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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is authentic  
in accordance with the provisions of the  
Act and the rules made thereunder and  
the document and the part of the document

Notary Public for West Bengal  
Muziris Bhowmik & Partners

W.L.C.  
215  
10.5.18

15 MAY 2018 29 MAY 2018

### DEED OF GIFT

THIS DEED OF GIFT made this 10<sup>th</sup> day of May 2018 BETWEEN

श. माग  
(SOMNATH NAG)

Shelley Mazumder

BH. Biswasroop Mazumder

Sumanda Chattarjee

Paramita Chattarjee Sanyal

Alias Mrs Paramita Sanyal

[Signature]

[RIDRANIL SANYAL

**M/S. BALAJI INC**, a Partnership Firm (PAN AAIFB4249G), having its office at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026, represented by its Partners 1. **SRI BISWAROOP MAZUMDER** [PAN ADBPM2290G], son of Sri Brajendra Kumar Mazumder by faith Hindu, by occupation Business, residing at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026 and 2. **SRI RUDRANIL SANYAL** [PAN ATWPS3473J], son of Late Shiba Pada Sanyal, residing 20/28, Netaji Subhas Chandra Bose Road, Police Station Jadavpur, Post Office Regent Park, Kolkata 700040, hereafter collectively called the "**DONORS**" (which expression shall include their respective successors-in-interest and/or assigns) of the **ONE PART**

**AND**

1. **SOMNATH NAG** (PAN ADKPN3560F), son of Late Nirmal Kumar Nag, by faith Hindu, by occupation Business, residing at Premises No. 20/18, N.S.C. Bose Road, Post Office Regent Park, Police Station Jadavpur, Kolkata- 700 040,
2. **SHELLEY MAZUMDER**, (PAN ALSPM5016D), wife of Sri Biswaroop Mazumder, by faith Hindu, by occupation Teacher, residing at 35, Lake Avenue, Police Station Tollygunge, Post Office Kalighat, Kolkata-700 026,
3. **(MRS.) SUNANDA CHATTERJEE** (PAN AHTPC8289M), wife of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 7, Rani Bhabani Road, Police Station Kalighat, Post Office Kalighat, Kolkata- 700 026,
4. **(MRS.) PARAMITA CHATTERJEE SANYAL** (PAN AHTPC5574F), daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Housewife, residing at Premises No. 20/28, N.S.C. Bose Road, Post Office Jadavpur, Police Station Regent Park Kolkata- 700 040,
5. **MS. NABAMITA CHATTERJEE** (PAN ARJPC0672Q), daughter of Late Saurindra Mohan Chatterjee, by faith Hindu, by occupation Service, residing at Premises No. , under Police Station Kalighat, Post Office Kalighat, Kolkata- 700026, represented by her constituted attorney the said **(MRS.) PARAMITA CHATTERJEE SANYAL** daughter of Late Saurindra Mohan Chatterjee, vide General Power of Attorney dated 7<sup>th</sup> February 2017 registered with the Office of the Additional Registrar of Assurance-III, Kolkata in Book No. IV, CD Volume

No. 1903-2017, Page from 15528 to 15546, Being No. 190300614 for the Year 2017

Hereafter collectively called "the **DONEES**" (which expression shall include their respective successors-in-interest and/or assigns) of the **OTHER PART**:

**W H E R E A S :**

- A. That one William Coryton Graham was the owner seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land in C.S dag no. 1140 and C.S Kh. No. 876 of Mouja- Chandpur, J.L No. 41, P.S Tollygunge hereinafter morefully mentioned in Schedule A. The said William Coryton Graham died on 17<sup>th</sup> January, 1931 leaving behind him surviving his widow namely Kate Emily Graham and also leaving a will whereof he appointed his wife to be the sole executrix and beneficiary of his estate movable and immovable including the land described in Schedule A hereunder written.
- B. And whereas the High Court of Judicature at Fort William in Bengal granted probate in favour of Kate Emily Graham of the aforesaid will on 31/03/1931.
- C. And whereas Kate Emily Graham died on 02/10/1931 leaving certain of the assets of said William Coryton Graham deceased unadministrated and also leaving a will whereof she appointed the Official Trustee of Bengal to be the soul executor and trustee.
- D. And whereas On 15/12/1931 the High Court of Judicature at Fort William in Bengal granted probate in favour of the Official Trustee of Bengal of the Will of Kate Emily Graham deceased.
- E. And whereas on 25/12/1931 two letters of Administration debonis none of the properties and credit of the said William Coryton Graham deceased with a copy of Will annexed were granted to the Administrator General of Bengal by the High Court of Judicature at Fort William in Bengal.
- F. And whereas the administration of the estate of the Will William Coryton Graham deceased having been completed and surplus assets of the said estate including the land more fully mentioned in Schedule A hereunder written. The Administrator General of Bengal to the official trustee as such executor of the last Will of Kate Emily Graham.
- G. And whereas after getting the probate of Will of Kate Emily Graham the Administrator General of Bengal took over the possession all of the movable and immovable assets of Kate Emily Graham deceased.
- H. By virtue of Indenture of Conveyance dated 15/06/1940 made between the Administrator General of Bengal as the Administrator

and the Official Trustee of Bengal as the Trustee of the Will of Kate Emily Graham and Tollygunge Estate Limited as the purchaser for the consideration mentioned therein sold conveyed and transferred to the Tollygunge Estate Limited all that piece and parcel of land hereinafter morefully mentioned in schedule A.

- I. And whereas By virtue of Indenture of Conveyance dated 10/07/1940 made between Tollygunge Estate Limited as the Vendor and the Regent Estate Limited as the Purchaser for the consideration mentioned therein sold conveyed and transferred to the Regent Estate Limited all that piece and parcel of land hereinafter more fully mentioned in schedule A.
- J. And whereas by virtue of Indenture of Conveyance dated 04/09/1940 made between the Regent Estate Limited as the Vendor and Calcutta Company Limited as the Purchaser for the consideration mentioned therein sold conveyed and transferred to Calcutta Company Limited all that piece and parcel of land hereinafter morefully mentioned in schedule A.
- K. And whereas by virtue of Indenture of Conveyance dated 8/02/1945 the said Calcutta Co. Ltd. Registered at Joint Sub-Registrar Alipore Sadar recorded in Book-I, Volume 16, Pages from 219 to 228, being no. 858 for the year 1945 for the consideration mentioned therein the said Calcutta Co. Ltd. absolutely sold, granted transferred and conveyed All that the land measuring about 3 Cottahs 2 Chittacks 29 Square Feet lying and situated at Premises No. 111, Russa Road South, under Tollygunge Municipal (now within the limits of the Kolkata Municipal Corporation) under Police Station Tollygunge, Kolkata morefully described in the **Schedule-A** hereto and hereinafter referred as the "**Larger Property**" to one Sreemutty Meghmala Debi. After the said Sreemutty Meghmala Debi became the owner seized and possessed of and/or otherwise well and sufficiently entitled to the Larger Property and mutated her name in KMC record and constructed a two storied building thereon..
- L. And whereas Sreemutty Meghmala Debi made a will and testament dated 09/03/1993 registered at ADSR, Alipore and recorded in Book-III, Volume No.5, Pages 56 to 63, Being No.86 for the year 1993 whereof she appointed Manindra Mukhopadhyaya, Dipak Kumar Chattopadhyay as executors.
- M. And whereas the said will was applied for granting of probate which was transferred to original Suit being No. 3 of 2004. On 11/10/2004 Ld. ADJ granted Probate to the last will and testament of Sreemutty Meghmala Debi..
- N. And whereas by virtue probate of the Will of Sreemutty Meghmala Debi her son Rajendra Nath Mukherjee became of owner All that entire roof immediate top of the first floor of the building together with proportionate share of land situated at Larger Property.

- O. And whereas the said of Rajendra Nath Mukherjee died on 23/07/2011 intestate leaving behind surviving his wife Runa Mukherjee and only daughter Sutapa Mukherjee and one son Rajat Mukherjee as her only legal heirs and successors to Rajendra's estate herein after referred as "Rajendra Property".
- P. And whereas by virtue of Deed of Conveyance dated 03/06/2013 the said Runa Mukherjee Sutapa Mukherjee and Rajat Mukherjee jointly sold transferred to Balaji Inc a partnership firm representative Rudranil Sanyal and Biswarup Majumder which was Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 10, Pages 4020 to 4051, Being Deed No. 2291 for the Year 2013 All that entire roof immediate top of the first floor of the building together with proportionate share of land situated at Larger Property.
- Q. And whereas by virtue probate of the Will of Sreemutty Meghmala Debi her son Dharendra Nath Mukherjee became of owner All that the first floor flat of the building measuring SBA 1000 square feet situated together with proportionate share of land at Larger Property hereinafter referred as "Dhirendra Property".
- R. And whereas by virtue of Deed of Conveyance dated 6/2/2013 the said Dharendra Nath Mukherjee sold transferred to Balaji Inc a partnership firm representative Rudranil Sanyal and Biswarup Majumder which was Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 3, Pages 4190 to 4217, Being Deed No. 00411 for the Year 2013 ("Dhirendra Property") All that first floor flat of the building measuring SBA 1000 square feet situated together with proportionate share of land at Larger Property.
- S. And whereas by virtue probate of the Will of Sreemutty Meghmala Debi her daughter Sabita Chatterjee became of owner All that the ground floor flat of the building measuring SBA 1000 square feet situated together with proportionate share of land at Larger Property hereinafter referred as "Sabita Property".
- T. And whereas by virtue of Deed of Conveyance dated 7/11/2012 the said Sabita Chatterjee sold transferred to Balaji Inc a partnership firm representative Rudranil Sanyal and Biswarup Majumder which was registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 17, Pages 5050 to 5078; Being Deed No. 03966 for the Year 2012 ("Sabita Property".) All that ground floor flat of the building measuring SBA 1000 square feet situated together with proportionate share of land at Larger Property.
- U. And whereas by virtue probate of the Will of Sreemutty Meghmala Debi her grandson Pradip Kumar Chatterjee became of owner All that one box room cum mezzanine room area 80 (SBA) square feet and one bath cum Privy in the ground floor measuring about 30 square feet total 110 square feet of the building together with proportionate share of land situated at Larger Property.

- V. And whereas the said of Pradip Kumar Chatterjee died on 23/05/2010 intestate leaving behind surviving his wife Sipra Chatterjee and his Mother Sabita Chatterjee as his only legal heirs and successors to Pradip's estate herein after referred as "Pradip Property".
- W. And whereas by virtue of Deed of Conveyance dated 10/09/2013 the said Sipra Chatterjee and Sabita Chatterjee jointly sold transferred "Pradip Property" to Balaji Inc a partnership firm representative Rudranil Sanyal and Biswaroop Majumder which was Registered at District Sub-Registrar-I, Alipore recorded in Book-I, CD Volume No. 16, Pages 4347 to 4375, Being Deed No. 03772 for the Year 2013 (i.e. "Pradip Property").

Now the Donor absolute owner seized and possessed of and/or otherwise well and sufficiently entitled to "**Rajendra Property**", "**Dhirendra Proerty**", "**Sabita Property**" and "**Pradip Property**".

- A. Thus, the Donors have been mutated their names in Kolkata Municipal Corporation and in possession and enjoyment of the Premises and paying all rates and taxes thereon, as the absolute owners thereof free from all encumbrances.
- B. In consideration of natural love and affection towards the Donees, the Donors are desirous of disposing of by way of gift to the Donees all that piece and parcels of an **undivided 2 Chittacks** of land together with **undivided 50 Sq. Ft.** structure comprised in the Premises, more fully described in **Schedule-B** hereto (hereafter called the "**Said Shares And The Rights And Properties Appurtenant Thereto**").
- C. The Donees have agreed to accept such gift which is testified by their executing these presents.
- D. For the purpose of computing the stamp duty to be paid on these presents, the Said Share And The Rights And Properties Appurtenant Thereto being gifted hereunder is valued at Rs.2,05,000 (Rupees Two Lac Five Thousand).only

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said desire and in consideration of great love and affection which the Donors bear and have for the Donees, the Donors out of their free will and without any coercion or undue influence and in full possession of their senses, doth hereby freely and validly give, convey, transfer, assign and confirm jointly unto the Donees, by way of gift, free from all encumbrances the Said Share as described in **Schedule-B AND** the reversion or reversions, remainder and the rents, issues and profits of and in connection with the Said Share And The Rights And Properties Appurtenant Thereto **OR HOWSOEVER OTHERWISE** the said land, hereditament and premises or part thereof now are or is or heretofore were or was situated, butted, bounded, called, known, described or distinguished **TOGETHER WITH** a like and similar undivided, share in all paths, passages, water courses, lights, rights of ways and other rights, liberties, privileges, easements, profits, advantages and appurtenances whatsoever thereunto belonging or otherwise appearing to or usually held to be appurtenant thereto **AND** all the estate, right, title, interest, property, claim and demand whatsoever of the Donors into, upon and in respect of the Said Share And The Rights And Properties Appurtenant Thereto and all other rights, properties hereby granted conveyed transferred and assigned or expressed or intended so to be and every part or parts thereof **AND TOGETHER WITH** all deeds, pattahs, writings and muniments of title exclusively relating to or concerning the Said Share And The Rights And Properties Appurtenant Thereto which is being hereby gifted or any part thereof which are now or hereafter shall or may be in the possession, power or control of the Donors or which the Donors can or may procure without any action of suit **TO HAVE AND TO HOLD** the Said Share And The Rights And Properties Appurtenant Thereto hereby gifted, transferred and conveyed or expressed or intended so to be to and unto the use of the Donees absolutely and forever, free from all encumbrances.

II. **THE DONORS DO HEREBY COVENANT WITH THE DONEES AS FOLLOWS:**

- i) **THAT** subject to what is stated above, notwithstanding any act, deed, matter or thing by the Donors done, executed or knowingly suffered to the contrary, the Donors are lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Share And The Rights And Properties Appurtenant Thereto and every part thereof for a perfect and indefeasible estate of inheritance, free from all encumbrances and without any manner, condition, uses, trust or other things whatsoever to alter, defeat, encumber or make void the same.

- ii) **AND THAT** simultaneously with the execution hereof, the Donors have delivered possession of the Said Share and The Rights and Properties Appurtenant Thereto to the Donees.
- iii) **AND THAT** the Donees shall, at all times hereafter, be entitled to peaceably and quietly possess and enjoy the Said Share And The Rights And Properties Appurtenant Thereto and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Donors or any person or persons lawfully or equitably claiming through, under or in trust for each of them.
- iv) **AND THAT** the Donees shall be absolutely freed, discharged, saved, harmless and kept indemnified against all estates, encumbrances and claims whatsoever made, occasioned, or suffered by the Donors or any person or persons lawfully or equitably claiming from under or in trust for each of them.
- v) **AND FURTHER THAT** the Donors and all persons or person having or lawfully or equitably claiming any interest in the Said Share And The Rights And Properties Appurtenant Thereto or any part thereof from under or in trust for the Donors shall and will from time to time and at all times hereafter at the request and at the 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 Share And The Rights And Properties Appurtenant Thereto and every part thereof unto and to the Donee in the manner aforesaid as shall in any way be reasonably required.

**III. AND THE DONEES DO HEREBY** accept the gift made as aforesaid.

**Schedule-A**  
(the "Premises")

ALL THAT the messuage, tenement, hereditament, building and structure together with the piece and/or parcel of land containing an area of 3 Cottahs 2 Chittacks 29 Square Feet more or less situate, lying at and being Premises No. 20/13, N. S. C Bose Road (formerly known and numbered 111, Russa Road, under Tollygunge Municipal), Kolkata-700040, Police Station Jadvpur (formely Tollygunge), Post Office Tollygunge, within Ward No. 094 of Kolkata Municipal Corporation and the Premises is butted and bounded as follows:-

- ON THE NORTH : By Plot No. 35;  
 ON THE SOUTH : By 20 Feet wide K.M.C Road;  
 ON THE EAST : By Plot No. 32;  
 ON THE WEST : By Plot No. 30;

All aforesaid together with all sorts of easement and other rights benefits and advantages attached to the Said Premises.

OR HOWSOEVER OTHERWISE the said land hereditaments and Premises or any part thereof which at any time heretofore were or was or now are or is butted bounded known and distinguished.

**Schedule-B**  
**[Subject Matter of Gift]**  
**["Said Shares And The Rights And Properties Appurtenant**  
**Thereo"]**

An Undivided 2 Chittacks of land together with undivided 50 Sq. Ft. *tile shed* structure comprised in the Premises No. 20/13, N. S. C Bose Road , Kolkata- 700040 being the Second Premises described in Schedule-A hereto together with all rights and properties appurtenant thereto.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day month and year first above written.

**EXECUTED AND DELIVERED**  
by the **DONORS** at Kolkata in  
the presence of:

1. Tapas Ghosh  
22/1, D.B.e.R. Road  
P.S - Budge Budge  
KOL - 137

2. Timira Das  
10, K.S Roy Road  
Kolkata - 700001

**EXECUTED AND DELIVERED**  
by the **DONEES** at Kolkata in  
the presence of:

1. Tapas Ghosh

2. Timira Das  
10, K.S Roy Road  
KOL - 1

**BALAJI Inc.**

Biswaroop Mazumder  
Partner

**BALAJI Inc.**

[Ranga]  
Partner  
[RUDRANIL SANYAL]

S. Nag  
(SOMNATH NAG)

Shelley Mazumder.

Sunanda Chatterjee  
Paramita Chatterjee Senjel  
Alias Mrs Paramita Senjel

Sign in self and Constituted  
Attorney of Nabamita Chatterjee  
vide Power registered at ARA - III,  
Kolkata in book NO - IV, CD volume -  
1903-2017, Page from 15528 to 15546,  
Being NO - 190300614 for the year 2017.

Drafted by me

Swapan Nath

SWAPAN NATH

Advocate  
M/S. R. Nath & Co.  
Sudhanta Bhattacharya  
10, Raan Chatterjee Road  
2nd Floor, Park Road  
Opposite City Centre

S  
I.  
N  
O  
Signature of  
the  
executants/a  
nd/or  
Purchaser



*Biswanath*

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



*Ravi Shankar*

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



*Anand*

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

S  
i.  
N  
o  
Signature of  
the  
executants/a  
nd/or  
Purchaser

Shelley



Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Sumanda Chatterjee



Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Sumita Chatterjee

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000121840/2018









I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Biswaroop Mazumder 35 Lake Avenue, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Represent ative of Donor [Balaji Inc ]			Biswaroop Mazumder 10/5/18
2	Mr Rudranil Sanyal 20/28 Netaji Subhas Chandra Bose Road, P.O:- Regent Park, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Represent ative of Donor [Balaji Inc ]			Rudranil Sanyal 10/05/18
3	Mr Somnath Nag 20/18 N. S. C. Bose Road, P.O:- Regent Park, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Donee			S. Nag (SOMNATH NAG) 10.5.18

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Tapas Ghosh Son of Mr N. Ghosh 22/1 D. B. C. R. Road, P.O:- Budge Budge, P.S:- Budge Budge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700137	Mr Biswaroop Mazumder, Mr Rudranil Sanyal, Mr Somnath Nag, Mrs Shelley Mazumder, Mrs Sunanda Chatterjee, Mrs Paramita Chatterjee Sanyal, Mrs Paramita Chatterjee Sanyal	Tapas Ghosh 10/5/18

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(Md Shadman)  
**ADDITIONAL DISTRICT  
SUB-REGISTRAR**  
OFFICE OF THE A.D.S.R.  
**ALIPORE**  
South 24-Parganas, West  
Bengal

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Shelley Mazumder 35 Lake Avenue, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Donee			Shelley Mazumder (10.5.2018)
5	Mrs Sunanda Chatterjee 7 Rani Bhabani Road, P.O:- Kalighat, P.S:- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Donee			Sunanda Chatterjee 10.5.18
6	Mrs Paramita Chatterjee Sanyal Alias Mrs Paramita Sanyal 20/28 N. S. C. Bose Road, P.O:- Regent Park, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Donee			Paramita Chatterjee Sanyal Alias Mrs Paramita Sanyal 10.5.18
7	Mrs Paramita Chatterjee Sanyal Kalighat, P.O:- Kalighat, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070	Attorney of Donee [Ms Nabamita Chatterjee ]			Paramita Chatterjee Sanyal 10.5.18

