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For H.D.C. P. 4.50.
Rec'd original
Date 8/11/22

[Signature]
Registrar No 1
South 24-Parganas, West Bengal

29-6-92

DEED OF GIFT

THIS DEED OF GIFT made this the 29th day of June,

One Thousand Nine Hundred Ninety Two B E T W E E N

(1) SM. KANAK GHOSH, wife of Late Bibhuti Bhusan Ghosh,
by religion Hindu, by occupation House-wife, residing at
Ukilpara, Baruipur, Police Station Baruipur, District:
South 24-Parganas, (2) SM. SHANTA MUKHERJEE, Daughter of
Late Bibhuti Bhusan Ghosh, wife of Shri Sanjib Mukherjee,

Contd.-2...

290002

6370

Dr. Adhip Ghosh



Presented for Registration at
... 11:00 A.M. on the ... day of ... 1992 at
the Sudar Registration Office,
Alipore South 24 Parganas by
Execution / Client as one of
the Executors / Elements or
Attorney for ...
Executor / Client under a
Power of attorney No. ...
of 19 ... authenticated by the
... Registrar of ...

~~Writ~~

1. Kanak Ghosh
2. Anup Ghosh
3. Sanjit Mukherjee
4. ...
5. Adhip Ghosh

[Signature]
Registrar u/s 7 (a)
South 24-Parganas, Alipore
Kanak Ghosh

29-6-92



11386

Kanak Ghosh

Name: Sanjit Mukherjee
S.O. No. ...
of ...
Dist. South 24 Parganas
by Caste Hindu / Muslim
by Profession: Advocate



11387

Sanjit Mukherjee

Sanjit Mukherjee
Adv
S/O. Parash ch. Mukherjee

[Signature]
Registrar u/s 7 (a)
South 24-Parganas, Alipore

29-6-92



- : 2 : -

by religion Hindu, by occupation Service, residing at
E4/15, Indralok Housing Estate, Paikpara, Calcutta-700002,

(3) SHRI ANUP GHOSH, Son of Late Bibhuti Bhusan Ghosh,

by religion Hindu, by occupation Service in Soudi Arabia,
resident of Ukilpara, Baruipur, Police Station Baruipur,

District: South 24-Parganas and (4) SM. MALA DUTTA,

Daughter of Late Bibhuti Bhusan Ghosh, wife of Shri Pradip-

Dutta, by religion Hindu, by occupation House-wife,

residing at 41-A, Palm Avenue, Calcutta-700019, hereinafter

called the "DONORS" (which term or expression, unless

Contd.- 3...



- : 3 : -

otherwise excluded by or repugnant to the subject or context, shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART:

A N D

✓ DR. ADHIP GHOSH, Son of Late Bibhuti Bhusan Ghosh, by religion Hindu, by occupation Service, residing at Ukilpara, Baruipur, Police Station Baruipur, District: South 24-Parganas, hereinafter called the "DONEE" (which term or expression, unless otherwise

Contd:- 4...



- : 4 : -

excluded by or repugnant to the subject or context,
shall mean and include his heirs, executors,
representatives and assigns) of the OTHER PART:

WHEREAS the predecessor of the Donors and Donee,
Late Bibhuti Bhusan Ghosh purchased on the 24th
February, 1967 from one Subodh Chandra Bhadra, Son
of Late Hriday Nath Bhadra of Baruipur, Police Station-
Baruipur, District: 24-Parganas, and vacant plot of land

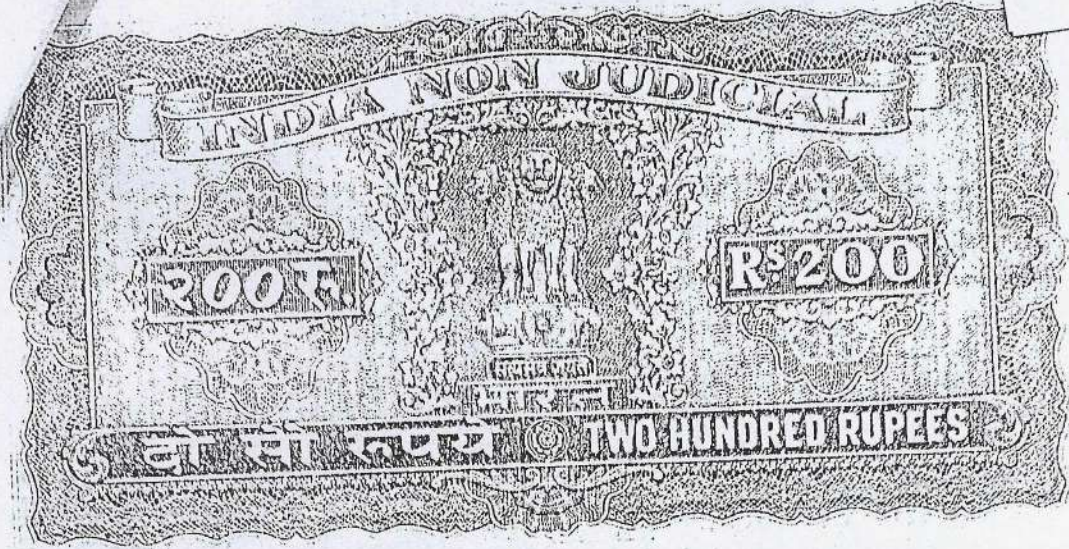
Contd.- 5...



- : 5 : -

measuring more or less 3 (three) Cottahs 5 (five)
Chittacks equivalent to .05½ decimals comprised in
C.S. Dag No. 1387, R.S. Dag No. 1387/3149, Khatian No. 4398,
250, R.S. No. 71, J.L. No. 31, Mouza - Baruipur, Touzi No. 7. 8.
Holding No. 68 of Ward No. 4 of Baruipur Municipality,
District: 24-Parganas, Pargana Madanmalla, Sub-
Registration Office and Police Station Baruipur and the
Deed of Conveyance was registered in the Office of the
Sub-Registrar, Baruipur and recorded there in Book No. I,
Volume No. 35, Pages 29 to 32, Being No. 1187 for the
year 1967;

Contd.-

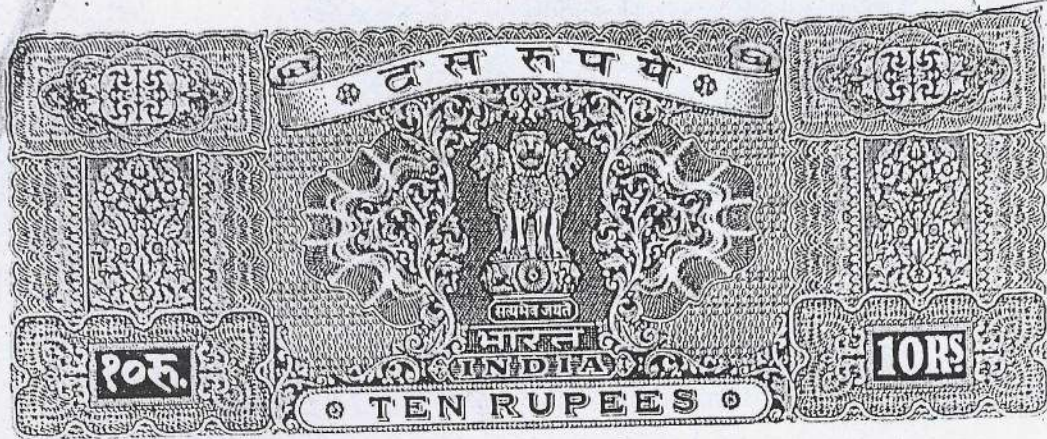


- : 6 : -

AND WHEREAS after purchase of the said vacant plot of land, the predecessor of the Donors and Donee mutated his name in the records of right maintained by J.L.R.O, Baruipur and also in the Office of Baruipur Municipality and possessed and enjoyed the same on regular payment of proportionate annual rent of 0.34 Paise and also Municipal taxes;

AND WHEREAS while in peaceful possession of the said vacant plot of land, the said Bibhuti Bhusan Ghosh,

Contd.- 7...



- : 7 : -

after obtained the sanctioned Building Plan from Baruipur Municipality, constructed, with his own money, a single storied Building thereon in or about 1969 consisting of 3 Bed Rooms, two privies, inside and outside, Store Room and Kitchen with inside corridor and Verandah having covered area of about 1785 Sq. feet and also constructed a staircase to the roof of the Building.

AND WHEREAS after construction of the said single storied Building the predecessor of the Doners and Donee lived and resided there with the members of his family and while in peaceful possession and enjoyment of the

Contd.- 8...

said house property, the said Bibhuti Bhusan Ghosh died intestate on the 27th November, 1986 leaving behind surviving his wife Sm. Kanak Ghosh, two married daughters Sm. Shanta Mukherjee and Sm. Mala Dutta and two sons Shri - Arup Ghosh and Dr. Adhip Ghosh, the Donors and Donee herein;

AND WHEREAS after death of their predecessor, the Donors and Donee jointly mutated their names in the relevant records of the concerned authorities. Because of shortage of accommodation in the ground floor, the Donors and Donee, after obtaining sanction and permission from Baruipur Municipality made constructions on the first floor consisting of two Bed Rooms, one Dining-cum-Drawing Room, Verandah on East and North, one corridor, one kitchen and one privy-cum-bath room having covered area of 1185 Square feet. Most of the said constructional expenses was incurred by the Donee as he resides there with his family members including mother, Sm. Kanak Ghosh, the Donor No. 1 and the Donor No. 3 resides in Soudi Arabia with the members of his family having service there and the Donors Nos. 2 and 4 are married, although all the Donors contributed towards construction on the first floor of the Building.

AND WHEREAS after death of their predecessor, the

Contd.- 9..

Donors and Donee have each 1/5th share in the two storied Building, the Donors have, in consultation with each other, decided to make gift of the entire first floor of the Building having covered area of 1185 Square feet to the Donee which includes 1/5th share of the Donee in the house property;

NOW, THEREFORE, in consideration of the natural love and affection which the Donors had and still have for the Donee who is the youngest son of the Donor No. 1 and the loving brother of the other Donors Nos. 2, 3 and 4, the Donors do hereby and hereunder renounce all their right, title and interest in the first floor of the Building with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donee, freely and voluntarily, the entire first floor self-contained flat of the Building mentioned and described in the Schedule hereto, together with the undivided proportionate share in the land underneath with right to construct a separate stair-case, if so necessary and hereinafter referred to as the said property and delivered possession of the same unto and in favour of the Donee, his heirs, executors, administrators, representatives and assigns TO HAVE AND TO HOLD the same for his sale use and benefit absolutely and unconditionally for ever.

Contd.- 10...

The Donors and Donee do hereby covenant with each other that they will all have equal right to use the stair case through gates and roof of the Building and also the common areas of the land around the Building for movement and other purposes. They also covenant that they will first offer each other or the respective heirs in case of transfer of their respective property at any time in future. The Donee hereby covenant with the Donors that with the transfer of the entire first floor of the Building in his favour, by virtue of this Deed of Gift, having sufficiently more than his due share, he will have no right, title, interest and possession to any portion of the ground floor of the Building in his said 1/5th share and the Donors herein will have the equal right, title and interest in the entire ground floor to the exclusion of the Donee. The Donors do hereby covenant with the Donee his heirs, executors, administrators, representatives and assigns that notwithstanding any act, deed or thing heretofore done, executed or knowingly suffered to the contrary the Donors jointly are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the Donors have full power and absolute authority to make gift of the said property in the manner aforesaid. AND the Donee

Contd.- 11.

shall hereafter peaceably and quietly held, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Donors or any person claiming through or under them. AND further that the Donors their heirs, executors, administrators, representatives and assigns covenant with the Donee, his heirs, executors, administrators, representatives and assigns to save harmless, indemnify and keep indemnified the Donee, his heirs, administrators, representatives and assigns from or against all encumbrances, charges and equities whatsoever. AND the Donors, their heirs executors, administrators, representatives and assigns further covenant that they shall at the request and the costs and expenses of the Donee, his heirs, executors, administrators, representatives and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed of Gift. The Donee hereby accepts the gift of the entire first floor self-contained flat of the Building hereunder made as testified by him being a party hereto and executing these presents. The estimated value of the property is Rs. 1,80,000.00 (Rupees One-Lakh Eighty thousand) only.

Contd.- 12

51
- : 12 : -

SCHEDULE OF THE PROPERTY
REFERRED TO ABOVE.

ALL THAT the entire first floor self-contained flat consisting of two Bed Rooms, One Dining-cum-Drawing Room, Verandah on East and North, One Corridor, One Kitchen, One privy-cum-bath Room, covering an area of about 1185 Square feet shown and delineated in the annexed plan of the first floor flat bordered by "RED" colour, together with proportionate undivided share of the land underneath the Building with right to construct a separate staircase, if so necessary, ^{to} use ~~to~~ the staircase through gates and roof of the Building and also common areas of land around the building for movement and other purposes, situated at Ukilpara within Ward No. 4, Holding No. 68 of Baruipur Municipality, having land area of Three Cottahs five Chittacks equivalent to .05 $\frac{1}{2}$ decimals comprised in C.S. Dag No. 1387, R.S. Dag No. 1387/3149, Khatian No. 4398, Touzi No. 250, R.S. No. 71, J.L. No. 31, Mouza - Baruipur, Pargana Madanmalla, Sub-Registration Office and Police Station Baruipur, District: South 24-Parganas, butted and bounded in the following manner:-

Contd.- 13.

On the North: By Ukilpara Road;
On the East : By the House of Late Dinendra Lal Banerjee;
On the South: By the House of Satyendra Kumar Ghosh;
On the West : By the House of Late Nagendra Chandra Bhadra.

IN WITNESS WHEREOF the Donors and Donee put their respective signatures on this DEED OF GIFT in presence of the witnesses on the day, month and year first above written.

WITNESSES:

- 1. Sanjil Mukherjee Adv
- 2. Pradip Dutta
AIR, Palm Ave, 1st-19
- 3. ASIS Chatterjee Adv
Judge's Court
A. B. P. M.
- 1. Kanak Ghosh.
- 2. Shanta Mukherjee.
- 3. Anup Ghosh.
- 4. Mala Dutta.

DONORS

I gratefully accept the Gift.

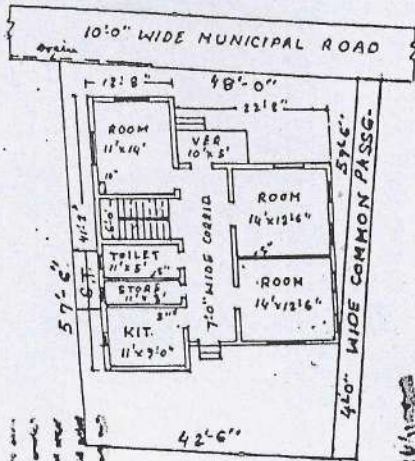
Dr. Aditya Ghosh
DONEE

Drafted by me and typed in my presence. Read over and explained the contents of the Deed of Gift to both the Donors and Donee, who admit the same to have been correctly recorded.

S. Chatterjee
ADVOCATE
Eul. No. 608/1492 of 1964.

Typed by:
(N. C. Das)
Typist
Sealdah Civil Court.

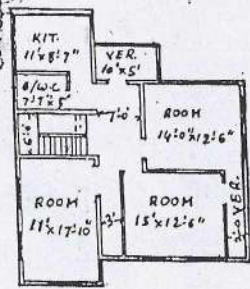
EX. 1ST FL. PLAN BOUNDED BY RED LINE AREA 1185 SFT. (1 KA.
 10 CH. 15 SFT.) ON G. 6. PLOT NO 1387 IN MOUZA-BARUIPUR
 J.L. NO- 31 R.S. BARUIPUR DIST. 24 PARAGANAS (5)
 SCALE:- 1" = 10'-0"



EX. GROUND FL. PLAN

Handwritten notes:
 1. 11' x 14'
 2. 14' x 12' 6"
 3. 14' x 12' 6"
 4. 11' x 9' 10"

Handwritten notes:
 5. 12'-8"
 6. 48'-0"
 7. 22'-8"
 8. 10'-4-5"
 9. 5'-0"
 10. 4'-2"
 11. 4'-0"



EX. 1ST FLOOR PLAN



ROOF PLAN

Handwritten notes:
 12. 57'-6"
 13. 42'-6"
 14. 5'-0"
 15. 4'-0"

1. Kamal Ghosh.
2. Shantu Mukherjee
3. Anup Ghosh
4. Neela Chatter.

DRAWN BY-

Handwritten signature

SUDANJAN SEN GUPTA LL.B.
 Secretary
 Hindustan Engineers
 Corporation, Kolkata Ltd
 Registration No. 10057
 24 Paraganas (5)

+++++
+ DATED, THIS THE 29TH DAY OF JUNE, 1992 +
+++++

BETWEEN

SM. KANAK GHOSH & OTHERS .. DONORS

A N D

DR. ADHIP GHOSH .. DONEE



Registrar up T (M)
29.6.92



6.8.93

BOOK NO. 110
VOLUME NO. 339
PAGES 18
BEING NO. 11128
FOR THE YEAR 15-92

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+++++
+ DEED OF GIFT +
+++++

DEAW BY:
SRI BHINDRA CHANDRA SARKAR
SEALDAH

BHINDRA CHANDRA SARKAR
ADVOCATE