

1969/19

I-1830/19



পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

AB 558793

S
 15.3.19
 VCC
 17:45
 Dn
 160510000
 48539/19

Certified that the document is authentic
 as per the records. The signature sheet/s
 & annexure sheet/s attached with this
 document are the part of this document

Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

20 MAR 2019

DEED OF GIFT

THIS DEED OF GIFT made this the 15th day of *marel*,
 2019 (Two thousand and nineteen) A. D. **BETWEEN**

15 R

NO. 3497 DATE 13/03/19

NAME Sanjay K. Sharda.

ADDRESS 29/1A, Chandra Chatterjee St.
KOL-25.

RS 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Sanjay Kumar Sharda.

 W-203
1139

SHARDA MINERALS PVT LTD
Sanjay Kumar Sharda.
Director

 W-213
1148

Leena Sharda



Signature.....
15 MAR 2019
ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

Abhay Bada Dho
S/O Late S. S. Das
26, R. P. Lane
KOL-26
P.O. Kalishahat

M/S. SHARDA MINERALS PVT. LTD., PAN - AAKCS4825Q, having its Registered office at Premises no. 29 / 1A, Chandra Chatterjee Street, Police Station & Post Office - Bhowanipore, Kolkata -700 025, not associated with any money marketing company, represented by one of its Director namely **SRI SANJAY KUMAR SHARDA** (PAN-AHWPS4875Q) son of Late Kameshwar Prasad Sharda, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, hereinafter called the **DONOR** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, successors-in-office, successors- in-interest. administrators, legal representatives and assigns) of the **ONE PART**:

A N D

MRS. LEENA SHARDA (PAN-ATMPS46700B) wife of Mr. Sanjay Kumar Sharda, by faith-Hindu, by occupation-Business, Nationality-Indian, residing at 7C,Priyanath Mullick Road,Flat No.4A, Post Office-Bhowanipur, Police Station-Bhowanipur,Kolkata-700025,hereinafter called and referred to as the **DONEE**(which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART** :

WHEREAS one Rai Saheb Tulshi Das Kumar, Ashutosh Kumar and Provash Chandra Kumar all sons of Akhil Chandra Kumar deceased were joint owners amongst other properties of the following properties known and numbered as Premises Nos. (i) 186, Harish Mukherjee Road, (ii) 190, Harish Mukherjee Road, (iii) 93/1, Harish



Signature.....

75 MAR 2019

ADDE. DIST. SUB-REGISTRAR
KANCHI SOUTH 24 PGS.

Mukherjee Road, (iv) 95, Harish Mukherjee Road, (v) 85/1A, Harish Mukherjee Road, (vi) 87/A, Harish Mukherjee Road, (vii) 87B, Harish Mukherjee Road and (viii) 28/A, Rupchand Mukherjee lane and each of them was being entitled to an undivided $\frac{1}{3}$ rd share or part thereof.

AND WHEREAS for the purpose of brevity the said eight Premises namely (1) 186, Harish Mukherjee Road, (2) 190, Harish Mukherjee Road, (3) 93/1, Harish Mukherjee Road, (4) 95, Harish Mukherjee Road, (5) 85/1A, Harish Mukherjee Road, (6) 87/A, Harish Mukherjee Road, (7) 87B, Harish Mukherjee Road and (8) 28A, Rupchand Mukherjee Lane are hereinafter referred to as the joint properties.

AND WHEREAS the said Rai Saheb Tulshi Das Kumar died on or about the 29th day of December, 1928 intestate leaving him surviving Deba Prasad Kumar, his only son and heir and leaving amongst other properties the undivided $\frac{1}{3}$ rd share of and in the said joint properties.

AND WHEREAS the said Ashutosh Kumar died on or about the 13th day of August, 1930 intestate leaving him surviving Siba Prasad Kumar his only son and heir and leaving amongst other Properties his undivided $\frac{1}{3}$ rd share of and in the said joint properties.

AND WHEREAS the said Provash Chandra Kumar died on or about the 18th day of October, 1941, leaving a Will dated the 20th day of September, 1941 whereby he appointed his nephew (brother's son) Siba Prasad Kumar as the executor thereof.



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

AND WHEREAS by the said Will after giving certain legacies and making certain direction he, the said Provash Chandra Kumar gave the rest and residue of his estate (of which and undivided 1/3rd part or share of and in the joint properties forms a part) to his two nephews (brothers' sons) Siba Prasad Kumar and Deba Prasad Kumar absolutely and in equal Shares.

AND WHEREAS the said Will of Provash Chandra Kumar was duly proved and on the 4th day of February, 1942 the probate of the said Will of Provash Chandra Kumar was issued to the said Siba Prasad Kumar as such executor thereof by the High Court, Calcutta in the Testamentary and Intestate Jurisdiction and the said Siba Prasad Kumar as such executor had duly paid the legacies and carried out the directions given in the said Will of Provash Chandra Kumar, deceased.

AND WHEREAS the said Siba Prasad Kumar as such executor had also made over the estate of Provash Chandra Kumar to his said two legatees namely Siba Prasad Kumar and Deba Prasad Kumar in terms of the said Will.

AND WHEREAS the said Siba Prasad Kumar and Deba Prasad Kumar were jointly seized and possessed of or otherwise well and sufficiently entitled to the said joint properties each of them being entitled to a moiety of half share thereof.

AND WHEREAS the said Siba Prasad Kumar and Deba Prasad Kumar mutually agreed and consented to divide the said joint properties into two parts and to allot the same amongst them in the



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

manner following.

AND WHEREAS the said joint properties were divided in two parts namely Part 'A' and Part 'B' and said Siba Prasad Kumar agreed to take the properties mentioned in part 'A' namely (1) 186, Harish Mukherjee Road, (2) 190, Harish Mukherjee Road, (3) 93/1, Harish Mukherjee Road and (4) the divided Western portion of the Premises No.95, Harish Mukherjee Road as delineated in the plan annexed in the Deed of Partition and bordered **RED** and marked with the word "**western portion**" and fully described in item Nos. (1), (2), (3) and (4) of the Schedule 'A' hereto and the Party hereto of the Second Part namely Deba Prasad Kumar, since deceased agreed to take the properties mentioned in part 'B' namely (a) 85/1A, Harish Mukherjee Road, (b) 87/A, Harish Mukherjee Road, (c) 87B, Harish Mukherjee Road, (d) the divided Eastern portion of the Premises No. 95, Harish Mukherjee Road as delineated in the plan annexed in the Deed of Partition and bordered **GREEN** and marked with the "**eastern portion**" and (e) 28/A, Rupchand Mukherjee Lane and fully described in items Nos. (a), (b), (c) (d) and (e) of the Schedule 'B' of the Deed of Partition.

AND WHEREAS by a registered Deed of Partition bearing date the 12th day of August, 1957 between said Siba Prasad Kumar, son of Ashutosh Kumar, since deceased, of the one part and said Deba Prasad Kumar, since deceased. of the other Part, registered in the office of Sub-Registrar of Alipore Sadar, 24 Parganas on 20th day of August, 1957



Signature.....

15 MAR 2010

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

and entered in Book No.1, Volume No. 93, at Pages 208 to 219, Being No. 6908 for the year 1957 the properties belonging jointly were partitioned by metes and bounds by the parties mentioned in the said Deed of Partition.

AND WHEREAS since the date of the said Partition executed on the 12th day of August, 1957 the said Deba Prasad Kumar, during his life time had mutated and recorded his name before the then Kolkata Municipal Corporation and therefore continued to enjoy the properties allotted to him in severalty which amongst other consist of the 'piece or parcel of Niskar land, measuring about 8 (Eight) Cottahs 14 (Fourteen) Chittacks 13.5 (Thirteen point five) Sq. ft. a little more or less including passage area of 1 (One) Cottah 1 (One) Chittack 36 (Thirty six) Sq.ft. along with the two separate partly two storied and partly three storied old building being the **Premises No. 85/1A, Harish Mukherjee Road** and **87B, Harish Mukherjee Road**, situated and lying in Mouza - Kalighat, P.S. Bhowanipur, Calcutta-700026.

AND WHEREAS said Deba Prasad Kumar died intestate on 30th January 1999 and his wife Suniti Kumar died intestate on 02.07.2004 leaving behind their four legal heirs/successors, being two sons and two daughters namely **SRI DEBAJYOTI KUMAR, SRI DEBADITYA KUMAR, SMT. SATAVISA SUR AND SMT. ISHITA GHOSH** as his only legal heirs and successors, who inherited the said properties left by their parents as per Hindu Succession Act, 1956.



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

AND WHEREAS the said SRI DEBAJYOTI KUMAR, SRI DEBADITYA KUMAR, SMT. SATAVISA SUR AND SMT. ISHITA GHOSH thus became joint owners, seized and possessed of and otherwise well and sufficiently entitled to the said piece and parcel of Bastu land along with existing partly two storied and partly three storied old existing two separate tenanted building measuring total covered area of 6020 (Six Thousand and Twenty) Sq.ft. standing in Premises No. 85/1A, Harish Mukherjee Road (having bastu land, measuring more or less 4 Cottahs 00 Chittak 00 Sq.ft.) and also in Premises No.87B Harish Mukherjee Road (having bastu land, measuring more or less 3 Cottahs 12 Chittaks 221.5 Sq.ft.), being a total land area about **8 (Eight) Cottahs 14 (Fourteen) Chittacks 13.5 (Thirteen point five) Sq.ft.** a little more or less including passage area of 1 (One) Cottah 1 (One) Chittack 36 (Thirty six) Sq.ft. Premises No. 85/1A, Harish Mukherjee Road , within P.S. Bhowanipur, within the limits of the Kolkata Municipal Corporation, Ward No. 73, Kolkata-700026.

AND WHEREAS by virtue of an Indenture of Sale dated 15th December, 2013 duly registered in the office of the A.D.S.R. Alipore and recorded in Book No.1,CD Volume No. 40, pages 3801 to 3827, being No. 09809, for the year 2013 the aforesaid SRI DEBAJYOTI KUMAR, SRI DEBADITYA KUMAR, SMT. SATAVISA SUR AND SMT. ISHITA GHOSH , therein mentioned as the Vendors, jointly sold , transferred and conveyed **ALL THAT** piece and parcel of Bastu land along with existing partly two storied and partly three



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PARGANAS

storied old existing two separate tenanted building measuring total covered area of 6020 (Six Thousand and Twenty) Sq.ft. standing in Premises No. 85/1A, Harish Mukherjee Road (having bastu land measuring more or less 4 Cottahs 00 Chittak 00 Sq.ft.) and also in Premises No.87B Harish Mukherjee Road (having bastu land measuring more or less 3 Cottahs 12 Chittaks 221.5 Sq.ft.) , being a total land area about **8 (Eight) Cottahs 14 (Fourteen) Chittacks 13.5 (Thirteen point five) Sq.ft.** a little more or less including passage area of 1 (One) Cottah 1 (One) Chittack 36 (Thirty six) Sq.ft. Premises No. 85/1A, Harish Mukherjee Road within P.S. Bhowanipur, Kolkata-700026, within P.S. Bhowanipur, within the limits of the Kolkata Municipal Corporation, Ward No. 73, Kolkata-700026 unto and in favour of **M/S. SHARDA MINERALS PVT. LTD.**(the **DONOR** herein) therein mentioned as the Purchaser.

AND WHEREAS similarly, in the manner as stated above, the said Siba Prasad Kumar and Deba Prasad Kumar also became the joint owners amongst other properties, the following properties known and numbered as premises No. (i) 91A, Harish Mukherjee Road , (ii) 91B, Harish Mukherjee Road , (iii) 87C, Harish Mukherjee Road (formerly part of 87,Harish Mukherjee Road) and property of Sultanpur, Burdwan and in course of joint enjoyment of the said properties they mutually agreed and consented to divide the said joint properties into two parts and to allot the same amongst them in the manner following.



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORA, SOUTH 24 PARGANAS

AND WHEREAS by a registered: Deed of Partition bearing date the 12th day of 1957 between said Siba Prasad Kumar, son of Ashutosh Kumar, since deceased, of the one part and said Deba Prasad Kumar, since deceased. of the other Part, registered in the office of Sub-Registrar of Assurances, Calcutta and entered in Book No.1, Volume No. 38, at Pages 57 to 58 , Being No. 698 for the year 1959 the properties belonging jointly were partitioned by metes and bounds by the parties mentioned in the said Deed of Partition and the said Deba Prasad Kumar was absolutely allotted the property of premises No. 87C, Harish Mukherjee Road, P.S. Bhowanipur, Calcutta -700026 comprising an area of Niskar land measuring more or less 2 Cottahs 2Chittaks 12.5 Sq.ft. together with one storied old building having total 899 Sq.ft. covered structural area.

AND WHEREAS since the date of the said Partition executed in the 15th December year 1959 the said Deba Prasad Kumar, during his life time had mutated and/or recorded his name before the then Kolkata Municipal Corporation and therefor continued to enjoy the properties allotted to him in severalty which amongst other **ALL THAT** 'piece or parcel of Niskar land measuring more or less 2 Cottahs 2Chittaks 12.5 Sq.ft. together with one storied old building having total 899 Sq.ft. covered structural area standing thereon, being the **Premises No. 87C, Harish Mukherjee Road**, situated and lying in Mouza - Kalighat, P.S. Bhowanipur, Calcutta-700026, Assessee No.110731000621 within the limits of the Kolkata Municipal Corporation, Ward No. 73.



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

AND WHEREAS said Deba Prasad Kumar died intestate on 30th January 1999 and his wife Suniti Kumar died intestate on 02.07.2004 leaving behind their four legal heirs/successors, being two sons and two daughters namely SRI DEBAJYOTI KUMAR, SRI DEBADITYA KUMAR, SMT. SATAVISA SUR AND SMT. ISHITA GHOSH as his only legal heirs and successors, who inherited the said properties left by their parents as per Hindu Succession Act, 1956.

AND WHEREAS the SRI DEBAJYOTI KUMAR, SRI DEBADITYA KUMAR, SMT. SATAVISA SUR AND SMT. ISHITA GHOSH, by virtue of inheritance, thus became joint owners, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** 'piece or parcel of Niskar land measuring more or less 2 Cottahs 2Chittaks 12.5 Sq.ft. together with one storied old building having total 899 Sq.ft. covered structural area standing thereon, being the **Premises No. 87C, Harish Mukherjee Road**, situated and lying in Mouza - Kalighat, P.S. Bhowanipur, Calcutta-700026 Assessee No.110731000621 within the limits of the Kolkata Municipal Corporation, Ward No. 73.

AND WHEREAS by virtue of an Indenture of Sale dated 12th June, 2014, duly registered in the office of the A.D.S.R. Alipore and recorded in Book No.1, CD Volume No. 18, pages 4634 to 4653, being No.4415 for the year 2014, the aforesaid SRI DEBAJYOTI KUMAR, SRI DEBADITYA KUMAR, SMT. SATAVISA SUR AND SMT. ISHITA GHOSH, therein mentioned as the Vendors, jointly sold,



Signature.....
15 MAR 2019
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

transferred and conveyed **ALL THAT** piece or parcel of Niskar land measuring more or less 2 Cottahs 2 Chittaks 12.5 Sq.ft. together with one storied old building having total 899 Sq.ft. covered structural area standing thereon, being the **Premises No. 87C, Harish Mukherjee Road**, situated and lying in Mouza - Kalighat, P.S. Bhowanipur, Calcutta-700026, Assessee No.110731000621 within the limits of the Kolkata Municipal Corporation, Ward No. 73 unto and in favour of **M/S. SHARDA MINERALS PVT. LTD.** (the **DONOR** herein), therein mentioned as the Purchaser.

AND WHEREAS by virtue of the aforesaid two Deeds, the aforesaid **M/S. SHARDA MINERALS PVT. LTD.** (the **DONOR** herein) thus became the sole and absolute owner, seized and possessed of the aforesaid purchased landed properties (i) **ALL THAT** piece and parcel of Bastu land along with existing partly two storied and partly three storied old existing two separate tenanted building measuring total covered area of 6020 (Six Thousand and Twenty) Sq.ft. standing in Premises No. 85/1A, Harish Mukherjee Road (having bastu land measuring more or less 4 Cottahs 00 Chittak 00 Sq.ft.) and also in Premises No.87B, Harish Mukherjee Road (having bastu land measuring more or less 3 Cottahs 12 Chittaks 221.5 Sq.ft.), being a total land area about **8 (Eight) Cottahs 14 (Fourteen) Chittacks 13.5 (Thirteen point five) Sq.ft.** a little more or less including passage area of 1 (One) Cottah 1 (One) Chittack 36 (Thirty six) Sq.ft. **Premises No. 85/1A, Harish Mukherjee Road** within P.S. Bhowanipur, Kolkata-



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
BANGALORE SOUTH: 24 PGS.

700026, within P.S. Bhowanipur, within the limits of the Kolkata Municipal Corporation, Ward No. 73, Kolkata-700026 and (ii) **ALL THAT** 'piece or parcel of Niskar land measuring more or less 2 Cottahs 2 Chittaks 12.5 Sq.ft. together with one storied old building having total 899 Sq.ft. covered structural area standing thereon, being the Premises No. 87C, Harish Mukherjee Road, situated and lying in Mouza - Kalighat, P.S. Bhowanipur, Calcutta-700026, Assessee No. 110731000621 within the limits of the Kolkata Municipal Corporation, Ward No. 73.

AND WHEREAS the aforesaid properties of (i) **Premises No. 85/1A, Harish Mukherjee Road** AND (ii) **Premises No. 87B, Harish Mukherjee Road** AND (iii) **Premises No. 87C, Harish Mukherjee Road**, within P.S. Bhowanipur, Kolkata-700026, are contiguous to each other, which are owned and occupied by the same owner i.e. **M/S. SHARDA MINERALS PVT. LTD.** (the **DONOR** herein) and hence the said purchased properties of the Donor has been mutated and/or recorded in single Premises, in the Assessment Register of the Kolkata Municipal corporation, and the same became known and numbered as single **Premises No. 87B, Harish Mukherjee Road**, within P.S. Bhowanipur, Kolkata-700026, Assessee No. 110731000610 within the limits of the Kolkata Municipal corporation, Ward No. 73, comprising total area of Niskar land measuring more or less **11 Cottahs 0 Chittaks 26 Sq.ft.** together with one storied old building and tenanted partly two storied and partly three storied pucca building, having total 6919 Sq.ft. covered structural area standing thereon, together with all user and easement rights and all other rights, benefits, privileges, facilities etc.



Signature.....

15 MAR 2010

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Attached therein and thereto, as more particularly described in the Schedule 'A' hereunder written in the name of **M/S. SHARDA MINERALS PVT. LTD.** (the **DONOR** herein) and the Donor has been enjoying the same peacefully and uninterruptedly by paying Municipal rates and taxes to the K.M.C. authority regularly and the Donor has attained good right, full power, absolute authority and indefeasible title to sell, lease, mortgage, gift, or any other way alienate the said property at its absolute discretion and the said property is free from all encumbrances, liens, lispendens, charges, or attachments in any manner whatsoever.

AND WHEREAS the **DONOR** has long standing good and cordial relation with Mrs. Leena Sharda (the **DONEE** herein) and the Donee also renders her best care and maintains a cordial relation with the Donor and pursuant to the said care, good and cordial relation, the aforesaid **M/S. SHARDA MINERALS PVT. LTD.** (the **DONOR** herein) has voluntarily expressed its desire and intention to bestow by way of gift unto and in favour of the **DONEE** for ever and for good **ALL THAT** piece and parcel of **one room** in the Ground floor of the old one storied, partly old two storied and partly old 3-storied Building, measuring more or less 100 sq.ft. Súper Built Up area together with all fittings, fixtures and appurtenances attached therein and thereto, as more fully and particularly described in the **Schedule 'B'** hereunder written **TOGETHER WITH** undivided proportionate share in the land(not



Signature.....

5 MAR 2010

ADDL DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

partible) attributable to the said room in the ground floor of Premises No. 87B, Harish Mukherjee Road , within P.S. Bhowanipur , Kolkata-700026, within the limits of the Kolkata Municipal corporation, Ward No. 73, as more particularly described in the **Schedule 'A'** hereunder written together with all user and easement rights and all common rights, benefits, privileges and facilities etc. on common areas- like paths and passages, main entrance gate , sanitary connections, water lines and connections, sewerage and drainage connections, septic tank and common user of bath-cum-privy, by way of gift unto and in favour of Mrs. Leena Sharda (the **Donee** hereto) for ever and for good, free from all encumbrances, liens, lispendens, attachments whatsoever and a resolution has duly been passed by the Directors of M/S. SHARDA MINERALS PVT. LTD. , whereby the one of its Directors , namely, SANJAY KUMAR SHARDA has been appointed and/or nominated to execute and perform this Deed of Gift in favour of the **DONEE** herein.

AND WHEREAS for the purpose of stamp duty the value of the property hereby gifted is estimated at Rs.1,00,000/-.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of long standing good and cordial relation which the **DONOR** had and still has for the **DONEE** , the latter being its well wisher having good and cordial relation since long and for making provisions for the said **DONEE** hereto, the **DONOR** out of its own free will, full conscience, without any fraud, coercion and/or undue influence from any body



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

whomsoever, doth hereby acquit, release, discharge and forever exonerate the **DONEE** as well as the said room in the Ground Floor of the old one storied , tenanted partly old two-storied and partly three-storied building, measuring 100 sq.ft. Super built up area excluding one car parking space , as more fully and particularly mentioned and described in the **Schedule 'B'** below, hereby granted, gifted and conveyed , the **DONOR** doth hereby convey, grant, gift , transfer, confirm, assign and assure unto and in favour of the **DONEE**, for ever and for good **ALL THAT** piece and parcel of one room in the Ground floor of the old one storied, partly old two storied and partly old 3-storied Building, measuring more or less 100 sq.ft. Super Built Up area together with all fittings, fixtures and appurtenances attached therein and thereto, as more fully and particularly described in the **Schedule 'B'** hereunder written **TOGETHER WITH** undivided proportionate share in the land(not partible)-attributable to the said room in the ground floor of **Premises No. 87B, Harish Mukherjee Road , within P.S. Bhowanipur , Kolkata-700026**, within the limits of the Kolkata Municipal corporation, Ward No. 73, as more particularly described in the **Schedule 'A'** hereunder written together with all user and easement rights and all common rights, benefits, privileges and facilities etc. on common areas-like paths and passages, main entrance gate, sanitary connections, water lines and connections, sewerage and drainage connections, septic tank and common user of bath-cum-privy, and hereinafter for the sake of brevity referred to as the "**said property**" **OR HOWSOEVER OTHERWISE** the said room in



Signature.....

15 MAR 2010

ADDL. DIST. SUB-REGISTRAR
ALLIPORE SOUTH 24 PGS.

the Ground floor, measuring 100 sq.ft. duper built up area along with all rights and properties appurtenant thereto now is or are, was or were situated, butted, bounded called, known, number and distinguished TOGETHER WITH all easement rights and all other common rights facilities on common parts and portion, paths and passages and all common facilities in the common areas and all rights, liberties, privileges and all other appurtenances whatsoever attributable to the said room in the Ground floor measuring 100 sq.ft. super built up area AND all benefits and advantages, rent, issues, and profits and all other appurtenances and/or every part thereof together further more with all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the DONOR into and upon the said property AND all deeds, muniments, writing and evidences of title which in any way relate to the said room in the Ground Floor of the old buildings or any part thereof and TO HAVE AND TO HOLD the said room the Ground floor of the Building, at the said premises and every part thereof rights, benefits, interest and all other appurtenances attached thereto or usually held, used, occupied or enjoyed accepted reputed deemed taken or known as part and parcel thereof AND reversion or reversions, remainder or remainders and to receive and enjoy all benefit and advantages, rent, issues estate, right, title, inheritance, use, trust, property, claim and demand whatsoever hereby granted, gifted, conveyed and transferred or expressed or intended so to be unto and to the use of the DONEE her heirs, executors, administrator,



Signature.....
15 MAR 2019
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

representatives and assigns forever and ever, freed and discharged from any charge or liabilities of the DONOR AND THAT NOTWITHSTANDING any acts, deeds or thing whatsoever by the DONOR or by any of its predecessors-in- title done or executed or knowingly suffered to the contrary the DONOR had at all material time heretofore, now has good right, full power, absolute authority and indefeasible title to grant, Gift, convey, transfer, assign and assure the said room in the Ground floor, being a portion of the said premises, and every part thereof and rights and facilities appurtenant thereto ,hereby granted, gifted, conveyed and transferred or expressed or intended so to be, unto and to the use of the DONEE , her heirs, executors, representative and assigns in the manner as aforesaid for ever and for good, without any claim, demand interruption, interference or obstruction from any corner whatsoever AND THAT the DONEE, her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into, hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance and interruption, disturbance claim or demand whatsoever from or by the DONOR or any person or persons lawfully or equitably claiming any right to estate thereof from under or in trust for the DONOR or from or under any of its successors , successors-in-office or predecessors-in-title and free and clear, freely and clearly acquitted, exonerated and released unto and in favour of and to the exclusive use and enjoyment of the DONEE AND FURTHER THAT the



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

DONOR and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust of the DONOR or any of its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the DONEE her heirs, executors, legal representatives and/or assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the exclusive and peaceful use and enjoyment of the DONEE, her heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required.

SCHEDULE 'A' OF PROPERTY AS REFERRED TO ABOVE
(i.e. the entire premises)

ALL THAT the piece ad parcel of Niskar land, measuring more or less **11 (Eleven) Cottahs 0 (zeri) Chittaks 26(Twenty six) Sq.ft.** together with one storied old building and tenanted partly two storied and partly three storied building, having total 6919 Sq.ft. covered structural area standing thereon, lying and situated at **Premises No. 87B, Harish Mukherjee Road, within P.S. Bhowanipur, Kolkata-700026, Assessee No. 110731000610** within the limits of the Kolkata Municipal corporation, Ward No. 73, which is butted and bounded as follows :-

On the North : Premises no.16B, Rupchand Mukherjee Lane. &
Premises no. 85A, Harish Mukherjee Road.



[Handwritten signature]

Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

- On the South** : Premises no.22, Rupchand Mukherjee Lane.&
Premises no. 91, Harish Mukherjee Road.
- On the East** : Premises no. 18, Rupchand Mukherjee Lane.
- On the West** : Premises no. 87A, Harish Mukherjee Road. &
Harish Mukherjee Road. [K.M.C. Black Top Road]

SCHEDULE 'B' ABOVE REFERRED TO

(i.e. the property hereby gifted and transferred unto and in favour of
the **DONEE** herein)

ALL THAT piece and parcel of one room in the Ground floor of the old one storied, partly old two storied and partly old 3-storied Building, measuring more or less **100 sq.ft. Super Built Up area** together with all fittings, fixtures and appurtenances attached therein and thereto, **TOGETHER WITH** undivided proportionate share in the land(not partible) attributable to the said room in the ground floor of **Premises No. 87 B, Harish Mukherjee Road, within P. S. Bhowanipur, Kolkata 700 026**, within the limits of the Kolkata Municipal corporation, Ward No. 73, as more particularly described in the **Schedule 'A'** hereinabove written together with all user and easement rights and all common rights, benefits, privileges and facilities etc. on common areas- like paths and passages, main entrance gate , sanitary connections, water lines and connections, sewerage and drainage connections, septic tank and common user of bath-cum-privy, along with obligation to bear proportionate common expenses for common utilities as meant for the said room ~~and the said Room is more~~

Gandhari Banerjee
Advocate



[Handwritten mark]

Signature.....
15 MAR 2019
ADDL. DIST. SUB-REGISTRAR
GUNTUR, DISTRICT 24, 2019

~~specifically delineated in the Sketch Map or Plan depicted in REF
border lines attached hereto~~

Spandan Kumar
Advocate

IN WITNESS WHEREOF the DONOR and the DONEE have hereunto set and subscribed their respective hand and signature this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES :-

1. Abhay Reddy
26, K. P. Lane
Kallathur, 760026

SHARDA MINERALS PVT. LTD.

Janajay Kumar Sharda
Director

2. Ranjit Bera
Alipore Police Court
KOL-27

SIGNATURE OF THE DONOR

The Gift hereby granted in my favour is gladly accepted by me:

Leena Sharda

SIGNATURE OF THE DONEE

**PREPARED AND
DRAFTED BY :**












Advocate Bera
ADVOCATE No. 745/BC
ALIPORE COURT, KOL-27

COMPUTER TYPED BY:

Prakash Chandra Mandal
(PRAKASH CH. MANDAL)
Alipore Police Court, Kol -27.














Signature.....
15 MAR 2019
ADDL. DIST. SUB-REGISTRAR
ALIPORE SOUTH 24 PGS.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANJAY KUMAR SHARDA

Signature Sanjay Kumar Sharda.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name LEENA SHARDA

Signature Leena Sharda

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



Signature.....

15 MAR 2019

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.







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 16051000048539/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs LEENA SHARDA 7C PRIYANATH MULLICK ROAD, Flat No: 4A, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700025	Donee			Leena Sharda 15/3/19
2	Mr SANJAY KUMAR SHARDA 7C PRIYANATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700025	Represent ative of Donor [SHARDA MINERAL S PRIVATE LIMITED]			Sanjay Kumar Sharda 15-03-2019



.SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHAY PADA DAS Son of Late S. DAS 6 BAKER ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs LEENA SHARDA, Mr SANJAY KUMAR SHARDA			<i>Abhay Pada Das</i> 24/3/2019

Sukanya Talukdar
(Sukanya Talukdar)

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



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



ATMPS4600B



नाम /NAME

LEENA SHARDA

पिता का नाम /FATHER'S NAME

BADRI NARAYAN MOHTA

जन्म तिथि /DATE OF BIRTH

10-12-1974

हस्ताक्षर /SIGNATURE

Leena Sharda

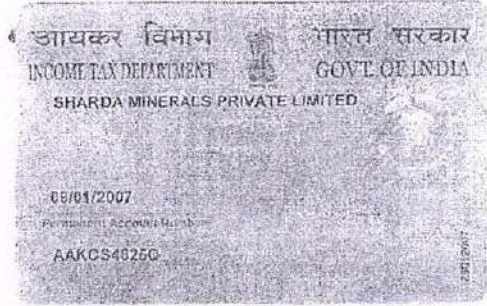
R. Sarangi

आयकर आयुक्त(क.प्र.), भुवनेश्वर

Commissioner of Income-tax(C. O.), Bhubaneswar

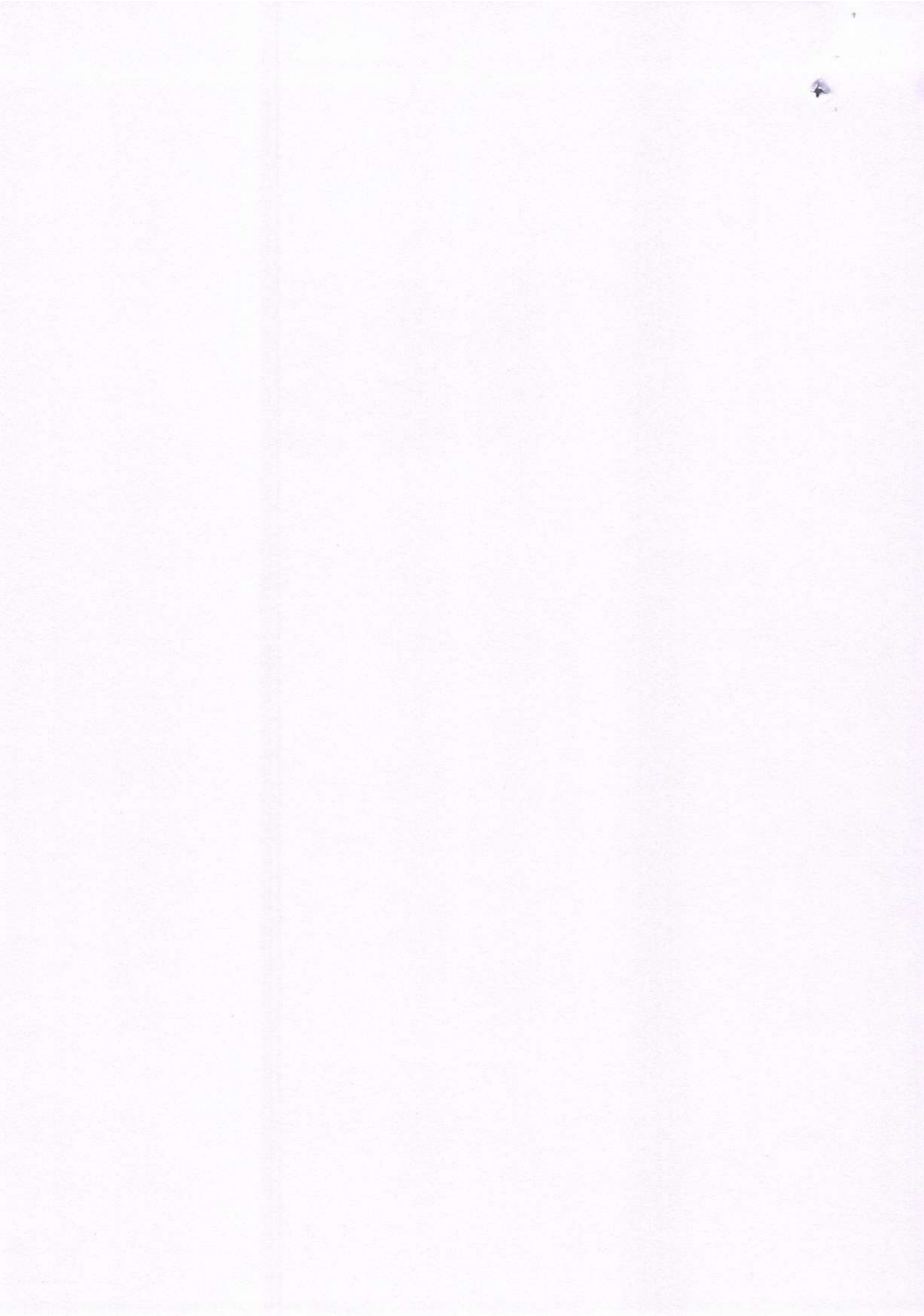
Leena Sharda





SHARDA MINERALS PVT. LTD.

Jarjan
Director



आयकर विभाग
INCOME TAX DEPARTMENT



SANJAY KUMAR SHARDA

KAMESHWAR PRASAD SHARDA

07/02/1971

Permanent Account Number

AHWPS4875Q

Sanjay

Signature

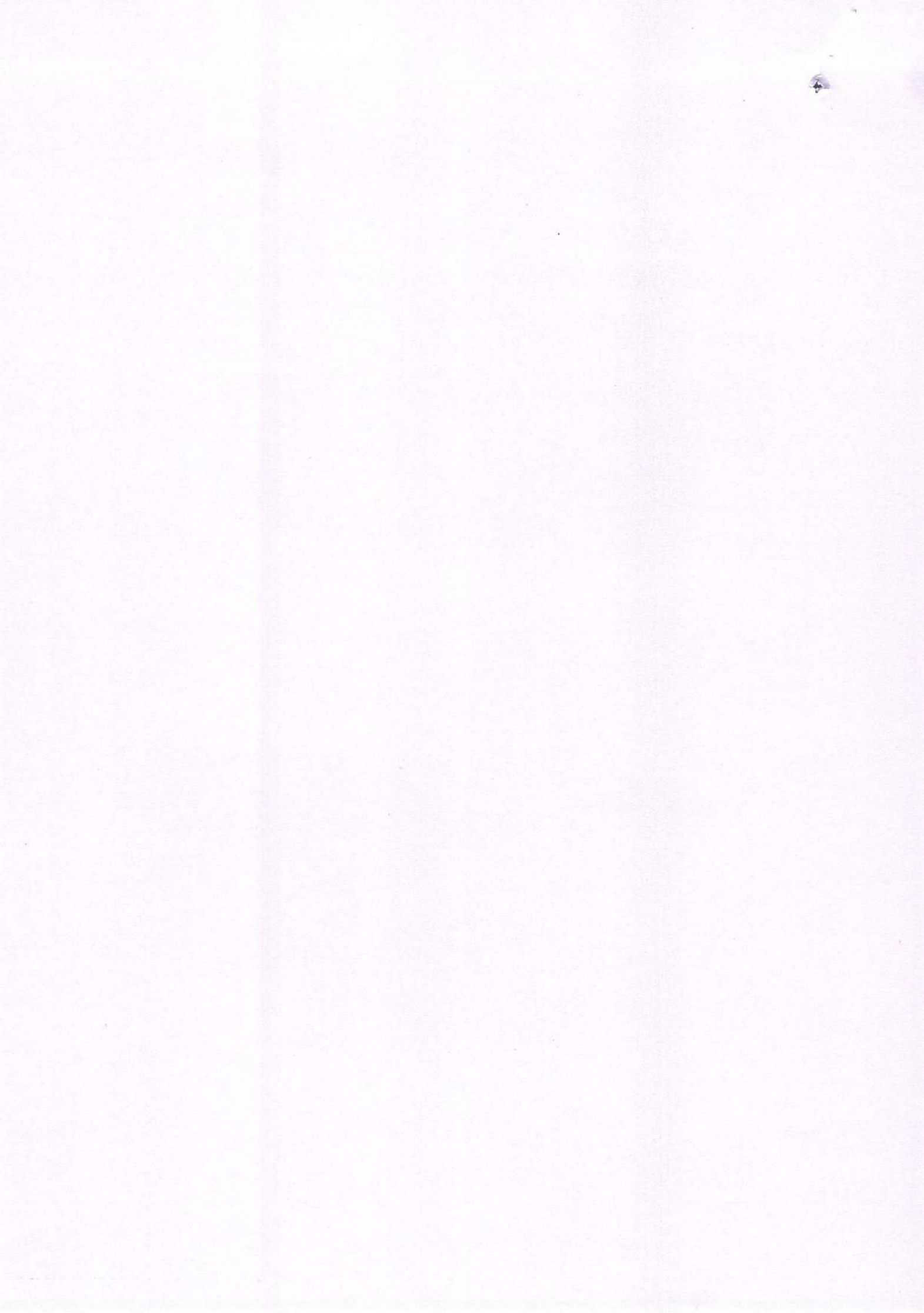
Sanjay

भारत सरकार
GOVT. OF INDIA



PHOTOCOPY

If this card is lost/someone's lost card is found
please inform (return to)
Income Tax & Services Unit, NSI
and Home Supply Chamber,
Near Banner Telephone Exchange,
Banner Road, 015
Tel: 015-20-221 8020 Fax: 015-20-221 8081



WB-2019770135584		Issue Dt: 15/10/1977
Name	ABHAY PADA DAS	
Si/D/W of	LT S K DAS	
Blood Gr.	U	D.O.B. 12/06/1953
Address	25 K P LANE PS KALLIBHAT KOL 26	
		
Authorised to Drive Throughout India		
Vehicle Class	Issue Dt	
N.T.	07/08/2019	LMV-NT 15/10/1977
Trans	07/08/2019	LMV-GV 01/11/2007
		LMVGA 01/11/2007
App No	51402016	
Print Date	09/09/2016	
		
		Holder's Sign
		
		L Authority South 24 PGS



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GFIN: 19-201819-037163256-1

Payment Mode Online Payment

GFIN Date: 08/03/2019 16:16:01

Bank : State Bank of India

BFN: IK00YTDWF4

BRN Date: 08/03/2019 16:16:45

DEPOSITOR'S DETAILS

Id No. : 16051000048539/7/2019

[Query No./Query Year]

Name : INDRADIP GHOSH

Contact No. : 918981229211

Mobile No. : +91 8777275117

E-mail : indradipghosh8@gmail.com

Address : 104 BT Road

Applicant Name : Mr NANTU DAS

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Gift, Gift in f/o others except family members, Government, Local Body Payment No. 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
	16051000048539/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	76100
	16051000048539/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	12694

In Words : Rupees Eighty Eight Thousand Seven Hundred Ninety Four only

Total

88794

Major Information of the Deed

Deed No :	I-1605-01830/2019	Date of Registration	20/03/2019
Query No / Year	1605-1000048539/2019	Office where deed is registered	
Query Date	20/02/2019 1:47:36 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	NANTU DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830244850, Status :Solicitor firm		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 12,68,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 76,200/- (Article:33(ii))	Rs. 12,694/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, Premises No: 87B, Ward No: 073, Pin Code : 700027

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 100	1,00,000/-	12,68,000/-	.Apartment Type: Flat/Apartment Commercial Use , Floor Type: Marble, Age of Flat: 0 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHARDA MINERALS PRIVATE LIMITED 23/1A CHANDRA CHATTERJEE STREET, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAKCS4825Q, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1605-01830/2019-20/03/2019

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs LEENA SHARDA Wife of Mr SANJAY KUMAR SHARDA 7C PRIYANATH MULLICK ROAD, Flat No: 4A, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATMPS4600B, Status :Individual, Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 15/03/2019 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY KUMAR SHARDA (Presentant) Son of Late KAMESWAR PRASAD SHARDA 7C PRIYANATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHWPS4875Q Status : Representative, Representative of : SHARDA MINERALS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHAY PADA DAS Son of Late S. DAS 6 BAKER ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mrs LEENA SHARDA, Mr SANJAY KUMAR SHARDA			

Endorsement For Deed Number : I - 160501830 / 2019

On 20-02-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,68,000/- . Other amount Rs 12,68,000/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01830/2019-20/03/2019

On 15-03-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:45 hrs on 15-03-2019, at the Private residence by Mr SANJAY KUMAR SHARDA ,

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

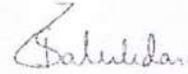
Execution is admitted on 15/03/2019 by Mrs LEENA SHARDA, Wife of Mr SANJAY KUMAR SHARDA, 7C PRIYANATH MULLICK ROAD, Flat No: 4A, P.O: BHOWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr ABHAY PADA DAS, , Son of Late S. DAS, 6 BAKER ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-03-2019 by Mr SANJAY KUMAR SHARDA, DIRECTOR, SHARDA MINERALS PRIVATE LIMITED (Private Limited Company), 23/1A CHANDRA CHATTERJEE STREET, P.O:- BHOWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr ABHAY PADA DAS, , Son of Late S. DAS, 6 BAKER ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 19-03-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,694/- (A(1) = Rs 12,680/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 12,694/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 4:16PM with Govt. Ref. No: 192018190371632561 on 08-03-2019, Amount Rs: 12,694/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YTDWF4 on 08-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,100/- and Stamp Duty paid by by online = Rs 76,100/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2019 4:16PM with Govt. Ref. No: 192018190371632561 on 08-03-2019, Amount Rs: 76,100/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00YTDWF4 on 08-03-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01830/2019-20/03/2019

On 20-03-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (ii) of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,100/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3497, Amount: Rs. 100/-, Date of Purchase: 13/03/2019, Vendor name: Tanmoy Kar Purkayastha



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01830/2019-20/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 64377 to 64410

being No 160501830 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.04.01 16:15:58 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 01/04/2019 16:15:50
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)