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MV = 8,77,250/-

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Stampable under Rule 21 of the Stamp Act, 1899

Stampable under Section 3 of the Stamp Act, 1899

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Stampable under Section 3 of the Stamp Act, 1899

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**DEED OF GIFT**

Fee Paid as under :-

THIS DEED OF GIFT is made on this 2nd day of December TWO

THOUSAND AND FOUR by and BETWEEN 1) SMT. SUPRIYA

CHATTERJEE, wife of Sri Shashi Sekhar Chatterjee, by Religion -

Hindu, by Occupation - Housewife, residing at "CHATTERJEE

VILLAY", P.O. Kalyannagar, P.S. - Khardah, Dist. - North 24 Parganas,

2) SMT. SUJATA DAS wife of Sri Tapash Das, by Religion - Hindu,

by Occupation - Housewife, residing at 2No., Vivekananda Colony,

P.O. - Panihati, P.S. - Khardah, Dist. - North 24 Parganas and

3) SMT. SREEJATA BANERJEE, wife of Sri Goutam Banerjee,

M/s. RELIABLE CONSTRUCTION

Satyajit Banerjee

Partner

5289  
55  
20/12/04  
21/12/04





- 2 -

by Religion - Hindu, by Occupation - Housewife, residing at 2No.,  
Vivekananda Colony, P.O. - Panihati, P.S. - Khardah, Dist. - North  
24 Parganas, hereinafter jointly called and referred to as the  
“DONORS” (which expression shall unless excluded by or repugnant  
to the context mean and include their respective heirs executors  
administrators representatives and assigns) of the ONE PART.

AND

1) SRI ANIMESH BAGCHI & 2) SRI ALOKESH BAGCHI,

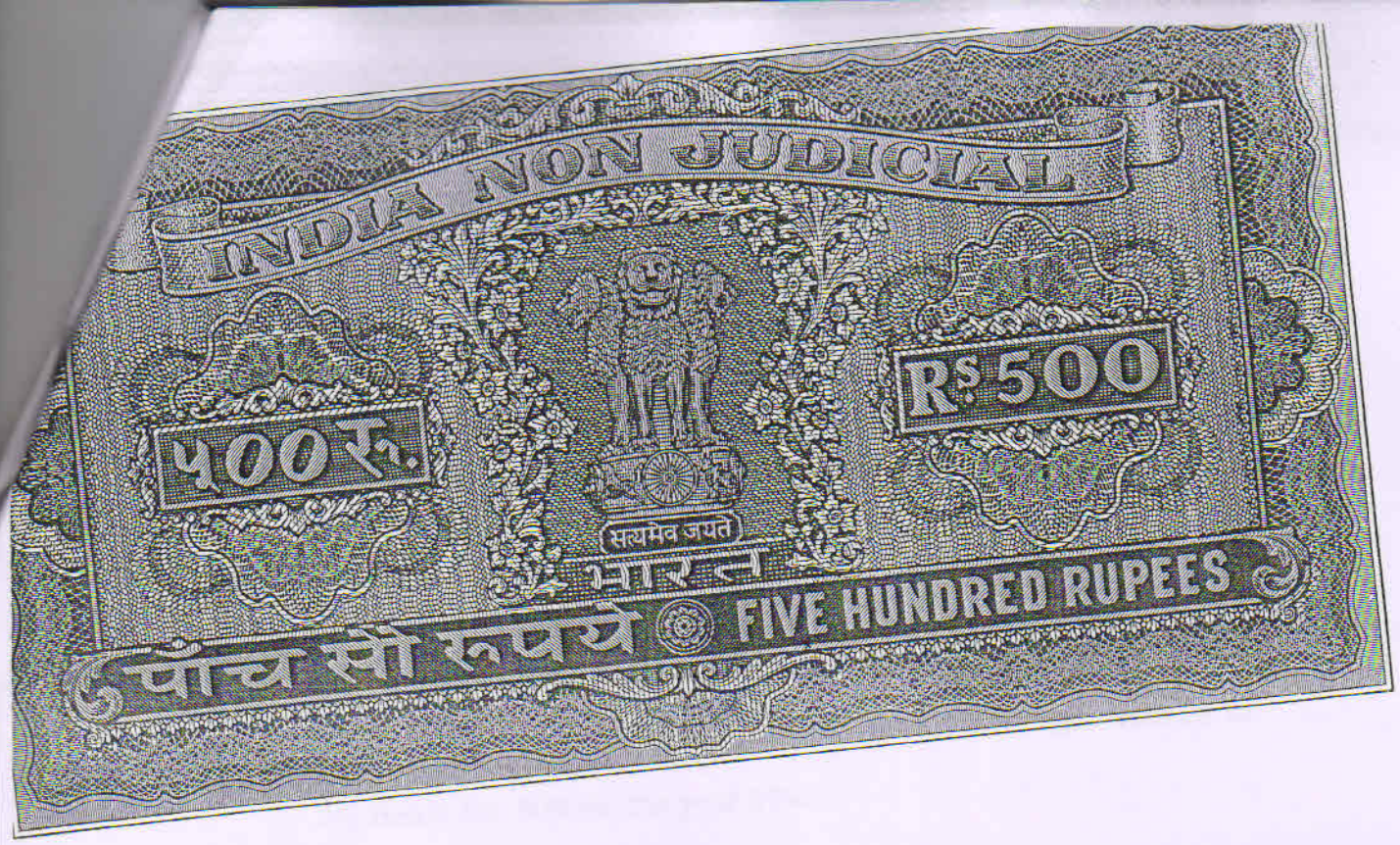
both are sons of Late Ajit Mohan Bagchi & both are by Religion -  
Hindu and by Occupation - Business,

M/s. RELIABLE CONSTRUCTION

Satya Mohan Saha

Unit Partner





- 3 -

Vivekananda Colony, P.O. - Panihati, P.S. - Khardah, Dist. - North  
24 Parganas, hereinafter jointly called and referred to as the  
"DONEES" (which expression shall unless excluded by or repugnant  
to the context mean and include their respective heirs executors  
administrators representatives and assigns) of the OTHER PART.

WHEREAS originally one Ajit Mohan Bagchi, son of Late Mohini  
Mohan Bagchi, father of Donors and Donees herein became the  
absolute Owner of a piece of land measuring more or less 4 (four)  
cottahs 1/2 chittacks appertaining to District North 24 Parganas,  
Police Station - Khardah, A.D.S.R.O. Barrackpore, Mouza - Panihati,  
11. No. 10, E.P. No. - 21, S.P. NO - 33, C.S. Plot No. - 1409 (P) lying

M/s. RELIABLE CONSTRUCTION

*Satya Prakash Sinha*

Partner



and situated within the Municipal jurisdiction of Panihati Municipality being Holding No. 77, Vivekananda Colony, Sodepur, under ward No. 4, by virtue of a registered "Deed of Gift" duly executed by the Governor of the State of West Bengal on 17th April 1990 and registered before the Addl. District Registrar Office at Barasat and recorded therein in Book No. - I, Volume No. - 45, Pages from 33 to 36, Being No. 309 for the year 1990.

AND WHEREAS since after acquiring the said land Ajit Mohon Bagchi had constructed a Kachha structure thereto and had mutated his name before the concerned Municipal authority and had been paying his taxes all along during his life time.

AND WHEREAS the said Sri Animesh Bagchi and Sri Alokesh Bagchi have constructed two storied residential building after demolishing the old structure over the said plot of land morefully described in the schedule below in accordance with the sanction plan.

AND WHEREAS said Ajit Bagchi died intestate on 14/10/1991 leaving behind him two (2) sons namely 1) Sri Animesh Bagchi (2) Sri Alokesh Bagchi and three (3) daughters namely 1) Smt. Supriya Chatterjee, 2) Smt. Sujata Das & 3) Smt. Sreejata Banerjee, all are the legal heirs of said deceased Ajit Mohan Bagchi. The wife of Ajit Mohan Bagchi died on 12/8/1988.

M/s. RELIABLE CONSTRUCTION  
Satya Bahadur Saha  
Partner

AND WHEREAS all the abovenamed viz., 1) Animesh Bagchi 2) Sri Alokesh Bagchi 3) Smt. Supriya Chatterjee, 4) Smt. Sujata Das & 5) Smt. Sreejata Banerjee, became the joint co-owners in respect of undivided proportionate share of land measuring more or less 4 (four) cottahs 1/2 (one half) chittacks together with two storied building standing thereon and each having 1/5 (one fifth) undivided share of right, title and interest in accordance with Hindu Succession Act, 1956 which is morefully and specifically described in the First Schedule hereinbelow and hereinafter called and referred to as the "SAID PROPERTY".

AND WHEREAS the abovenamed 1) Smt. Supriya Chatterjee, 2) Smt. Sujata Das & 3) Smt. Sreejata Banerjee all the donors hereto have jointly decided to gift their undivided 3/5 (three-fifth) proportionate share and interest in respect of the First Schedule property in favour of the donees herein, with their love and affection to their brothers namely 1) Sri Animesh Bagchi & 2) Sri Alokesh Bagchi.

AND WHEREAS all the Donees are the full blooded sisters of the Donors hereto, bears the great respect, love and affection to the Donors and desire out of such, love and affection to give, grant, convey and transfer by way of GIFT ALL THAT piece of land of undivided proportionate share and interest of land measuring more or less 2 (two) Cottahs, 6 (six) Chittacks and 31.5 sq.ft. together with

M/s. RELIABLE CONSTRUCTION  
Contra

Satyajit Saha

Partner



proportionate undivided 3/5 share of structure measuring more or less 1161.43 sq.ft. on the ground floor and 1295.98 sq.ft. on the first floor out of the total land measuring more or less 4(four) cottahs 1/2 chittacks together with two storied building measuring more or less 1935.72 sq.ft. on the ground floor and 2159.97 sq.ft. on the first floor lying situated under the First Schedule Property described herein below.

AND WHEREAS in pursuance of the said desire and intention and in consideration of the great love and affection which the Donors have and bear unto the Donees and in consideration of the diverse to other cause the Donors out of their own free will and pleasure doth hereby and by these presents grant convey, transfer and assure by way of gift unto the Donees ALL THAT the said structure with land, hereinafter collectively referred to as the GIFTED PROPERTY which is morefully described in the Second Schedule herein below.

NOW THIS DEED OF WITNESSETH that in order to give effect for the aforesaid desires of the Donors and in consideration of natural love and affection which the Donors bears in there mind for the Donees the Donors doth hereby and for ever grant convey transfer and assign by way of gift unto the Donees ALL THAT the said 3/5th share of the said property fully and clearly described in the Schedule together with all right of easement, liberties privileges and appurtenances whatsoever thereunto belonging or in anywise

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Satya bnd Sml

Partner

appertaining thereto or that te same or any part thereof is usually held used occupied enjoyed or accepted or known as part or parcel of appurtenant thereto and all the estate right, title, interest claim and demand whatsoever of the Donors in their upon or in respect of the said property TO HAVE AND TO HOLD the said gifted property and all and singular the land hereditaments and premises with all rights appurtenances appendages and easements hereby granted, conveyed, transferred and assure unto and to the use of the estate right, title, interest, claim and demand whatsoever of the Donors doth hereby covenant with the Donee that notwithstanding any act, deed, matter or thing by the Donors done executed or knowingly committed or suffered to the contrary the Donees now have good power full right and absolute authority to give grant convey transfer and assure the said gifted property in any manner or manners TOGETHER WITH all right and interest, under it in respect of ALL THAT estate, right, title, interest, inheritance, use, trust, possession, property, claim and demand whatsoever both at law and in equity unto te Donees absolutely and forever free from all encumbrances.

AND that the said Donees shall and may from time to time and at all times herein after peaceably and quietly hold occupy possess and enjoy the said gifted property for ever in any manner allowed by the law without any hindrance or objection by any body or the Donors or their legal heirs, successors, representatives and assigns hereby granted, conveyed, transferred and received and take

M/s. RELIABLE CONSTRUCTION <sup>Contd.</sup>

Satyajit Singh

Partner



the rents, issues and profits thereof and of every part thereof without any interruption, claim or demand whatsoever from or by the said Donors or by any person or persons claiming from or under or in trust for him. And all person having or lawfully or equitably claiming any estate or interest in the said gifted property, hereditaments and premises or any part thereof from under or entrust for the Donors shall and will from time to time and at all times hereinafter at the request and at the cost of the Donors do and execute or cause to done and executed all such acts, deeds, matters and things whatsoever for further better and more fully and perfectly assuring the said gifted property hereditaments and premises hereby gifted and every part thereof to the use of the Donees jointly in manner aforesaid as shall or may be reasonably requires and have absolute rights to mutata their names before the local Municipality as an recorded assesses in respect of the gifted property AND HOLD to have absolute right to any kind of transfer, sell, gift, lease.

The market price of the Gifted Property is about Rs. 5,00,000/- (Rupees five lac) only.

FIRST SCHEDULE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring more or less 4 (four) Cottahs 1/2 (one half) chittacks together with structure measuring more or less 1935.72 sq.ft. on the ground floor, 2159.97 sq.ft. on the first floor lying under Mouza - Panihati, J.L. No. - 10,

Contd.  
M/s. RELIABLE CONSTRUCTION  
Satya Bahadur Saha  
Partner



E.P. No. 21, S.P. No. 33, appertaining to C.S. PLOT No. - 1409(P) within the Municipal Jurisdiction of Panihati Municipality, under Ward NO. - 4, Holding No. 77, Vivekananda Colony, P.S. Khardah, Kolkata - 700 114 within A.D.S.R.O. at Barrackpore, Dist. - North 24 Parganas.

On the North : E.P. No. 20  
On the South : Colony Road  
On the East : Colony Road  
On the West : E.P. No. 22

SECOND SCHEDULE PROPERTY REFERRED TO ABOVE

GIFTED PROPERTY

ALL THAT out of the First Schedule Property undivided  $\frac{3}{5}$  (three-fifth) proportionate share and interest in respect of land measuring more or less 2 (two) Cottahs, 6 (six) Chittack and 31.5 (thirty-one point five) Sq.ft. together with proportionate undivided  $\frac{3}{5}$  share of structure measuring more or less 1161.43 (one thousand one hundred sixty one point forty three) sq.ft. on the ground floor and 1295.98 (one thousand two hundred ninety five point niety eight) sq.ft. on the first floor together with all easement rights and interest, hereby gifted.

M/s. RELIABLE CONSTRUCTION

*Satya Kumar Samal*

Contd. ...

Partner



3 STORED BUILDING SITUATED AT MOUZA - PANIHATI COM-  
 SEED & CONTAINED IN G.S. PLOT NO - 1409(P), J.L. NO - 10, E.P.  
 2115 (P. NO - 33) WARD NO - 4, HOLDING NO - 77 AT VIVEKANANDA  
 COLONY P.S. KHARDAH, DIST - 24 PARGANAS (N) UNDER PANIHATI  
 MUNICIPALITY.

AREA OF LAND - 46' x 67' = 3082 SFT

REAL COVERED AREA - 4095.69 SFT FROM GROUND FLOOR

UNDIVIDED  
 SHARE

AREA OF LAND - 24' x 67' = 1608 SFT

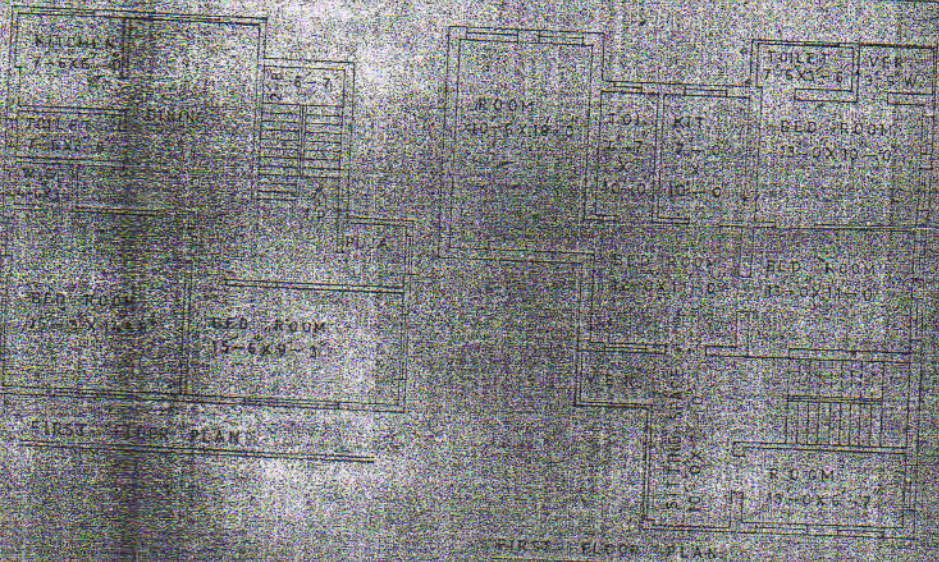
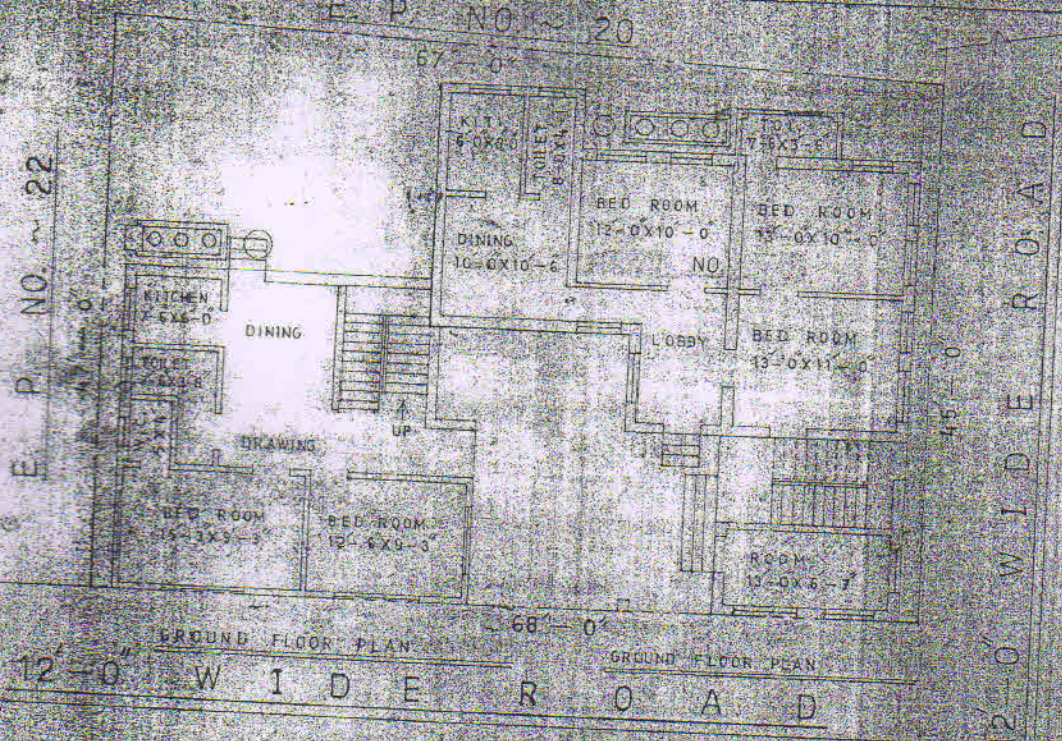
COVERED AREA - 2457.43 SFT

Signature of Donor

Signature of Donor

SIGNATURES OF DONORS

E.P. NO - 20



CONSTRUCTION  
*Satyabrata Saha*  
 Partner

DESIGNED BY  
 D.A.C.  
 SURVEYOR



IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hand and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :-

1. Bibhas Roy Choudhury  
(ADVOCATE)  
Sealdah Civil Court, KOL-14.
2. Komal Achh  
NO2 Vabakomanda Colony  
Panihate 24 P.G.S. (N)

1. Supriya Chatterjee.
2. Sujata Das
3. Sreejata Banerjee

Signature of the Donors

We Accepted the above Gift

1. Animesh Bagchi
2. Abolish Bogchi

Signatures of the Donees

Drafted and Prepared by :-  
Nikhilesh Pathak.  
(NIKHILESH PATHAK)

Advocate  
Sealdah Civil Court,  
Kolkata - 700 014

Computerised by :-  
S. Pyne  
(S. Pyne)  
Amity Computer Center  
Sisir Market, Sealdah

M/s. RELIABLE CONSTRUCTION  
Satish Kumar Singh  
Partner