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Secy. to Govt. of Parganas (Secy.)
15.12.90.

THIS DEED OF GIFT is made this 15th day of December, One thousand Nine Hundred Ninety BETWEEN SMT. RENUKA BANERJEE wife of Sridhirendra Nath Banerjee by Caste- Hindu. by Occupation-Housewife residing at 14, Raj Krishna Ghosal Road, Calcutta-700 042, Police Station- Kasba in the District of South 24-Parganas, hereinafter referred to as the DONOR (which term or expression shall unless excluded by or repugnant to

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Type specimen
Calcutta-700012

A circular stamp from the New York State Office of the AGEL. The text "NEW YORK STATE" is curved along the top inner edge, and "OFFICE OF THE AGEL." is curved along the bottom inner edge. In the center, it reads "DIST. 24 P&R (SOUTH)".

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the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the FIRST PART A N D SRI

RANJIT KUMAR BANERJEE son of Sridevirendra Nath Banerjee by Caste- Hindu, by Occupation- Service, residing at 14, Raj Krishna Ghosal Road, Calcutta-700 042,

Police Station- Kasba, in the District of South 24-Parganas, hereinafter referred to as the DONEE (which term or expression shall unless excluded by repugnant to the subject or context be deemed to mean

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[Signature]

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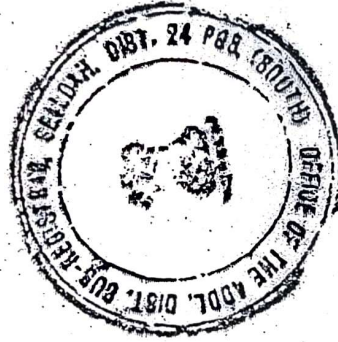
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to

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Ranjit Kumar Dandekar

[Signature]
6/12/90



Adm. Serv. Sub-Registrar,
Muziris, Dist. de Cochin 68000

6/12/90

and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART A AND

SRIDHIRENDRA NATH BANERJEE son of Late *Birendra Nath*

Banerjee by Caste- Hindu, residing at 14, Raj Krishna

Ghosal Road, Calcutta-700 042, Police Station- Kasba,

in the District of South 24-Parganas, hereinafter to as

the CONFIRMING PARTY (which term or expression shall

unless excluded by or repugnant to the subject or

context be deemed to mean and include his heirs,

executors, administrators, legal representatives and

assigns) of the THIRD PART.

WHEREAS one Nritya Gopal Ghosal was the owner of

All that piece or parcel of land measuring 5 Cottahs 30 Sq.ft. along with the structure standing thereon comprised in Dag No. 425 and 422 under Khatian No. 259 of Mouza- Gadsa, Collectorate Touzi No. 1298/2833, J.L.No. 17, Pargana 55 gram, Police Station- previously Tollygunge, then Jadavpur at present Kasba, Sub-Registration Office Sealdah being premises No. 14, R.K.Ghosal Road, Calcutta- 700 042 in the District of South 24-Parganas.

AND WHEREAS the said Nritya Gopal Ghosal while seized and possessed of the aforesaid property died intestate and Bachelor and as his only legal heir his brother Sri Nani Gopal Ghosal became the absolute owner of the said property.

AND WHEREAS the said Nani Gopal Ghosal while seized and possessed of the aforesaid property as absolute owner, died intestate leaving behind him his only son Sri Dasharathi Ghosal as his only legal heir and representative who became the absolute owner of the said property left by him.

AND WHEREAS the said Sri Dasharathi Ghosal while seized and possessed of the aforesaid property transferred and conveyed the same out of his natural love and affection in favour of her daughter Smt. Minati Ghosal by a Deed of Gift dated 4th June, 1960 and registered in the office of the Sub-Registrar at Alipore in Book N. 1, Volume No. 89, Pages 32 to 34 as Being No. 4750 of 1960.

AND WHEREAS the said Smt. Minati Ghosal while seized and possessed of the aforesaid property sold, transferred and conveyed the same in favour of Smt. Remka Banerjee, the Donor herein by a Bangali Kobala registered in the office of the District Sub-Registrar at Alipore in Book No. 1, as Deed No. 1736 of 1981.

AND WHEREAS the said Smt. Remka Banerjee after such purchase had a building plan sanctioned from the Calcutta Corporation and raised and constructed the Ground floor portion of the building.

AND WHEREAS the said Smt. Remka Banerjee to provide better dwelling facilities to his son Sri

Ranjit Kumar Banerjee the Donee, herein has expressed her intention to make Gift of the roof over the existing Ground floor construction having a roof area of 1800 Sq.ft. more or less in the said premises unto the Donee herein.

AND WHEREAS the said Sri Ranjit Kumar Banerjee the Donee herein has consented to accept such Gift from his mother the Donor herein.

AND WHEREAS the confirming Party herein Sri DHirendra Nath Banerjee the husband of the Donor Smt. Renuka Banerjee by joining this conveyance confirm the Gift made by his wife in favour of their son the Donee herein.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

1. That in pursuance of the said intention and in consideration of natural love and affection which the Donor herein has for the Donee herein, the Donor out of her own free will, without fraud, coercion or undue influence from anybody whomsoever, and in full possession of her senses to hereby give convey grant transfer and confirm unto the Donee ALL THAT the 1800 Square feet of roof area over the ground floor of the building at Premises No. 14, Raj Krishna Ghosal Road fully and particularly described in the Schedule hereunder written ~~AND ANNEXED WITHIN THE SCHEDULE~~ in the Plan annexed hereto

together with proportionate right in the land at the said Premises No. 14, Raj Krishna Ghosal Road and equal proportionate share in the common areas of the building and common amenities thereunto belonging including the staircase, entrance, landings, passages, septic tanks, water supply system including all reservoirs, pump, pipelines, rainwater pipes etc.

2. The said gifted portions are together valued at Rs. 25,000/- (Rupees twenty five thousand) only.

3. The Donee shall be entitled to all vertical and later support from other parts of the building and he will likewise be bound to raise his construction on the first floor so as to provide and maintain such support and not to demolish or diminish the same in future.

4. That the Donee shall be entitled to have his name mutated in respect of the donated property as also the constructions thereon raised and constructed by him.

5. That the Donor shall render all reasonable and lawful assistance and Co-operation to the Donee for mutation as his name as herein above contemplated.

6. That the Donee shall by virtue hereof become full and absolute owner of the property hereby gifted

and shall have full and absolute right and authority to raise construction the entire roof area as aforesaid according to the Building Plan sanctioned by the Calcutta Municipal Corporation.

7. That the Donee shall have full power and absolute authority to deal in respect of and enjoy the property hereby gifted and the construction thereon to be raised and erected by him in all lawful manner including settlement in favour of tenant or tenants and/or otherwise by transfers by sale, gift, mortgage and all manners of lawful transactions.

8. That the Donee shall and may hereafter at all times peaceably and quietly enter upon, have, hold, occupy, possess and enjoy the property hereby gifted and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from or by the Donor or by any person or persons claiming from under or in trust for them or any one of them.

9. That the Donor declare and hereby covenant with the Donee that the property hereby gifted is free from all encumbrances and that she shall for all times to come keep the Donee saved harmless and indemnified from and against all expenses losses and/or consequences of any defect in title of the Donor.

10. That the Donor further covenant with the Donee that she shall on every reasonable requirement and demand of the Donee and at his cost produce or cause to be produced all title deeds, documents and writings as may in her possession be, before Courts, Commissions, and all other persons, bodies and authorities competent to examine the same for and by way of evidence of title, and at like request the same for and by way of evidence of title, and at like request and cost of the Donee the Donor shall provide the Donee with attested or other copies of the said deeds, documents and writings or any one or more of them as per requisition made by the Donee, and for the purpose unless prevented by any inevitable accident, keep them and each of the same, unobliterated and uncanceled.

11. That the Donor covenant furthermore with the Donee that she shall whenever required for the purpose of perfection of title of the Donee in the property/ hereby gifted, make, do and execute or cause to be made, done and executed all necessary further documents and register the same at the cost of the Donee.

12. That the Donee has accepted the Gift hereby made.

13. The Donor simultaneously with the execution of these presents have delivered possession of the property hereby gifted unto the Donee.

14. That the Donor shall not weaken the construction

15. The roof when constructed over the first floor of the said premises No. 14, Raj Krishna Ghosal Road will be the absolute property of the Donor herein. She will own enjoy and possess the same with absolute transferable right.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT roof of the ground floor containing an area measuring 1800 Square feet, of the existing building comprised in Dag Nos. 425 and 422, under Khatian No. 259, J.L.No. 17, Mouza- Gadsa, Collectorate Touzi No. 1298/2833, Division 5, Sub-Division-'K' Holdings 243-44, Pargana- Panchannagram being Premises No. 14, Raj Krishna Ghosal Road, Calcutta- 700 042, Police Station formerly Jadavpur at present Kasba, Registration Office- Sealdah formerly Alipore, District 24-Parganas (South) with proportionate right in the land at the said premises 14, Raj Krishna Ghosal Road, Calcutta-700 042 and equal proportionate share in the common areas of the building and common amenities there unto belonging including the staircase, entrances, landings, passages, septic tanks, water supply system including all reservoirs, pump, pipelines, rainwater pipes etc., and all easementary and other rights necessary for use and enjoyment of the property hereby gifted and the new construction thereon to be raised

and built by the Donee. The said property is butted and bounded in the manner following :

North	... 6' road
South	... Common drain
East	... 15, Raj Krishna Ghosal Road
West	... 14, Raj Krishna Ghosal Road and 13, Raj Krishna Ghosal Road.

IN WITNESS WHEREOF the Donor abovenamed have hereunto set and subscribed his hands and seals, and delivered in presence of the witnesses present as named below, on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
by the Donor at Calcutta
in presence of

1. Sanjay Kumar *Advocate*
Alipore Judges Court
Cal - 27
2. Uday Narayan *Adv.*
Alipore Court -

Renuka Banerjee
Donor

Shivendra Nath Banerjee,
CONFIRMING PARTY

Drafted by

Uday Narayan
Adv.
Judges Court, Alipore
Typed by
Binash Choudhury
(B. Chowdhury)

The gift is accepted by me
Ranjit Kumar Banerjee