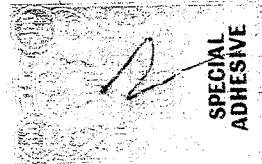
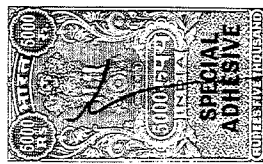
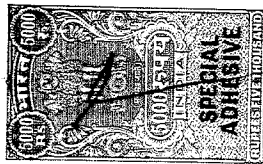
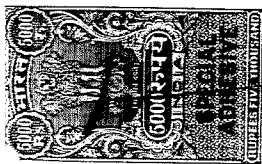


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an
S/A

M.V. = 02/01
86/0007

Ram Krishna Mukherjee
Prabhati Mukherjee
His duty

Stamp Act 1899 is extended by
Act III of 1907 and Section 31
of the Customs Improvement
Act 1911 Section 1A No.

under the Act 1899 of
under the Act 1899 of
under the Act 1899 of

A87897
E 2 87961
Addl. Dist. Sub Registrar.
Alipore South 24-Parganas
17/5/04

STAMP AFFIXED BY
5/6/04
STATE SUPERINTENDENT
KOLKATA COLLECTORATE

It is certified that the Indian Stamp Act
extended to Re...
No. 11111...
a result of his death of
Settlement / Partition / Transfer
of DR. Ram Krishna Mukherjee

Addl. Dist. Sub Registrar.
Alipore South 24-Parganas
17/5/04

THIS INDENTURE OF GIFT made this the 8th day of April

2004 BETWEEN (1) DR. RAM KRISHNA MUKHERJEE, son of Late
Satindra Nath Mukherjee, by faith a Hindu, by occupation
a Retired Service Holder, residing at premises No.17/3,
Manick Bandhopadhyay Sarani, Calcutta - 700 040 and (2)

DR. MRS. PRABHATI MUKHERJEE wife of Dr. Ram Krishna Mukherjee,
by faith a Hindu, by occupation a Retired Service Holder,
residing at 17/3, Manick Bandopadhyay Sarani, Kolkata -
700 040 in the District of 24-Parganas(South) hereinafter

referred to as the DONORS (which expression shall unless
excluded by or repugnant to the subject or context be

deemed to mean and include their respective heirs, executors,

successors, representatives and assigns) of the ONE PART

Ram Krishna Mukherjee
Sub-Registrar.
Alipore South 24-Parganas
17/5/04

Prabhati Mukherjee
His duty

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Special Reg. Fee
Re...
as per M.R. No.

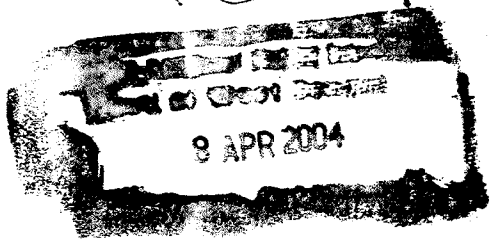
Addl. Dist. Sub-Registrar.
Alipore South 24-Parganas
17/5/04

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... AM/PM on the 8th
day of April 2004 at
Zaddi Dist. Sub-Registrar Office
at Alipore, ... 81-Paranah
by ... Applicant
Claimant / ... Applicant
... Agent for Ram
Krishna Mukherjee
under a power of
Attorney No. ... 101 200 ...
... by the ...



Ramesh Mukherjee



Ram Krishna Mukherjee Sr
S/o Lt. Salindra Nath Mukherjee
Widow / Missed Service holder

at 173 Waverly Road, Bandhabadaya
Savari Cal 40

12/ Prabhati Mukherjee W/o Dr
Ram Krishna Mukherjee

Widow / Missed Service holder
at 173 Waverly Road, Bandhabadaya

Savari Cal 40

(3) Kila Mukherjee Sr O Dr Ram
Krishna Mukherjee Widow the

Widow / Missed Service holder
at 173 Waverly Road, Bandhabadaya

Savari Cal 40

... 1978/951/92
Widow / Missed Service holder
at 173 Waverly Road, Bandhabadaya

Ramesh Mukherjee

Prabhati Mukherjee

Identified by me

... Registrar with

... Registrar with

Identified by me
Dipankar Ghosh

Advocate
F/978/951/92
High Court,
Calcutta

... Registrar with

... Registrar with



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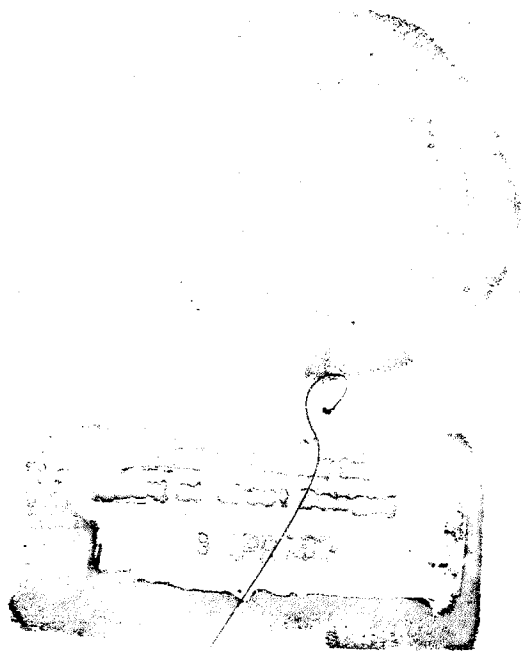
A N D DR.RILA MUKHERJEE, daughter of Dr. Ram Krishna Mukherjee and Dr.Prabhati Mukherjee, by faith a Hindu by occupation Service, residing at premises No.17/3, Manick Bandopadhyay Sarani, Kolkata - 700 040 hereinafter referred to as the DONEE (which expression shall unless excluded by or repugnant to the subject or context to deemed to mean and include her heirs, executors, successors, legal representatives and assigns) of the OTHER PART ;

WHEREAS by an Indenture of Lease dated the Twenty Eighth day of June, one thousand nine hundred and thirty made between Dwarkanath Chakraborty therein described on the First Part and the Regent Park Syndicate Ltd. a Limited Liability company then in liquidation of the Second Part and Francis Edward Win Mill and Robert Stephenson Haddan the then Official Liquidators of the said Regent Park Syndicate Limited of the THIRD PART it was witnessed that for the consideration therein mentioned the said Dwarkanath Chakraborty did thereby demise and grant by way of Mourasi Makarari Lease unto the said Regent Park Syndicate Limited and the Liquidators thereof all those pieces and parcels of land containing

Ram Krishna Mukherjee

...3/-

*Prabhati Mukherjee
Kils Mukherjee*



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- 3 -

an area of two hundred and five Bighas more or less described in the Schedule thereunder written and delineated in the map of plan annexed hereto reserving a permanently fixed annual Rental of Rupees five hundred and fifteen or Rupees three per bigha per annum.

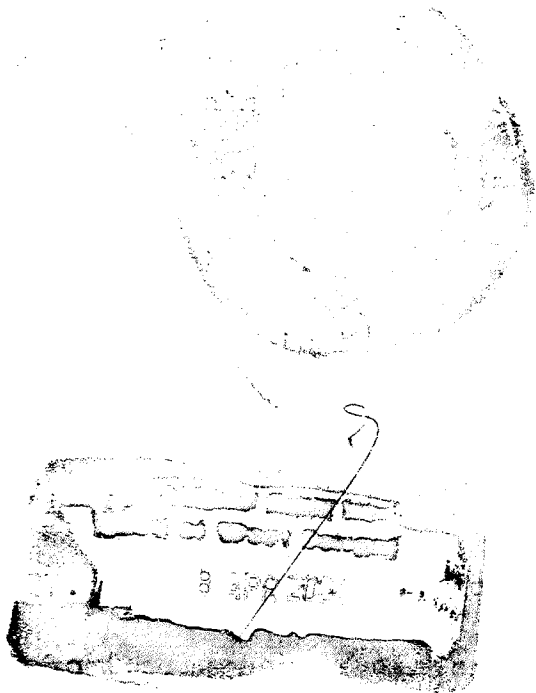
AND WHEREAS by a Deed of Rectification dated the nineteenth day of December, one thousand nine hundred and thirty five made between the said Dwarkanath Chakraborty therein described as the Lessor of the First Part the said Regent Park Syndicate Ltd. (In Liquidation) of the Second Part and William Hunter & Another the then Liquidators of the said Regent Park Syndicate Ltd. (In Liquidation) of the Third Part a plot of land marked Dag No. 757 of the Settlement Plan was included as a part and parcel of the land demised by the said Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty and was granted and demised to the said Regent Park Syndicate Limited.

AND WHEREAS by an Indenture of Conveyance dated the Ninth day of January one thousand Nine hundred and Thirty seven and made between the Regent Park Syndicate Limited (In Liquidation) of the First Part and William Hunter

Rameshwar Mukherjee

Rameshwar Mukherjee4/-
Prabhakar Mukherjee

[Handwritten signature]



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and William Scarth Carlisle Tully the then Officials Liquidators of the said Regent Park Syndicate Ltd. (In Liquidation) of the Second Part Sham Das Layalka of the Third Part and the Regent Estates Limited of the Fourth Part, all that the Mourasi Makarari land hereditaments and premises containing an area of about two hundred and five Bighas more or less excepting a piece of land containing an area of three bighas and Nine Cottahs acquired by the Government under the Land Acquisition Act for the a rail Station situate in Mouza Shibpur Touzi No.151 Thana Tollygunge Parganas Khaspur in the district of Twenty Four Parganas more fully described in the schedule thereunder written were conveyed to the said Regent Estates Limited subject to the payment of the annual rent at the rate of Rupees three per bighas and performance and observance of the conditions covenants and stipulations contained in the said Indenture of Lease dated the Twenty eighth day of June, one thousand Nine hundred and thirty and on the terms and conditions contained in the said conveyance dated the ninth day of January, one thousand nine hundred and Thirty seven ;

Ramkrishna Mukherjee

Kishor Chandra
Prabhakar Mukherjee

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- 5 -

AND WHEREAS by an Indenture of Conveyance dated the twenty eighth day of June one thousand nine hundred and thirty eight made between the Regent Estates Limited therein described as the Vendor of the One Part and the said Tribhuvan Jugmohon therein described as the Purchaser of the other Part the said Regent Estates Ltd. who for the purpose of sale of the said lands demised in its favour by virtue of the said in part recited Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty had divided the same into several plots did for the consideration amount therein mentioned grant convey transfer and assign unto the said Tribhuvan Jugmohon, all that the Mourashi Makarari land being plot no.16 situate in Village Shibpur Touzi No.151 (seperate account no.151 (2)) of the Collectorate of Twenty four Parganas comprised in Cadestral Survey Plot Nos.768 of Khatian No.55.767 of Khatian No.56, 765 of Khatian No.155, 430 of Khatian No.55 and 429 of Khatian No.55 fully described in the Schedule thereunder written in respect thereof a proportionate rent of Rupees six annas fourteen and pies six ceat of the total rent of Rupees six hundred and fifteen was payable to the Proprietor of Rai Bahadur Dwarka Nath Chakraborty ;

[Handwritten signature]

Ramesh Chandra

*Lila Mukherjee
Prabhati Mukherjee*



UNIT OF INVESTIGATION
8 APR 2004

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AND WHEREAS it has since been ascertained that though the said Rai Bahadur Dwarkanath Chakraborty was in possession of the several plots of land demised under the said hereinbefore part recited Indenture of Lease dated the twenty eighth day of June one thousand Nine hundred and thirty only about one hundred and sixty three bighas of land appertaining to Mouza No.151 Chota Hudda comprising inter alia the said Cadestral Survey plots nos.768 of Khatian No.55, 767 of Khatian No.56, 765 of Khatian No.115, 430 of Khatian No.53 and 429 of Khatian No.55 which no.151 Chota Hudda was made rent free as hereinafter appearing ;

AND WHEREAS by the said Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty it was provided that the said Rai Bahadur Dwarkanath Chakraborty the lessor therein mentioned undertook when called upon to do so at the costs of the said Regent Park Syndicate Limited to make the land hereditaments and premises by the said Indenture of Lease demised Rent Free on payment of thirty years rent at a time by the company ;

Ramesh Chandra Mukherjee

*Rita Chandra
Prabhati Mukherjee*



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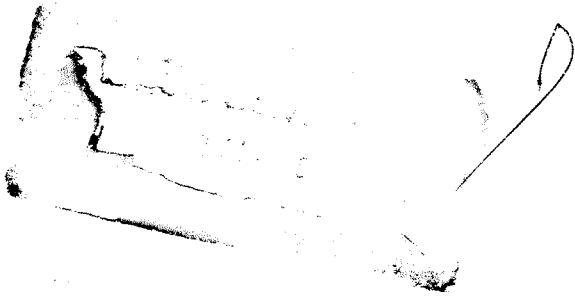
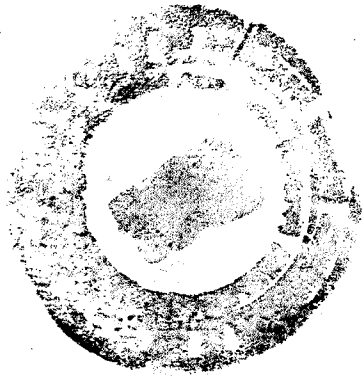
AND WHEREAS in the said Indenture of Conveyance dated the ninth day of January one Thousand nine hundred thirty seven made between the said Regent Park Syndicate Limited (In Liquidation) of the first part and William Hunter and William Scarth Carlisle Tully the then Official Liquidators of the Second Part Ghanasham Das Layalka of the third part and the Regent Estates Limited of the Fourth part the said Regent Estates Limited covenanted with the said Regent Park Syndicate Limited and the Liquidators thereof that the said Regent Estates Limited would within six months from the date thereof redeem the rent and cesses reserved under the said Indenture of Lease dated the twenty eighth day of June one thousand nine Hundred and thirty in the manner mentioned therein ;

AND WHEREAS the said Regent Estates Limited paid to the said Rai Bahadur DWarkanath Chakraborty thirty years rent and cesses in respect of the said lands hereditaments and premises, appertaining to the said Touzi No.151 Chota Hudda containing a total area of one hundred and sixty three bighas ;

[Handwritten signature/initials]

Ramkrishna Mukherjee

*K. K. Mukherjee
Prabhati Mukherjee*



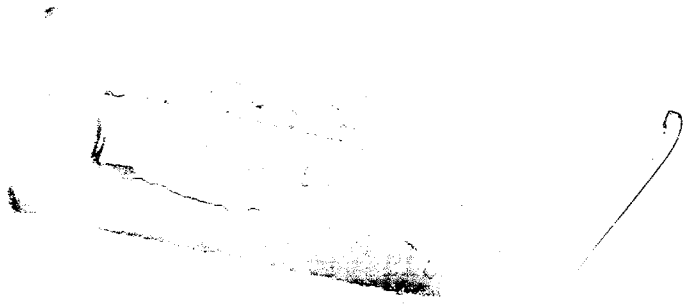
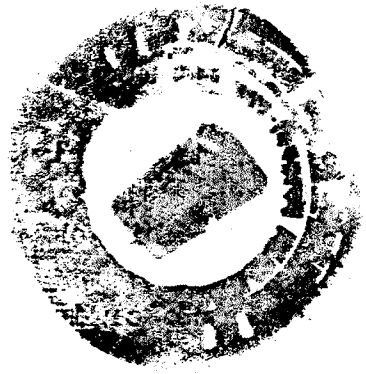
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AND WHEREAS by the said Indenture of Lease dated the twenty eighth day of June one thousand nine hundred and thirty the Lessor undertook and guaranteed that in the event of any difficulty in title or possession being at any time discovered more particularly with regard to the permanent Lease hold of Mourashi Mokarari interest of the Lessor or any adverse claim to or interest on the said lands thereby demised or any part thereof whereby the permanent leasehold interest in the same intended to be by the said Indenture of Lease demised might be prejudiced or affected the Lessor would forthwith procure all necessary further deeds leases releases and other assurances and do all other acts and things in his power to secure and perfect the permanent leasehold title and possession of the Lessee in the lands hereditaments and premises whereby demised free from all tenants or occupiers rights or interests ;

AND WHEREAS by an Indenture of Conveyance dated the fourteenth day of August one thousand nine hundred and thirty eight and made between the said Rai Bahadur Dwarka Nath Chakraborty therein described as the Lessor of

Ranmita Dasgupta

Prabhati Mukherjee
K. S. Mukherjee



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the one Part and the said Regent Estates Limited therein described as the Lessee of the other Part after reciting that the said Lessor and the said Lessee have entered into an agreement between themselves whereby the Lessee has agreed to relinquish all claims in the last hereinbefore recited covenant on the part of the said Lessor the said Lessor for the consideration therein mentioned did thereby grant and transfer unto the Lessee all that the lands hereditaments and premises described in the Schedule thereunder Written comprising inter alia the said V C.S. Plots Nos.768 of Khatian No.55, 767 of Khatian No.56, 765 of Khatian No.155, 430 of Khatian No.55 and 429 of Khatian No.55 by way of rent free or niskar ~~rent~~ tenure together with all rights including rights to receive rents and profits liberties easements appendages and appurtenances and all other the things included in the demise witnessed in the said Indenture of lease dated the Twenty eighth day of June one thousand nine hundred and thirty to have and to hold the same unto the lessee absolutely for ever freed and absolutely discharged from the obligation to pay rent and cesses reserved by the said Indenture of Lease but subject never the less to the payment of all rates taxes impositions and other

Ranajit Singh

Prabhati Mukherjee
K. S. Singh



outgoings of any now on hereafter to become payable ordinarily by the lessee or tenant.

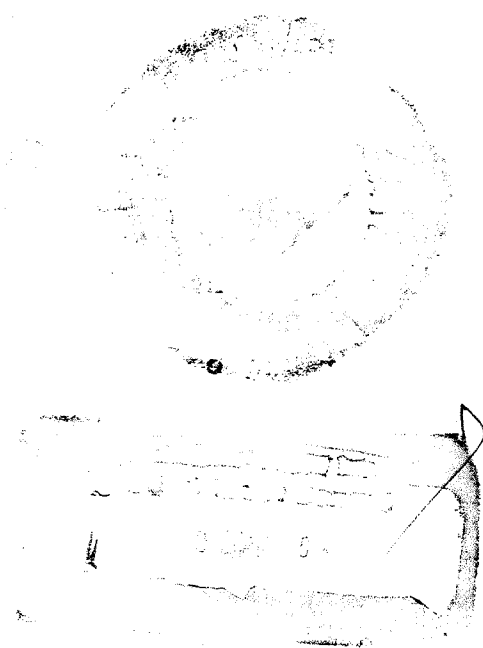
AND WHEREAS by an Agreement for sale dated the first day of August one thousand nine hundred and fifty nine made between the said Tribhuvan Jugmohon therein referred to as the Vendor and the said Dr. Ramkrishna Mukherjee and Dr. Mrs. Prabhati Mukherjee the donors herein therein described as the purchasers of the other part the Vendor agreed to sell and the said purchasers agreed to purchase the southern portion of the said plot no. 16 now known as premises no. 119 Netaji Subhas Chandra Bose Road, Tollygunge, Calcutta for the consideration mentioned therein ;

AND WHEREAS by virtue of such agreement for sale the donors named hereinabove, purchased the said property by virtue of a registered deed of sale registered in Book No. 1 Volume No. 82 pages 227 to 240 being No. 5629 for the year 1961 registered in the office of the Sub-Registrar of Alipore 24-Parganas from the said Vendor mentioned in the said deed for valuable consideration therein mentioned ;

Ramkrishna Mukherjee

Prabhati Mukherjee
like above

AM
10/8/60



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AND WHEREAS by virtue of such purchase the donors named hereinabove became the absolutely seized and possessed of all that property as Joint Owners thereof ;

AND WHEREAS since the date of purchase of the said property which is more fully and particularly described in the Schedule "A" hereunder written the donors named hereinabove have been enjoying the said property as the absolute Joint owners thereof and have duly caused their respective names to be mutated in the records of the Calcutta Municipal Corporation and have been paying Municipal rates and taxes in respect thereof regularly ;

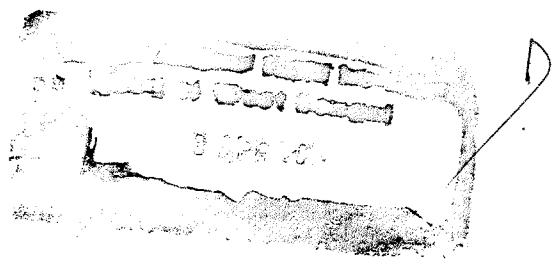
AND WHEREAS by and under a Registered Deed of Sale dated 21st March, 1961 and donors named hereinabove sold a demarcated portion of the said property measuring about 6 Cottahs 2 Chittaks 23 square feet to Scottish Union and National Insurance Company. The said Deed was also registered in the office of the Sub-Registrar at Alipore ;

[Handwritten signature]

AND WHEREAS the donors after the said sale have been enjoying the remaining portion of the said premises as absolute owners thereof ;

Ramesh Chandra Ghosh

Prabhat Mukherjee



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AND WHEREAS out of natural love and affection the donors have for the donee being their only daughter, the donors both being octogenerian have agreed to give grant and transfer TO AND UNTO the DONEE the messuages, land, hereditaments being the demarcated portion of the south western corner of the said premises measuring about 2 Cottahs 2 chittaks and 20 square feet hereinafter more particularly mentioned and described in the Schedule 'B' hereunder written and delineated with red verge in the map or plan annexed hereto free from all encumbrances TO AND UNTO the DONEE absolutely and for ever and the donee has agreed to accept the said gift ;

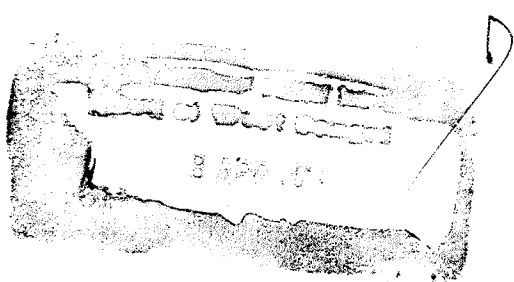
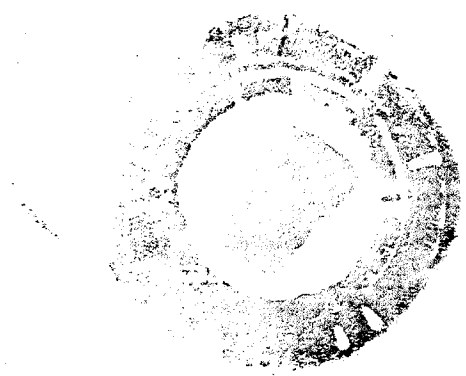
AND WHEREAS for the purpose of Stamp Duty payable to these presents the said messuages, land hereditaments and premises more particularly mentioned and described in the Schedule 'B' hereunder written is valued at Rs.8 lacs (Rupees eight lacs) only.

THIS INDENTURE WITNESSETH that in consideration of natural love and affection the donors have for the donee being their only daughter and in pursuances of the agreement the donors doth hereby give grant transfer and convey

A handwritten signature and initials, possibly 'RAM' and 'M.V.', written in dark ink.

Ramkrishna Mukherjee

Prabhate. Mukherjee
 D. Mukherjee



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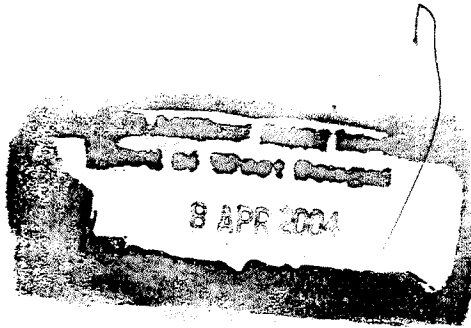
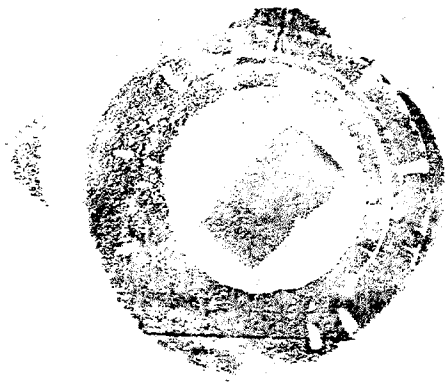
TO AND UNTO THE DONEE the said messuages, land, hereditaments hereinafter more particularly mentioned and described in the Schedule 'B' hereunder written and delineated with red verge on the map or plan annexed hereto free from all encumbrances absolutely and delivered possession of the same unto and in favour of the donee TO HAVE AND TO HOLD the same and the donee doth hereby accept the said gift of the said messuages, tenaments land, hereditaments and premises more fully and particularly mentioned and described in the said Schedule 'B' hereunder written ;

THIS INDENTURE FURTHER WITNESSETH that the said donors doth hereby covenant with the donee that the donors have exclusive right, power and absolutely authority to give grant and transfer TO AND UNTO the said Donee All That Messuages, tenaments land hereditaments and premises mentioned and described in the Schedule 'B' hereunder written ; in the manner aforesaid ;

AND THAT THE DONORS have not done anything or omitted to do which may in any way encumber or restrict their rights and power to execute these presents in favour of the donee in the manner aforesaid.

Ramkrishna...

Prabhakar Mukherjee
K. S. Mukherjee



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AND THAT THE DONEE shall hereafter hold and enjoy the said messuages, tenements, land, hereditaments and premises as more fully and particularly mentioned and described in the Schedule 'B' hereunder written without any obstruction or hindrances from any person or persons claiming under the donors ;

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE : "A" :

ALL THAT land together with the two storied building standing thereon or on part thereof having an area of about 12 Cotthas 12 Chittaks 2 Square feet being premises No.17/3, Manick Bandopadhyay Sarani, P.S. Regent Park, Ward No.97 of the Calcutta Municipal Corporation, Kolkata - 700 040 in the District of 24-Parganas(South) and butted and bounded in the manner that is to say on the North by premises No.119 Moore Avenue, Calcutta - 40, on the South by Moore Avenue on the West by premises No.17/2, Moore Avenue, Calcutta - 40, and on the East by Moore Avenue ; (N.N.Dutta Road) ;

[Handwritten signature]

Ramesh Chandra...

Prabhat Mukherjee
Rite Mukherjee



OFFICE OF THE
8 APR 2004

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SCHEDULE " B "

ALL THAT PIECE AND PARCEL of demarcated portion
of land situated on the South western corner of premises
No.17/3, Manick Bandopadhyay Sarani, P.S. Regent Park,
Ward No.97 of the Calcutta Municipal Corporation, Calcutta -
40, having an area of about 2 Cottahs 2 Chittaks 20 Sq.ft.
marked with red colour on the map and plan annexed hereto
and butted and bounded in the manner that is to say on the
West by 17/2, Moore Avenue, On the South by Moore Avenue
on the North by 17/3 Moore Avenue, On the East by 17/3
Moore Avenue ;

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

SIGNED by the abovenamed DONORS ; *Ranvir Singh Mukherjee*

In the presence of :

Prabhati Mukherjee

1st Witness

Name : Ashis Mukherjee

Address : *Ashis Mukherjee*
125, Vivekananda Rd.

Occupation : Engineer. Kolkata-700006

Ashis Mukherjee

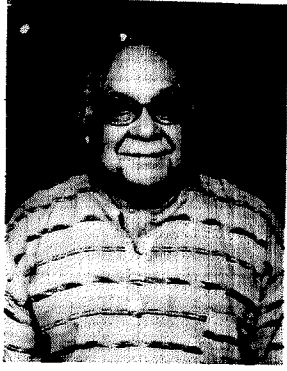


8 APR 2004

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DONOR

Thumb 1st finger middle finger ring finger small finger



left hand

right hand

Name DR. RAMKRISHNA MUKHERJEE

Donor Signature Ramkrishna Mukherjee



left hand

right hand

Name DR. PRABHATI MUKHERJEE

Donee Signature Prabhati Mukherjee

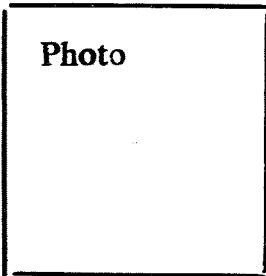


left hand

right hand

Name DR. RILA MUKHERJEE

Signature Rila Mukherjee



left hand

right hand

Name.....

Signature



STATE OF WEST BENGAL
8 APR 2004

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2nd Witnesses

Name : Khagendra Nath Jana
Address : 7, old post office street
Occupation : Advocate ^{Kol-1}

SIGNED by the abovenamed Donee

in the presence of : Rita Mukherjee

1st Witness

Name : Ashin Mukherjee
Address : Ashin Mukherjee
125 Vivekananda Rd.
Occupation : Engineer ^{Kolkata-700006}

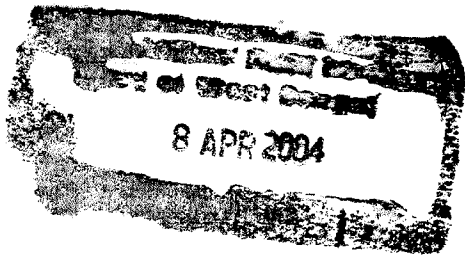
2nd Witness

Name : Khagendra Nath Jana
Address : 7, old post office St.
Occupation : Advocate ^{Kol-1}

Drafted by me:
Dipankar Ghosh
Advocate
F/978/951/92
High Court
Calcutta.

BOOK VALUE - 1

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ADD: 1st: Sub Registrar,
Alibore South 24-Parganas
05.04

Serial No. 720
Column No. 22
Page No. 195
Binding No. 2004

NDK

Date: