

15

1268

2119



01BB 271870

Stampable Under Rule 21 & section 49
 B (1) of W. B. L. R. Act.-1951, duly
 stamped under the Indian Stamp Act-
 1889 Subsequently amended Schedule
 I A, No. 33+4
 Rs. 500

Stamp duty of Rs. 2635
 has been realised on 5599 as per
 Banker's Cheque/Bank Draft no. 1471/60
 date 16.8.74 of S. B. Engineering Co. Ltd.

Registrar a/o T & M
 North 24 Parganas, Barisal
 (D. E. L.)
 25 MAR 1999

A-682
 E-71
 H-281
 721

Registrar a/o T & M
 North 24 Parganas, Barisal

Registrar a/o T & M
 North 24 Parganas, Barisal

M2/MISC/1296

DEED OF GIFT

Stamp 15000

THIS DEED OF GIFT made this 25th day of

33rd One Thousand Nine Hundred and Ninety Nine BETWEEN

SRI SUDHIR BHATTACHARYYA, son of late Satish Chandra

Bhattacharyya, by faith Hindu, by occupation Business, residing

at 60 Bangur Avenue, Block - A, P.S. Lake - Town, Calcutta -

700055, Proprietor of S.B. Engineering Company having its office

at 225, Dum Dum Road, P.S. Dum Dum, Calcutta - 700074,

hereinafter called the DONOR, (which expression shall unless

excluded by or repugnant to the context be deemed to mean and

include his heirs, executors, administrators, representatives and

assigns) of the ONE PART.

33rd March
 62/67
 2/62395
 36
 5585
 A 682
 721

A 38764

Stamp duty of Rs. 5599
 has been realised on 5599
 as per Misa Receipt no. 1065

Registrar a/o T & M
 North 24 Parganas, Barisal

01BB 271870

49585

Sold to A. K. Bhawanik
Adm. Ch. Hisma

Salient Collectorate,
Treasury

Date 23/3/99



Document for registration at 5.00 A.M. on the 23rd day of March 1999
of Private residence at Debarshi Bhattacharya

15,000/-

Debarshi Bhattacharya
Claimant/Executant
Debarshi Bhattacharya

Registrar of T (B)
North 24 Parganas, Baranagar
(D. & R. J)
25 MAR 1999

Debarshi Bhattacharya

290

291

Arjun Bhattacharya

292

Uday Bhattacharya

Arjun Bhattacharya

① Sushila Bhattacharya
80/4 Sahish ch Bhattacharya
of Bangur Avenue Block 'A'
PS Lake Town cat-55

② Jyoti Bhattacharya
40/1 Sushila Bhattacharya

③ Debarshi Bhattacharya
80/1 Sushila Bhattacharya

40/1 Bangur Avenue Block 'A'
DIST - NORTH 24 PARGANAS
BY CASTE HINDU/MUSLIM
BY PROFESSION
Lake Town
cat - Hindi cat-700055
Profession Banned

Arjun Bhattacharya

Arjun Bhattacharya
DIST - NORTH 24 PARGANAS
BY CASTE HINDU/MUSLIM
BY PROFESSION

Registrar of T (B)
North 24 Parganas, Baranagar
(D. & R. J)

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A N D

(1) SMT. JYOTI BHATTACHARYYA, wife of Sri Sudhir Bhattacharyya (2) SRI DEBASISH BHATTACHARYYA, son of Sri Sudhir Bhattacharyya, both are by faith Hindu, by occupation Housewife and Service respectively, residing at 40, Bangur Avenue, ^{Block - A.} P.S. Lake - Town, Calcutta - 700055, hereinafter called the DONEES, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS One Matangini Deb was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring 2.6362 acre in respect of Khatian No. 184 of Mouza - Bagjola, P.S. Dum Dum, in the District of 24-Parganas(North).

AND WHEREAS by a Deed of Sale dated 8th December 1897 and Registered at Dum Dum sub - Registration Office in Book No. I, Volume No. 12, Pages 200 to 203 Being No. 1743 for the year 1897 One Tulsi Das Dey purchased the said land measuring 2.6362 Acre in respect of Khatian No. 184 of Mouza - Bagjola from the said Matangini Debi free from all encumbrances.

AND WHEREAS the said Tulshi Das Dey died intestate leaving his wife Haridasi Dasi and only son Sri Lalit Mohan Dey as his only heirs.

AND WHEREAS the said Smt. Haridasi Dasi died in the year 1933 and leaving the said Lalit Mohan Dey as his only heirs.



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North 24 Parganas, West Bengal
(D.S.R.-I)

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AND WHEREAS the said Lalit Mohan Dey died in the year 1951 and leaving his three sons Sri Lakshmi Kanto Dey, Sri Durga Kanto Dey, Sri Srikanto Dey as his only heirs.

AND WHEREAS the said Lakshmi Kanto Dey and two others were absolutely seized and possessed of or well and sufficiently entitled to ALL THAT piece and parcel of land measuring 2.6362 acre in respect of Khatian No. 184 of Mouza - Bagjola in the District of 24-Parganas(North) and Office of the Sub-Registrar, Cossipore, Dum Dum and recorded in their name in the Revisional Settlement record and recorded their names in the Local Municipality and Collector 24 - Parganas and paying the rents and taxes regularly.

AND WHEREAS the said Lakshmi Kanto Dey and two others executed a Deed of Agreement dated 9th December 1967 for the amicable Partition the above mentioned property.

AND WHEREAS by a Deed of Settlement dated 4th July 1975 and Registered at Assurance of Calcutta in Book No. I Vol No. 69, Pages 226 to 247, Being No. 3907 for the year 1975 the said Lakshmi Kanto Dey transferred his allotted property in favour of his wife Smt. Dipti Dey with separate arrangement and with the terms and condition stated therein.

AND WHEREAS by a Deed of Sale dated 20th June 1976 and Registered at the Office of the Sub-Registrar, Cossipore, Dum Dum in Book No. I Vol. No. 58, Pages 252 to 256, Being No. 4209 for the year 1976, the said Smt. Dipti Dey with Sri Lakshmi Kanto Dey, Sri Durga Kanto Dey, Sri Srikanto Dey sold, transferred, granted, conveyed and assign in favour of Sri Santosh Kumar



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Karmakar All THAT piece or parcel of land measuring 4 Cottahs 12 Chittacks 4 sq.ft. in Plot No. 2 and in respect of Dag No. 639 and Khatian No. 184 of Mouza - Bagjola more particularly described in the Schedule thereunder written. absolutely and free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 22nd day of June 1976 registered at the Office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. 1 Volume No. 82 Pages 17 - 21 Being No. 4207 for the year 1976 Sri Lakshmi Kanta Dey, Durga Kanta Dey, Srikanta Dey and Smt. Dipta Dey sold, transferred and conveyed to Sri Sudhir Bhattacharyya ALL THAT piece or parcel of land measuring an area 4 Cottahs 11 Chittacks 19 sq.ft. comprised in C.S.Dag No. 639 under C.S.Khatian No. 184 at Mouza - Bagjola P.S. Dum Dum, Holding No 223/A, Dum Dum Cossipore Road, P.S. Dum Dum, in the District of 24-Parganas(North).

AND WHEREAS by a Deed of Conveyance dated 14th day of March 1978 registered at the office of the District Registrar, Alipore Copied in Book No. I Volume No. 70, Pages 1 to 9 Being No. 1351 for the year 1978 the said Sri Santosh Kumar Karmakar sold, transferred and conveyed to S.B. Engineering Company, a proprietorship firm, represented by its Proprietor Sri Sudhir Bhattacharyya ALL THAT piece or parcel of land measuring an area 4 (Four) Cottahs 12 (Twelve) Chittacks 4 (Four) sq.ft. comprised in Dag No. 639 under Khatian No. 184 at Mouza - Bagjola P.S. Dum Dum, Holding No. 223/A, Dum Dum Road, within the limit of South Dum Dum Municipality in the District of 24-Parganas(North).

AND WHEREAS by a Deed of Conveyance registered at the Office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. I



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(D. & E-1)
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Volume No. 110 Pages 27 - 30 Being No. 6963 for the year 1970 the said Lakshmi Kanta Dey and 2 others sold, transferred and conveyed to Smt. Ava Rani Das ALL THAT piece or parcel of land measuring an area 1 Cottah 13 Chittacks comprised in C.S.Dag No. 638 under C.S.Khatian No. 184 at Mouza - Bagjola P.S. Dum Dum in the District of 24-Parganas(North).

AND WHEREAS by a Deed of Conveyance registered at the Office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. 1 Volume No. 54 Pages 41 - 45 Being No. 3470 for the year 1971 the said Ava Rani Das sold, transferred and conveyed to Sri Sudhir Bhattacharyya ALL THAT piece or parcel of land measuring an area 1 Cottah 13 Chittacks comprised in C.S.Dag No. 638 under C.S.Khatian No. 184 at Mouza - Bagjola P.S. Dum Dum in the District of 24-Parganas(North).

AND WHEREAS by a Deed of Conveyance registered at the Office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. 1 Volume No. 27 Pages 119 - 124 Being No. 1307 for the year 1976 the said Sudhir Bhattacharyya sold, transferred and conveyed to Sri Anil Chitrakar ALL THAT piece or parcel of land measuring an area 1 Cottah 13 Chittacks comprised in C.S.Dag No. 638 under C.S.Khatian No. 184 at Mouza - Bagjola P.S. Dum Dum in the District of 24-Parganas(North).

AND WHEREAS by a Deed of Conveyance dated 1st day of December, 1978 registered at the Office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. 1 Volume No. 165 Pages 32 - 39 Being No. 6957 for the year 1978 the said Sri Anil Chitrakar sold, transferred and conveyed to S.B Engineering Company represented by its Proprietor Sri Sudhir Bhattacharyya



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All THAT piece or parcel of land measuring an area 1 Cottah 13 Chittacks comprised in C.S.Dag No. 638, R.S.Dag No. 3173 under C.S.and R.S.Khatian No. 184, Holding No. 225, Dum Dum Road, within the limit of South Dum Dum Municipality, in the District of 24-Parganas(North).

AND WHEREAS thus by diverse purchase Sri Sudhir Bhattacharyya, Proprietor of S.B. Engineering Company, became the owner of the plot of land measuring an area 11 Cottahs 4 Chittacks 23 sq.ft. with shed and duly recorded his name under Holding No. 311, Dum Dum Cossipore Road within the limit of South Dum Dum Municipality in the District of 24-Parganas(North).

AND WHEREAS Donor in consideration of his natural love and affection for his wife and son the Donees No. 1 & 2 respectively and to avoid future litigation being the Donees herein, Donor is desirous of and has decided fully and voluntarily to grant, transfer and assign to the Donees by way of Gift ALL THAT the piece and parcel of land measuring an area 11 (Eleven) Cottahs 4 (Four) Chittacks and 23 (Twenty Three) sq.ft. with Asbestos Shed Room at Premises No.225, Dum Dum Cossipore Road, Holding No. 311, Dum Dum Cossipore Road, P.S. Dum Dum, Calcutta - 700074, in the District of 24-Parganas(North) morefully and particularly described in the schedule hereunder written absolutely free from all encumbrances that the Donees may hold the same absolutely and forever.

AND WHEREAS for the purpose of stamp duty the said property has been valued at Rs. 62,674.36/- (Rupees Sixty Two Thousand Six Hundred and Seventy Four and Thirty Six paise only).



Registrar of the
North 24 Parganas, West Bengal
(D. S. S. I.)

25 MAR 1999

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

In consideration of their natural love and affection which the Donor has for the Donees and in pursuance of the said Agreement the Donor doth hereby freely and voluntarily grant, transfer, assure and assign by way of Gift unto the Donees ALL THAT the said land with Asbestos Shed Room more particularly described in the Schedule hereunder written TOGETHER WITH all rights liberties priveledges easements and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all the right title and interest claim and demand in the property to hold the same with the right to Sell, Mortgage hereby granted conveyed transferred assured and assigned or expressed so to be unto the Donees absolutely and forever free from all encumbrances.

1. The Donor doth hereby covenant with Donees as follows :-

(1) That the interest which the Donor doth hereby profess to transfer subsists and notwithstanding any act deed matter or thing by the Donor done comitted or executed or knowingly suffered to the contrary the Donor has good right full power and absolute authority to grant, convey, transfer assure and assign the said property unto the Donees in manner aforesaid.

(2) That the Donees shall and may at all times hereafter peaceably and quietly possess and enjoy subject as aforesaid the said property and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Donor or any person or persons lawfully



[Handwritten Signature]
District Registrar
North 24 Parganas, Barasat
(D. & S.)

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or equitably claiming from under or in trust for the Donor.

(3) The Donees will be entitled to sell, mortgage or otherwise deal in the said property or any part thereof.

(4) That the said Property is freed and discharged from all encumbrances whatsoever made or suffered by the Donor or any person or persons lawfully or equitably claiming as aforesaid.

(5) That the Donor and all persons having or lawfully or equitably claiming any right title estate and interest whatsoever in the said property and any part thereof for under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done or executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the Donees in manner aforesaid as shall or may be reasonably required.

We, the Donees herein, are accepting this Gift on signing in these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

ALL THAT the piece and parcel of Mouza - Bagjola within P.S. - Dum Dum Add. Dist. Sub-Registration Office Cossipore Dum Dum in the District of 24-Parganas(North) bearing C.S. & R.S. Khatian No. 184, C.S. Dag No. 638, 639, P.S. Dag No. 3173 measuring about 11 (Eleven) Cottahs 4 (Four) Chittacks 23 (Twenty Three) sq.ft. of land with Asbestos Shed Room J.L.No. 21, R.S.No. 68, Touzi No. 182, Holding No. 311, Dum Dum Cossipore Road Premises No.225, Dum Dum Cossipore Road, within the limit of South Dum Dum Municipality.

The property is butted and bounded as follows :-



[Handwritten Signature]
Registrar of Companies
North 24 Parganas, Sarabati
(D. S. 2-4)
25 MAR 1999

ON THE NORTH :
 ON THE SOUTH : Dum Dum Road.
 ON THE WEST : 15' ft Common Passage.
 ON THE EAST : 15' ft Common Passage

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

signed sealed and delivered by the said Donor at Calcutta in the presence of :

1. Deen Kumar Bhaumik
Deen Kumar Bhaumik

Sulbis Bhatto Choudhary

2. Milini K. K. Bhatto
Milini K. K. Bhatto
 Belson

signed sealed and delivered by the said Donees at Calcutta in the presence of :

Jyoti Bhatto Choudhary
Debanish Bhatto Choudhary

1. Deen Kumar Bhaumik
Deen Kumar Bhaumik

2. Bhikhi K. K. Bhatto

Drafted By:-
Deen Kumar Bhaumik
 Arun Kumar Bhaumik (Advocate).

63/21 Dum Dum Road, Cal-74.
 Regn - 437/1570 of 1983



Registered with
North 24 Parganas, Barasat
(D.S.R.-1)
25 MAR 1999

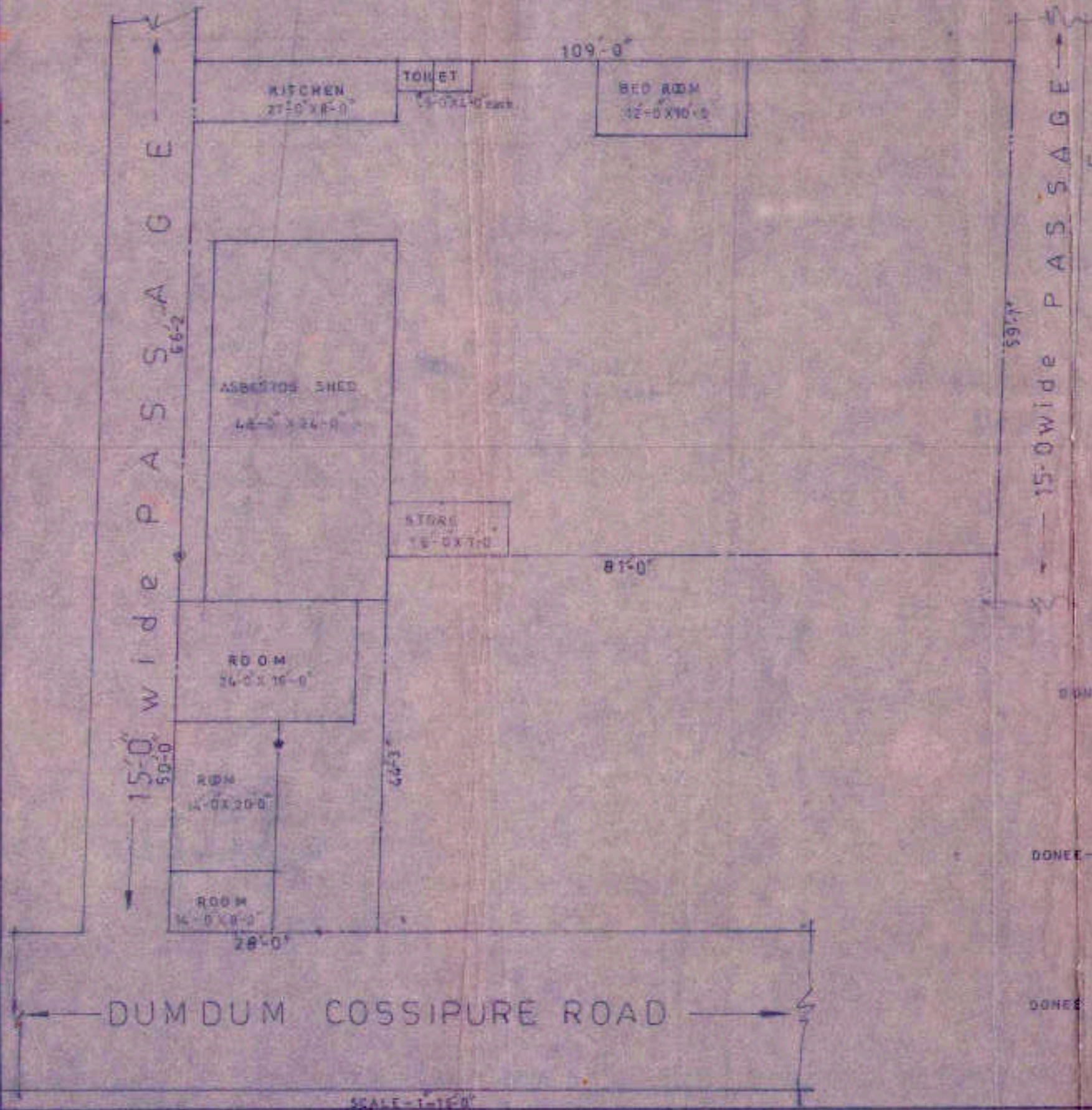
Book No. 27
Volume No. 413
Page 280 to 283
Entry No. 2119
For the year 1999



North 24 Parganas, Barasat
(D.S.R.-1)

66.5.99

SITE PLAN OF PLOT NO.1, PLOT NO.2 & PLOT NO.10, AT MOUZA-BAGJOLA,
 J.L. NO. 21, R. S. DAG NO 68, 3173, C.S. DAG NO 638, 639 KHATIAN NO. 184, P.S.
 DUMDUM, WARD NO. 7, DIST. 24-PARGANAS, HOLDING NO 311, DUMDUM
 COSSIPURE ROAD, CALCUTTA-74, UNDER S.D.D.M.



LAND AREA - 11 K. 4 CH. 23 SET (APPROX)

Sudhir Bhattacharjee

DONEE - MR. SUDHIR BHATTACHARJEE

Jyoti Bhattacharjee

DONEE - MRS. JYOTI BHATTACHARJEE

Bebasis Bhattacharjee

DONEE - MR. BEBASIS BHATTACHARJEE

DUMDUM COSSIPURE ROAD

SCALE - 1-16-0