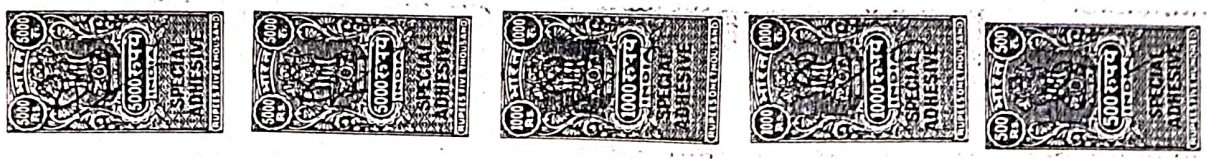


12500

P 3748

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STAMP AFFIXED BY
28/9/2000
CHIEF SUPERINTENDENT
CALCUTTA COLLECTORATE

Mr. Rs 8,25,000/-
dated 28/9/2000
verified on 29/9/2000
G.A.A. Calcutta
28/9/2000

Stamp duty Rs 82500
Stamp duty payable Rs 20525
Stamp duty Paid Rs 2500
Deficit Rs 8125
Realised Rs 69935
Nett No. 69935

33+5(2)

A. 5489
E 7
H 28
m/b 4

9A 50/
9A 200/
250/

13-10-2000
16-10-2000
16/10/2000
16.10.2000

Gift Rs 5000/-
5000/-

A 3575/-
16.10.2000

1. Paid on 28/9/2000
28/9/2000

DEED OF GIFT

THIS DEED OF GIFT made this 28th day of September,
Two thousand B E T W E E N SMT. PUSHPA DEVI AGARWAL wife of
Sri Parmanand Agarwal by faith Hindu, by occupation house-wife
and landlady residing at DL-3, sector-II, Salt Lake City,
Calcutta 700 091, Party of the FIRST PART, hereinafter called
the " D O N O R " (which term shall mean and include unless
excluded by or repugnant to the context her heirs, executors,
successors, representatives and assigns) A N D SRI PRAMOD
KUMAR AGARWAL son of Sri Parmanand Agarwal, by faith Hindu,

12500

5485

by occupation business residing at 268/2/C, G.T. Road(North) P.S. Bally, Dist. Howrah, Party of the SECOND PART, hereinafter called the " D O N E E " (which term shall mean and include unless excluded by or repugnant to the context his heirs, executors, successors, representatives and assigns).

WHEREAS Smt. Narayani Devi, Smt. Parmeswari Devi and Smt. Godavari Devi became joint owners of the property comprised in present Bally Municipal Holding No. 268 G.T. Road (formerly known as 61 G.T. Road previous thereto 461, G.T. Road, previous thereto 18, G.T. Road) by virtue of their purchase by Deed No. 3573 for the year 1959 and Deed No. 3695 for the year 1959 both registered with the Office of the District Sub-Registrar at Howrah and comprising an area of 6 Bighas 16 Cottah and 6 Chittak being land with structure.

WHEREAS Smt. Narayani Devi, Parmeswari Devi and Smt. Godavari Devi gifted 11 Cottah 8 Chittak or land in favour of sohanlal Deoralia Balika Vidyalaya and further sold and transferred 2 Bighas 1 Cottah 1 Chittak and 35 sq.ft. of the land to Smt. Sita Devi by registered Deed of Sale being Deed No.6394 for the year 1964.

WHEREAS Smt. Godavari Devi sold and transferred and or conveyed her 1/3rd undivided share or right in the property comprised in present Holding No. 268, G.T. Road formerly known as 61 G.T. Road (N), P.S. Bally, Dist. Howrah by registered deed of sale in favour of Smt. Pushpa Devi bearing Deed No. 2909 for the year 1968 at the Office of the Registrar of Assurances at Calcutta.

WHEREAS Smt. Parmeswari Devi sold and transferred her undivided 1/6th share or right out of her 1/3rd share of the Holding No. present 268, G.T. Road, formerly known as 61, G.T. Road, P.S. Bally, Dist. Howrah to Smt. Pushpa Devi Agarwal by registered Deed of Sale being Deed No. 2908 for the year 1968 registered with the office of the Registrar of

Assurances at Calcutta.

WHEREAS Smt. Parmeswari Devi sold and transferred her remaining 1/6th right in the property comprised in Holding No. Present 268 G.T. Road formerly known as 61, G.T. Road(N), P.S. Bally, Dist. Howrah by registered Deed of Sale bearing No. 2907 of 1968 registered at the office of the Registrar of Assurances at Calcutta in favour of Smt. Narayani Devi.

WHEREAS Smt. Narayani Devi and Smt. Pushpa Devi raised multi-storied building upon a portion of the property measuring approx. 20 Cottah of the land comprised in Holding No. 268, G.T. Road, formerly known as 61 G.T. Road, P.S. Bally, Dist. Howrah.

WHEREAS total area of the land with structure presently comprised in Holding No. 268, G.T. Road after deducting the area sold and/or transferred or gifted and used for multi-storied purpose comes to 2 Bighas 3 Cottah 2 Chittak 22 sq.ft. i.e. Narayani Devi and Pushpa Devi are the owners of 1 Bigha 1 Cottah 9 Chittak 11 sq.ft. each as 50% share.

WHEREAS Smt. Narayani Devi and Smt. Pushpa Devi hereto became absolute joint owners and Smt. Narayani Devi is the owner of the fifty percent shares of the property presently comprised in Holding No. 268 G.T. Road, formerly known as 61, G.T. Road, P.S. Bally, Dist. Howrah in the manner as aforesaid.

WHEREAS Smt. Pushpa Devi out of her 50% share of the property comprised in Holding No. 268, G.T. Road, P.S. Bally Dist. Howrah has already sold 2 Cottah 8 Chittak 34 sq.ft. to Mr. P. Vincent son of Late William Vincent by registered Deed of Sale bearing No. 6198 of 1990.

WHEREAS Smt. Narayani Devi sold, transferred and conveyed 2 Cottah 4 Chittak 36 sq.ft. from her share of Holding No. 268, G.T. Road, formerly known as 61, G.T. Road, P.S. Bally, Dist. Howrah by registered Deed of sale to Sri Anuraj Agarwal.

WHEREAS the Donor Smt. Pushpa Devi Agarwal has and had great love and affection to the Donee who is natural born son of the Donor.

WHEREAS the Donee has been making all efforts and taking all initiatives to keep the Donor in comfort and happiness by providing all sorts of assistances to the Donor in her old age.

WHEREAS the Donee has been looking after his mother in all possible ways and within the means which are available with the Donee. On account of continuous and perennial services the Donor is fully satisfied with the Donee and for the services rendered the Donor has got great love and affection to the Donee.

WHEREAS on account of great love and affection which the Donor has and had for the Donee, the Donor has made up her mind to gift 5 Cottah 6 Chittak 28 sq.ft. out of Holding No. 268, G.T. Road, formerly known as 61, G.T. Road, P.S. Bally, Dist. Howrah as fully described in SCHEDULE hereunder and also shown and delineated in the map or plan annexed hereto within RED Border and hereinafter called the SAID PROPERTY.

WHEREAS in persuasion of the love and affection the Donor has been executing this Deed of Gift in respect of the said property in favour of the Donee.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the natural love and affection which the Donor had and still have for the Donee, the latter being her son, the Donor do hereby and hereunder grant, convey, transfer, give and assure unto and the use of the Donee freely and voluntarily ALL THAT piece and parcel of the property measuring

5 Cottah 6 Chittak 28 sq.ft. a little more or less being a demarcated portion of Holding No. 268, G.T. Road (North), formerly known as 61, G.T. Road, P.S. Bally, Dist. Howrah as fully described in schedule hereunder and also shown and delineated in the sketch-map annexed hereto within RED Border and hereinafter referred to as the SAID PROPERTY TO HAVE AND TO HOLD the same for his sole use and occupation and benefit absolutely and unconditionally, the said property hereditament and premises hereby granted or expressed so to be unto and to the use of the Donee free from all encumbrances according to the true tenure and nature thereof AND the Donor doth hereby covenant with the Donee that notwithstanding any act deed or thing done by the Donor or executed or knowingly suffered to the contrary the Donor is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditament hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid the Donor has good right and perfect title to gift the said property hereditaments and premises hereby granted or expressed so to be unto and to the use of the Donee in the manner aforesaid and the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said property hereditaments and receive the 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 or equitably claiming from under or in trust from her or from under any of her ancestors or predecessors-in-interest AND that free from all encumbrances whatsoever made or suffered by the Donor or any of her ancestors or predecessors-in-title or any person lawfully or equitably claiming as aforesaid AND FURTHER that the Donor and all persons having lawfully or equitably claiming any

estate or interest in the said property hereditament and premises or any part thereof from under or in trust for her or any part thereof the donor or from or under any of her ancestors or predecessors-in-interest shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done and executed all such acts deeds and things whatsoever for furthered and more perfectly assuring the said property and hereditaments and every part thereof unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required.

2. And that the Donee accepted the gift of the said property hereunder made and has testified by him being party hereto and executing these presents.

3. That the Donee shall be entitled to get amalgamated the portion which is hereby gifted i.e. the said property along with Holding No. 268/2/C, G.T. Road, P.S. Bally, Dist. Howrah as because the Donee is the Owner of Holding No. 268/2/C, G.T. Road P.S. Bally, Dist. Howrah for beneficial and effective enjoyment.

4. That the said property is being occupied by Bengal Earth Movers Equipments as a Tenant at the monthly rental of Rs. 1000/- per month and the gift which is being executed will be the subject to the encumbrances of tenancy.

5. The estimated value of the said property is Rs. 5,00,000/-

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of the property measuring 5 Cottah 6 Chittak 28 sq.ft. along with structure being a demarcated portion of Holding No. 268, G. T. Road (North), P.S. Bally Dist. Howrah formerly known as 61, G.T. Road, within Bally Municipality along with all rights of easements and appertences annexed hereto and butted and bounded as follows :-

:: 7 ::

ON THE NORTH :- Property of the Donor

ON THE SOUTH :- Property of Sri Pramod Kumar Agarwal

ON THE EAST :- Land of Khajanchi Lal Jain

ON THE WEST :- G. T. Road.

IN WITNESS WHEREOF the Donor and the Donee has set and subscribed their respective hands on the date month and year first above written.

SIGNED SEALED AND DELIVERED
BY THE DONOR ABOVE NAMED IN
PRESENCE OF :

गौतम अशोक

Omprakash Singh,
Hauzad, Judges Cell
Hauzad,

SIGNED SEALED AND DELIVERED
BY THE DONEE ABOVE NAMED IN
PRESENCE OF

Pramod Kumar Agarwal

Omprakash Singh,
Hauzad, Judges Cell
Hauzad,

Drafted by me

P. D. Singh
Advocate

Typed by me.

M. M. Khajee

DEED PLAN

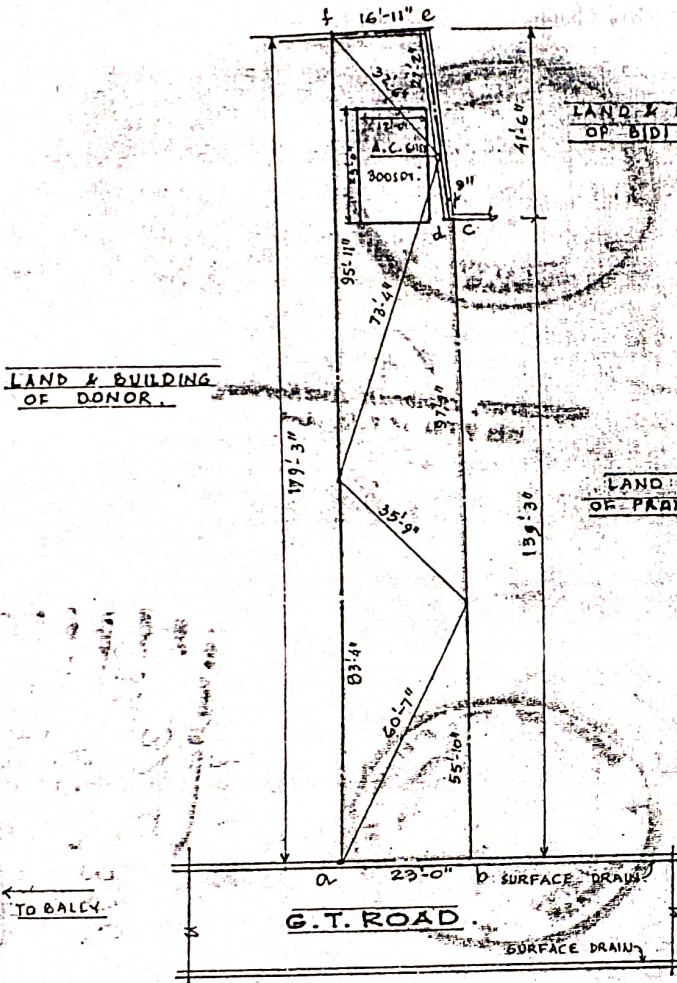
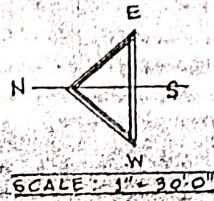
SHOWING THE PORTION OF LAND UNDER PREMISES NO. (OLD 61) G.T. ROAD. PO. LILUAH. DIST. HOWRAH.

AREA OF THE LAND : 5 KOTTA 6 CHATTAK 28 SQ. FT. (MORE OR LESS).
362.136 SQ. M. / 0.0894 ACRE (MORE OR LESS).

DEMARCATED BY: a, b, c, d, e, f, g AND BORDERED BY [] COLOUR.

DONOR : PUSHPA DEVI AGARWAL WID. PARAMANAND AGARWAL.
DONEE : PRAMOD KUMAR AGARWAL. S/O. PARAMANAND AGARWAL.

LAND OF KHADANCHI LAL JAIN



Pramod Kumar Agarwal

युक्त आदिम

GROUND FLOOR PLAN

DRAWN BY:
BIMALENDU BASU.
47/D, B. P. DEY STREET,
SERAMPORE, HOOGHLY.
DT. 24.09.2000.

DONOR'S SIGNATURE.

II



POST OFFICE BARRINGTON ILL. SEP 28 1900



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