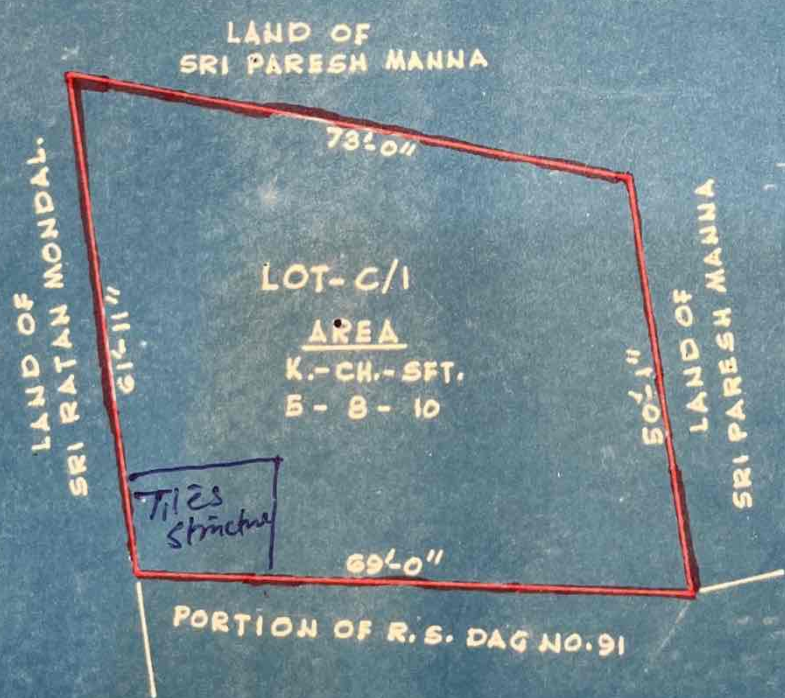
*[Handwritten Signature]*  
Book No. 185  
Page No. 859-271  
5263  
1990

DEED PLAN SHOWING PORTION OF R.S. DAG NO. 91,  
KH. NO. 138 IN MOUZA-BEHALA J.L. NO. 2, P.S. BEHALA  
UNDER HOLDING NO. 229, UPEN BANERJEE RD, WARD NO.  
UNDER THE C.M.C.

SCALE - 1" = 25'-0"

DONOR - *Somnath Roy.*  
DONEE - *Master Sourav Roy Master Sajeev Roy.*

LOT-C/I-AREA OF LAND-BK-BCH.- 10SFT. SHOWN IN RED REBAND.



*Somnath Roy*