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Dm h

THIS DEED OF GIFT made on the 13th day of January One Thousand Nine Hundred and Eighty Seven BETWEEN SMT HEM NALINI DAS GUPTA, Widow of, Mahendra Nath Dasgupta by Caste Hindu, by profession Housewife, residing at 61, Beehive, Colony, P.S. Belgharia, District North 24-Parganas Calcutta-700056 hereinafter called the "DONOR" (Which expression unless excluded by or repugnant to the context shall be deemed to include her heirs, executors, administrators, representatives and assigns) of the FIRST PART.

A N D

SRI PRAN KUMAR DAS GUPTA S/o Late Mahendra Nath Dasgupta by Caste Hindu by Profession Service, residing at 61, Beehive Colony, P.S. Belgharia, District North 24-Parganas Calcutta-700 056, hereinafter called the "DONEE" (Which expression unless excluded by or repugnant to the context shall be deemed to include his heirs executors, administrators, representatives and assigns of the 2ND PART.

PRANAM CONSTRUCTION
 Pranam Kumar Ray
 Partner



-: 2 :-

WHEREAS the DONOR after partition of India and having lost her hearth and home in Bangladesh restwhile East Bengal came to West Bengal for the permanent residence of herself and her family.

AND WHEREAS certain areas of land belonging to the Government and/or acquired or requisitioned by the Government were allowed to be used by such Refugees for their residence after construction of structures or using structures or buildings already existing on such lands and subsequently handed over all the lands and properties to R & R, Deptt for distribution of such lands and properties amongst the bonafide Refugees.

AND WHEREAS the Donor is one such Refugee who was occupying a piece and parcel of land measuring 4 cattas situated at Mauza Belgharia J.L. No.3, comprised of C. S. Plot No 3077 P.L/P. No. 61 within P.S. Belgharia 3085 Sub-Registration Office Additional District Sub-Registrar, Cossipore DumDum District North 24-Parganas and within the limits of Kamarhati Municipality.

AND WHEREAS by a registered Deed of Lease for Ninety-nine Years registered at the Office of the Sub-Registrar, Cossipore Dum Dum and recorded in Book No. I volume No. 65 pages 553 to 560 Bearing No.5943 for the year 1976, Government of West Bengal of the one part called the Lessor granted and demised the aforesaid land unto Smt. Hemnalini Das Gupta thereafter called the Lessee and hereinafter called the Donor, yielding and paying the annual Rent of Rs.4/- for the said demised land abiding herself all terms and conditions as set forth in the said deed of Lease.

PRATHAM CONSTRUCTION :

Samir Kumar Ray
Partner

Contd.. 3 ..



-: 3 :-

AND WHEREAS the Donor Smt. Hemnalini Dasgupta is thus acquired Sole right title and possession of the lease hold land and while she is in khas possession of the above land constructed houses for residential purposes and enjoying all benefits living with her family members.

AND WHEREAS the Donor is now pretty old and cannot do any work and she is fully dependent on the Donee, and the Donee is gladly looking after the Donor and giving proper and suitable maintenance for her mother.

AND WHEREAS in consideration of natural love and affection which the Donor bears and entertain for her son the Donee herein, the Donor is desirous of making a Gift in favour of Sri Pran Kumar Dasgupta absolutely and forever the leasehold right of the residue period of the piece and parcel of land measuring 4 Cattas together with structures standing thereon and together with common use/all paths and passages and easement as reserved for the said demised Leasehold Land and Premises and subject to yeilding and paying the annual rent for the said aforesaid properties.

AND WHEREAS in terms of para (h, of the aforesaid lease, permission is required before transferring Leasehold right to the Donee herein, and as such, the Donors obtained permission from the Government of West Bengal vide Memo No, 3979/Rehab/18R-4/84 dated 13th November 1986.

PRATHAM CONSTRUCTION :

Samir Kumar Ray
Partner

Contd.. 4 ..



-: 4 :-

AND WHEREAS for the purpose of Stamp duty in respect of the property has been valued Rs. 8000/- (Rupees Eight Thousand only) and the Stamp Duty affixed in the Deed of Gift accordingly.

NOW THIS INDENTURE WITNESSETH that for the purpose of effectuating the said desire and in consideration of the natural ^{love} and affection for her son Sri Pran Kumar Das Gupta the said donor hereby grant and convey transfer and assign and the said Donee, his heirs executors representatives and assigns all that said lease hold right of residue Period of the said land measuring 4 Cattas together with structure standing thereon comprised of C. S. Dag No. 3077
3085

L/P No. 61, situated at Mauza Belgharia, P.S. Belgharia, District North 24 Parganas and within the limits of Kamarhati Municipality more particularly described in the schedule of property hereunder written together with all and Singular/or the ways paths and passages advantages of ancient and other lights easements appendages and appurtanances of the said leasehold properties hereditanents and premises belonging to or in any wise appurtaining thereto or known as part or parcel or number thereof, and the reversioners or remainder and remainders yearly and monthly and other rents issues and profits thereof.

PRATHAM CONSTRUCTION

Sanvir Kumar Roy
Partner

Contd... 5 ...



-: 5 :-

And all estate right title claim interest and demand whatsoever of the said Donor or into upon and out of the said demised land hereditanents and premises and to have and to hold the same unto and to the use of the Donee his heirs executors legal representatives and assigns. AND the said Donee his heirs executors legal representatives and assigns shall and may at all times hereafter peaceably hold and enjoy the said Leasehold right of the hereditanents and premises without interruption claim or demand whatsoever for the said Donor or her heirs executors legal representatives and assigns and all other person having or claiming any estate right title and interest claim or demand whatsoever on or into upon or out of the said leasehold land hereditanents and premises from through or under in trust for her and will from time to time and at all times hereafter upon every reasonable request and cost of the Donee, or his heirs executors and assigns make or do or execute and perfect or cause to be done executed or perfected all such further and acts and assurances deeds and things whatsoever for further and more perfectly conveying and assuring or confirming the said demised leasehold right of the said land hereditanents and premises unto and to

PRATHAM CONSTRUCTION

Samin Kumar Ray
Partner

Contd... 6 ...



-: 6 :-

the use of Donee or his heirs, executors administrators representatives and assigns or may be reasonably required and thus INDENTURE WITNESSETH that the Donee accepted the Gift.

SCHEDULE ABOVE REFERRED TO :-

All that piece or parcel of land with structure situate lying at and being in Mauza Belgharia, JL. No.3, Comprised of C.S. Plot No. part of 3077 L/P No. 61 (Sixtyone) P.S. Belgharia, in the District 3085 of North 24 Parganas Sub-Registration Office, Additional District Sub-Registrar, Cossipore Dum Dum and within the limits of Kamarhati Municipality, containing an area of land 4 Cottas be the same a little more or less. The aforesaid leasehold properties recorded in Municipal Records as holding No. 220 Ward No. 11. The Leasehold right of residue period and togetherwith possession and structure are hereby transferred by this Deed of Gift.

PRATHAM CONSTRUCTION

Lamin Kumar Roy

Part 31

Contd... 7 ...



-: 7 :-

Butted and bounded in the manner following that is to say

On the North	L. O. P. 58
On the East	L. O. P. 62
On the South	L. O. P. 70
On the West	L. O. P. 60

IN WITNESS whereof the parties hereto do hereby set and subscribed their hand on the day month and Year first above written.

Signed Sealed and delivered
at Cossipore Dum Dum in the
presence of :-

Signature of the Donor.
Accepted the gift

Witness :-

1. *Brajwalekar*
Aralinagar, Kotha Belgharia
2. *Pran Kumar Das*
457A New Str.
Dum-Dum. Cal-56

Pran Kumar Das
Signature of the Donee.

Prepared and Drafted by me

B. Chakraborti
(B. Chakraborti)

Licensed Deed writer Bidhannagar

Addl. DL. S.R.O.

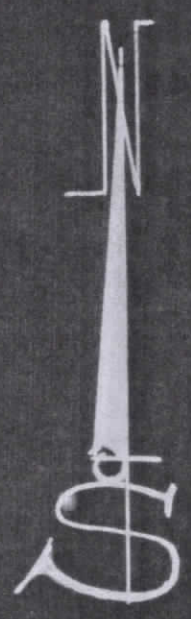
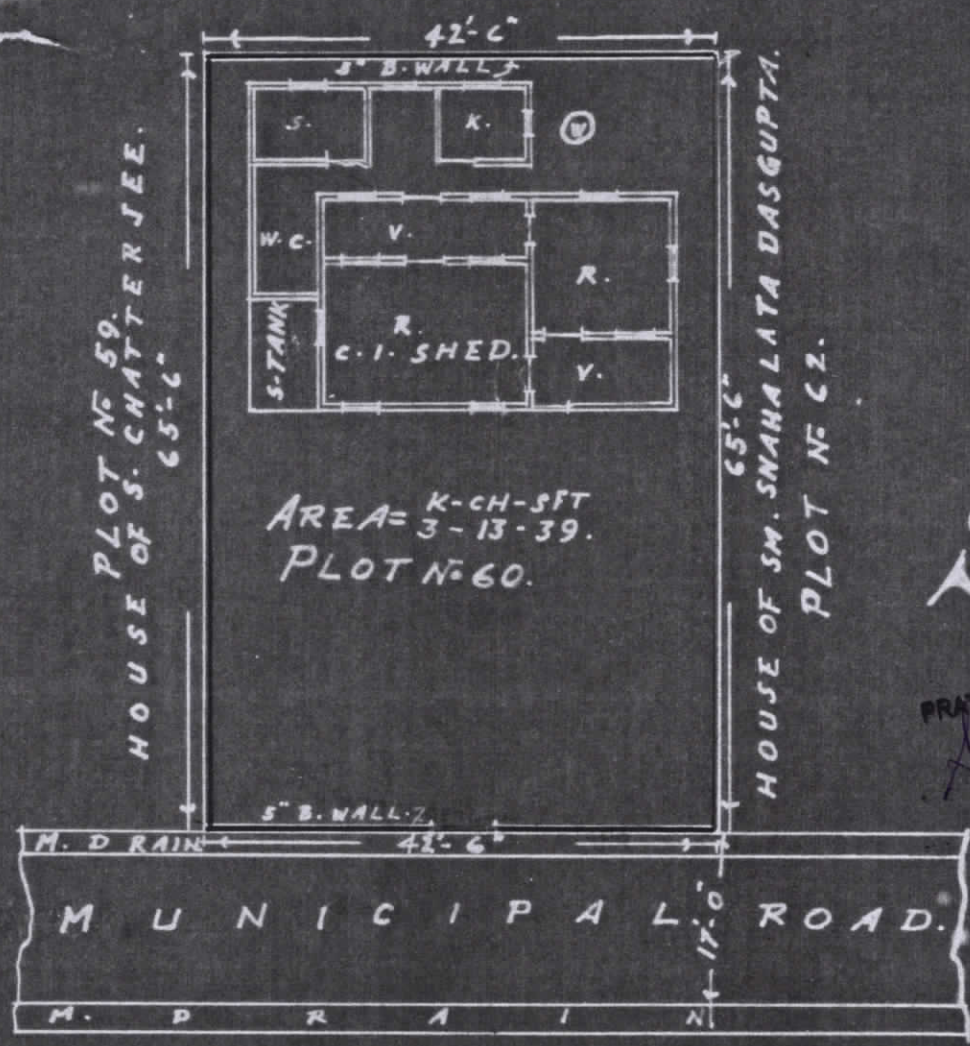
L. NO.XVI/16/84

PRATHAM CONSTRUCTION

Pran Kumar Das
Partner

SITE PLAN MAUZA:-BELGHORIA. J. L. N. 3. R. S. N. DAG N. 307743085.
 KHATIAN N. PLOT N. 60. WARD N. 14. HOLDING N. 220. AT N. 61 -
 - BEEHIVE GARDEN BELGHORIA. P. S. BELGHORIA. DIST:-24 PARGANAS.
 DONOR- SM. HEMNALINI DAS GUPTA.
 DONEE - PRAN KUMAR DAS GUPTA. AREA= ^{K-CH-SFT} 3-13-39. BOUNDED BY RED.
 SCALE 1"=16' FEET.

PLOT N. 58.
 HOUSE OF KUNJA BEHARI SAHA.



PRATHAM CONSTRUCTION
 Amin Kumar Ray
 Partner

Ghoshal.
 C. I. 87.
 55/1-D. B. Mondal Ghat Road
 L. C. N. 1236. C. B.