

I 6084. 750Rs.



Stamp text: This stamp was issued under the Indian Stamp Act 1899 as amended by Act III of 1952 and Section 52 (1) of the Indian Stamp Act 1911. Value 33. Rs. 33.00. Total to account 2027.50.

Just paid as money

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Sub-Registrar, Alipore

DEED OF GIFT

THIS DEED OF GIFT made this the 17th day of July 1962
B E T W E E N PROVAT KUMAR DE son of late Basanta Kumar De,
Sole Proprietor of De's Lock Industries, by faith Hindu by
occupation businessman, resident of 31, Haripada Datta Lane,
Police Station Tollygunge in the District of 24-Parganas,
Calcutta -33, hereinafter called the DONOR (which expression
in these presents shall, unless excluded by or repugnant to
the context, be deemed to include his heirs, executors, --
administrators, representatives and assigns) of the ONE PART
A-N-D

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director



:Two:

A-N-D SM. ANIMA DE wife of Sri Provat Kumar De by faith Hindu by occupation house-wife, resident of 31, Haripada Datta Lane, Police Station Tollygunge in the District of 24-Parganas, Calcutta- 33, hereinafter called the DONEE (which expression in these presents shall, unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the OTHER PART:

W H E R E A S by an Indenture of Sale in Bengali bearing date the 22nd day of December, 1956 registered in Book No. I, Volume No. 137, Pages 291 to 294, Being No. 8943 for the year 1956 and made between Sm. Chapala Bala Chowdhury of the One Part as Vendor and the said Donor Provat Kumar De as Sole Proprietor of De's Lock Industries of the Other Part

as - - -

For HI-RISE APARTMENT MAKERS PVT. LTD.

Director



:Three:

as Purchaser, the said Sm.Chapala Bala Choudhury for the consideration therein-mentioned granted, conveyed transferred assured and assigned unto and to the Donor Provat Kumar De free from all encumbrances ALL THAT piece or parcel of demarcated Bastu land in Rayati Mekarari right containing an area of 2 (two) cottahs, more or less, being Municipal Premises No.31, Haripada Datta Lane within Municipal limits of the Corporation of Calcutta Police Station Tollygunge in the district of 24-Parganas and according to Settlement records the same being demarcated portion of C.S.Plot No. 760 of Mouza Chandpur, J.L.No.41, R.S.No.40 Touzi No.56 and Khatian No.57 within Police Station Tollygunge in the district of 24-Parganas, more fully described in the Schedule of the said Indenture of Sale and bordered red in the map or plan

For HI-RISE APARTMENT MAKERS PVT. LTD. annexed - -

Director

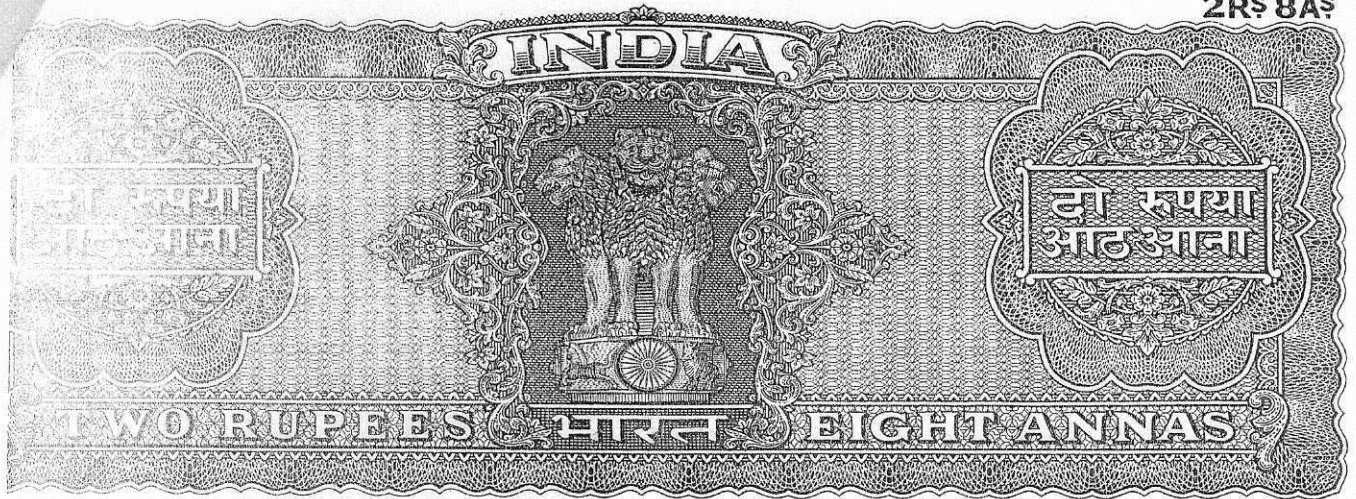


: Four:

annexed thereto: AND WHEREAS the said Donor Provat Kumar De thereafter erected and built an asbestos roofed shed with brick walls as the office rooms and factory of his lock -- manufacturing business which he has been carrying on as its sole Proprietor under the name and style of "DE'S LOCK INDUSTRIES" AND WHEREAS by an Indenture of Sale in Bengali bearing date the 25th day of May, 1957 registered in Book No. I, Volume No. 79, Pages 173 to 178, Being No. 4503 for the year 1957 in the Office of the Sub-Registrar Alipore Sadar and made between Roufan Bewa and 4 others of the One Part as -- Vendors and the said Donor Provat Kumar De as Sole Proprietor of De's Lock Industries of the Other Part as purchaser, the said Roufan Bewa & 4 others for the consideration mentioned therein granted conveyed transferred assured and assigned unto and to the Donor Provat Kumar De free from all encumbrances ALL THAT piece or parcel of demarcated Bastu land in Rayati Mekarari right containing an area of 3(three) cottahs, be the

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director



:Five:

the same a little more or less, being formerly the Municipal premises No.32 at present premises No.31, Haripada Dutta Lane within the Municipal limits of the Corporation of -- Calcutta within P.S.Tollygunge in the District of 24-Parganas and according to Settlement records being the demarcated remaining portion of C.S.Plot No.760 of Mouza Chandpur J.L.No.41 R.S.No.40, Touzi No.56 and Khatian No.57 within P.S.Tollygunge in the District of 24-Parganas, more fully described in the Schedule of the said Indenture of Sale and shown and delineated in red in the map or plan annexed -- thereto AND WHEREAS the said Donor Provat Kumar Dey thereafter erected and built thereon a two-storeyed brick-built dwelling house consisting of 6(six) bed rooms and kitchens, baths, privies etc. and other structures and fixtures for residential purpose AND WHEREAS thereafter the said Municipal premises Nos.31 and 32--

administrators and assigns ALL his right, title and interest in

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director

32, Haripada Dutta Lane, purchased as aforesaid by the said Donor Provat Kumar De, were amalgamated and at present they are both recorded and known as premises No.31, Haripada Dutta Lane: AND WHEREAS the said Donor Provat Kumar De is thus at present seized and possessed of or otherwise well and sufficiently entitled as absolute proprietor thereof to the lands hereditaments dwelling house and premises being premises No.31, Haripada Dutta Lane, within the Sub-Registration Office of Alipore Sadar P.S. Tollygunge in the district of 24-Parganas, containing an area of 5 (five) cottahs, be the same a little more or less, being C.S. Plot No.760 of Mouza Chandpur J.L.No.41 R.S.No.40, Touzi No.56 and Khatian No.57, more fully described in the Schedule hereunder-written and the inheritance thereof in fee simple in possession free from all encumbrances:

NOW THIS DEED WITNESSETH that the said Donor Provat -- Kumar De on account of natural love and affection towards his wife Sm.Anima De the Donee who has all along been attending the Donor and taking due and affectionate care of him and also as provision for the Donee, doth hereby make an absolute gift of the before-mentioned property being Municipal premises No.31, Haripada Dutta Lane P.S.Tollygunge in the District of 24-Parganas more fully described in the Schedule hereunder-written of which the present market Value is Rs.66,500/- (Rupees Sixty-six thousand five hundred only) to the Donee to be held and enjoyed absolutely by the Donee and the Donor Provat Kumar De of his free and voluntary action doth hereby divest himself of all his right, title and interest in the said property and doth -- hereby freely and voluntarily Grant, convey and transfer absolutely and for ever unto the said Donee her heirs, executors, administrators and assigns ALL his right, title and interest in

For HI-RISE APARTMENT MAKERS PVT. LTD.


Director

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in ALL that lands hereditaments dwelling house and premises TOGETHER WITH ALL buildings, fixtures, court-yards, sewers, drainage, paths, passagew, common fences, walls, water courses, lights, rights, liberties, privileges, easements belonging or anywise appertaining or usually enjoyed therein or reputed to or belong or to be appurtenant thereto AND ALL the estate, right, title and interest claim demand whatsoever of the Donor into or upon the said lands, hereditaments, dwelling house and premises or any part thereof TOGETHER with Deeds, Pattahs, muniments of title whatever in anywise relating to or concerning the said lands hereditaments dwelling house and premises AND the Donee Sm.Anima De her heirs, executors administrators and representatives shall at all times hereafter peaceably quietly possess and enjoy the said lands hereditaments dwelling house and premises and shall receive the issues profits usufructs thereof accordingly without any eviction, interruption, claim/demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust for him or from any of his predecessors in title and the Donee from this day is put into absolute possession of the property.

SCHEDULE OF PROPERTY ABOVE REFERRED TO.

ALL THAT piece or parcel of Bastu land in Rayati Mekarari right containing an area of 5 (five) cottahs, be the same a -- little more or less, TOGETHER WITH two storeyed brick built dwelling house consisting of 6(six) bed rooms, kitchens, baths, privies etc. and other structures and fixtures and also an -- asbestos roofed shed with brick walls erected and built thereon with appurtenances and easements, being formerly Municipal premises Nos. 31 and 32, Haripada Dutta Lane at present premises No.

For HI-RISE APARTMENT MAKERS PVT. LTD.


Director

-Eight:

No.31, Haripada Dutta Lane within the Municipal Limits of the Corporation of Calcutta, P.S.Tollygunge Sub-Registration Office of Alipore Sadar in the District of 24-Parganas and according to Settlement Record, being C.S.Plot No.760 of Mouza Chandpur, J.L.No.41, R.S.No.40, Touzi No.56 and Khatian No.57, annual rent whereof is Rs.0.69 nP.ratably payable to Panchanan Mondal and Kusud Krishna Mondal of Bawali, butted and bounded in the manner following that is to say :

- On the North - Partly by Srimati Sati Sen of 34/1, Haripada Dutta Lane, Calcutta - 33 and partly Roshan Ali.
- On the East - Probodh Chandra Ghosh and Anai Chakrabarty,
- On the South - Sunil Chandra Das & Brothers of 30, Hari Pada Dutta Lane, Calcutta- 33 and vacant land of Nityananda Das,
- On the West - Haripada Dutta Lane, Calcutta- 33.

IN WITNESS WHEREOF the Donor hath hereunto set and subscribed his name and Seal this day month and year above-written.

Signed, Sealed and Delivered

in the presence of

1. *Chitabrat Basu* m.B.
2. *Pradip Kumar*
3. *Nutan Kumar Mitra*
4. *Ajay Kumar Bose*

for DE'S LOCK INDUSTRIES.

Pravat Kumar De
Proprietor.

Donor.

For HI-RISE APARTMENT MAKERS PVT. LTD.

Ray L
Director PTO

-Nine-

Accepted by the said Donee and signed
by her in token of such acceptance.

WITNESSES

1. *Nilabratna Bhusan*
2. *Subhadra Devi*
3. *Manoj Kumar Mishra*
4. *Shyam Kumar Bora*

Anima De

DONEE

For HI-RISE APARTMENT MAKERS PVT. LTD.

[Signature]
Director

typed by me.

Asst. Judges
Court, Alipur.

[Handwritten signature]