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MIV Rs 1,79,600
 + 16,50,000
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 6.30 PM

L. R. Avenue
 687863 - 24.9.05
 31670.00

Stamp: 26.9.05
 14630.00
 33 + 512

26.9.05

DEED OF GIFT

LEGAL REGISTRAR OF ASSURANCES
 KOLKATA

THIS DEED OF GIFT made this the 7th day of May Two Thousand Three **B E T W E E N SMT. SOVA ROY**, widow of Anadi Nath Roy, by faith Hindu, by occupation Landlady, residing at 28A, Nalin Sarkar Street, Police Station Shyampukur, Kolkata - 700004, hereinafter referred to as the "**DONOR**" (which expression shall unless otherwise expressing excluded by or repugnant to the context be deemed to mean

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Asok K. Bhattacharjee A.
S.C. Court. Cal -



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[Signature]

10555 Addl. Registrar of Assurances
Calcutta 7/5/03

Presented for Registration at 6-30 P.M.
on the 7th day of May 2003
at the residence of Sava Roy
one of the Executives

Sava Roy.

Sava Roy w/o Late Anadi
Nalin Roy Hindu Landlady
And Kunal Roy S/O Late
Anadi Nalin Roy Hindu Service
Booth of 28A, Nalin Sarkar
Street, P.S. Shyampukur
Kolkata - 4.

Sava Roy.

Kunal Roy

[Signature]

Hirak Sinha
Advocate

S.C. Court Bar
Association Cal-1

Addl. Registrar of Assurances
Calcutta 7/5/03

Hirak Sinha
Advocate.
S.C. Court Bar Association.
Calcutta-1.



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and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

A N D

SRI KUNAL ROY, son of Late Anadi Nath Roy, by faith Hindu, by occupation Service, residing at 28A, Nalin Sarkar Street, Police Station Shyampukur, Kolkata - 700004, hereinafter referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed

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or parcel of land whereupon the said building is standing having its total area of land 2 cottahs 6 chittaks and 13 sq.feets be the same a little more or less situate lying at and being the demarcated Northern Portion of premises No. 28A, Nalin Sarkar Street, Police Station Shyampukur, Kolkata - 700004, and duly registered in the office of the Registrar of Assurances, Kolkata and recorded in Book No.1, Volume No.126, Pages 259 to 282, Being No.2708 for the year 1975;

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AND WHEREAS said Anadi Nath Roy, since deceased was also, Owner of property situated at P.O. Radhar Ghat, Village Majher Para, P.S. Berhempore, District Murshidabad, Mouza Gopjan, J.L. No.18, Khatian No.2378, Dag No.1870/9484, 8169/9486, and got the same by way of inheritance and duly seize and possessed of the same with free from all encumbrances;

AND WHEREAS said Anadi Nath Roy erected one single storied brick built house and premises on the land under Dag No.8170/9484 at his said native place where the DONOR and her husband permanently resided there;

AND WHEREAS said Anadi Nath Roy executed his Last Will and Testament dated 19th day of January, 1998 and gave all of his properties as mentioned above to his wife Smt. Sova Roy the DONOR herein, and in the said Will said Anadi Nath Roy appointed his daughter's brother-in-law (husband's brother) Sri Debdas Acharya as executor of the said Will and Testament;

AND WHEREAS said Anadi Nath Roy died on 5th June, 1998 leaving behind him his widow Smt. Sova Roy the Donor herein, two sons namely - Sri Kunal Roy and Sri Goutam Roy and four married daughters namely - Smt. Mamata Mehata, Smt. Tapati Acharya, Smt. Saswati Bhaduri and Smt. Sujata Mallick;

AND WHEREAS upon the death of said Anadi Nath

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Roy, said Debdas Acharya being executor of the said Will made an application before the Learned Chief Judge, City Civil Court, Calcutta, for granting Probate being Probate Case No.94 of 1998 of the said last Will and Testament executed by her husband said Anadi Nath Roy;

AND WHEREAS upon hearing, the Learned Chief Judge, City Civil Court at Calcutta duly granted Probate of the said Will on 16th day of July, 1999 and after granting Probate of the said Will, the Donor Smt. Sova Roy has become absolute owner of the properties as stated above and duly seized and possessed of the same free from all encumbrances;

AND WHEREAS the Donor has become old and at present aged about 78 years, and last two or three years, the Donor is suffering from various ailments due to her old age and there is enough love and affection of the Donor for her sons and daughters;

AND WHEREAS all the sons and the daughters of the Donor are got marriage and they are residing with their respective family members in separate mess, and all the daughters of the DONOR are residing happily at their respective Matrimonial homes and the said daughters have no needed any further accommodation to provide themselves as their residence;

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AND WHEREAS the Donor desired and decided to give a portion of her said properties to her said elder son Sri Kunal Roy and younger son Sri Goutam Roy by way of Gift for the consideration of natural love and affection for the Donee.

NOW THIS INDENTURE WITNESSES that in consideration of the natural love and affection which the Donor had and still has for the Donee, the Donor doth hereby grant, convey, transfer, give release discharge and assure unto and to the use of the Donee, freely and voluntarily ALL THAT the entire Second floor having its covered area 900 sq.ft. more or less and a portion of the ground floor having its covered area 200 sq.ft. more or less of the property being premises No.28A, Nalin Sarkar Street, P.S. Shyampukur, Calcutta - 700004 and the Gift Property has been clearly mentioned and described in the Schedule "A" hereunder written and marked with RED BORDER in the annexed plan herewith together with proportionate share of land, common stair case and its landing space, and common out-let, drainage, boundary, common water course, common roof right above the second floor, common passage, common entrance of the building, common courtyard, common latrine on the ground floor and all easement right and amenities thereof. THE DONOR ALSO DOTH HEREBY grant, convey, transfer, give, release, discharge and assure unto and to the use of the Donee freely and voluntarily ALL THAT the constructed area measuring about 320 sq.ft. along with 50% of land having its area 4.25 cottahs more or less of the

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properties situated at P.O. Radha Ghat, P.S. Berhampore, District - Murshidabad, Mouza Gopyan, Khatian No.2378, Dag No.8170/9484, 8169/9486 and clearly mentioned and described in the Schedule "B" hereunder written and delineated with **RED BORDER** in the annexed plan herewith along with common-entrance common stair case to go upper floor common septic tank, provisions for common reservoir, area of roof above the constructed portion of Schedule "B", common boundary, common out-let, common drainage and all other common easement rights and amenities of the said properties and delivered possession of the same unto and in favour of the DONEE.

The Donor doth hereby grant, convey, transfer give and assured unto and to the use of the Donee, freely and voluntarily, the properties as mentioned and described in the Schedule "A" and "B" hereto and hereinafter referred to as the said property and delivered possession of the same unto and sole and/or absolute use of the Donee TO HAVE AND TO HOLD the same for his sole use and benefit absolutely and unconditionally for ever AND THAT THE DONEE accept this Gift of the said properties as mentioned in the Schedule "A" and "B" hereunder written as testified by him being a party hereto. The estimated value of the Schedule "A" property is Rs.4,00,000/- (Rupees four lacs) only.

AND

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The estimated value of the Schedule "B" property is Rs.1,00,000/- (Rupees one lac) only.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT about 100 years old entire Second floor having its constructed area 900 square feet and for the constructed area 200 sq.ft. on the ground floor with proportionate share of land situated and lying at premises No.28A, Nalin Sarkar Street, Ward No.11, Police Station Shyampukur, Kolkata - 700004 together with common boundary, common septic tank, common entrance, common courtyard on the ground floor, common stair case and its landing space common roof right above the second floor, common out-let, common passage, common drainage, and all other common easement rights and amenities, and the gifted property had been clearly delineated with the Red Border in the annexed plan hereto is butted and bounded on the Second floor by :

On the North : Nalin Sarkar Street,
 On the South : 28J, Nalin Sarkar Street,
 On the East : 28G, Nalin Sarkar Street
 On the West : Nalin Sarkar Street

and on the Ground floor by :-

On the North : Nalin Sarkar Street
 On the South : Remaining portion of 28A, Nalin Sarkar Street

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On the East : Premises No.28G, Nalin Sarkar Street
 On the West : Common passage of Premises No.28A,
 Nalin Sarkar Street

SCHEDULE "B" ABOVE REFERRED TO

ALL THAT one-half being 50% Northern portion single storied old brick house and premises having its constructed area 320 sq.ft. more or less along with 4.25 cottahs being 50% of land whereupon said building is standing in respect of the property having its total area of land measuring about 8.5 cottahs more or less and the gifted property clearly delineated with RED BORDER in the annexed plan hereto situated and lying at P.O. Radhar Ghat, P.S. Berhampore, District Murshidabad, Mouza Gopian, Khatian No.2378, J.L. No.18 Dag No.8170/9484, 8169/9486 within the Radharghat Panchayat Limit in West Bengal, together with roof above the Schedule "B" property and common building entrance and common stair case and its landing space and clearly mentioned and delineated with the "YELLOW BORDER" in the annexed plan herewith common drainage, common entrance of the premises and all other common easement right and other amenities thereof is butted and bounded by :-

On the North : 3' Passage and thereafter premises of Dr.
 Joy Gopal Bit
 On the South : Portion of Sri Goutam Roy
 On the East : Majher Para Lane
 On the West : Land of Ananda Niketan.

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IN WITNESS WHEREOF the Donor and the Donee hereby have hereunto set and subscribed their respective hands at Kolkata on the day, month and year first above written.

SIGNED AND DELIVERED by the DONOR in the presence of :

1. *Asok Kumar Bhattacharjee*
S.C. Court Bar Association
Calcutta - 700001;

Sara Roy
DONOR

2. *Hirak Sinha*
Advocate.
S.C. Court Bar Association
Calcutta - 1.

SIGNED AND DELIVERED by the DONEE accepting the Gift.

1. *Asok Kumar Bhattacharjee*
S.C. Court Bar Association
Calcutta - 700001.

Kunal Roy
DONEE

2. *Hirak Sinha*
Adv.
S.C. Court Bar Association
Calcutta - 1.

Drafted by:

Asok Kumar Bhattacharjee

Asok Kumar Bhattacharjee
Advocate

S.C. Court Bar Association,
2&3, K.S. Roy Road, 4th floor,
Kolkata - 700001

Typed by :

Rathindranath Maity

Rathindranath Maity,
C/o. Copy-N-Copy
10, K.S. Roy Road,
Kolkata - 700 001,
(: 243-8514

Sale Price
Advance

Rs. 50
Rs. 10
Rs. 35

Registered In -

Book No. I
Volume No. I
Pag. 1 to 22
Being No. 05918
for the year 2005

DATED THIS 7th DAY OF MAY 2003

BETWEEN

SMT. SOVA ROY

.....DONOR

AND

SRI KUNAL ROY

.....DONEE

Addl. Registrar of Assurances-II
Calcutta

28/9/05

**DEED
OF
GIFT**

Addl. Registrar of Assurances-II
Calcutta

Drafted by
Sri Asook Kumar Bhattacharjee
Advocate

S.C.Court Bar Association
2 & 3, K.S. Roy Road, 4th floor
Kolkata - 700 001.