

17/29/22 ve. 4618/22

I- 16666/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The signature sheet No. 305480 the endorsement sheet is attached with the document and this part of this document.

District Sub-Register-III
Alipore, South 24-pargana

25.10.22
12-2
6-2/2026523

DEED OF GIFT

THIS DEED OF GIFT is made on this the 25th day of October, Two Thousand and Twenty-Two (2022);

01.11.22

BETWEEN

MRS. MAUREEN MOOKERJEE Wife of Late Rama Prosad Mookerjee by, having her Income Tax Permanent Account No. (DUDPM 8369G), Aadhar No. (2613 1467 5677), OCI No: (A2346852), Citizen of United Kingdom, by Faith Hindu, by Occupation Retired, presently residing at Waterbeach Care Lodge, Ely Road, Waterbeach, Cambridge CB25 9NW, UK having an Indian address at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata - 700001, West Bengal, hereinafter referred to as the 'DONOR' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**; duly represented by its constitute attorney namely Shri Rohit Bajoria, son of Om Prakash Bajoria, having his Income

17 OCT 2022

48330

DATE

SOLD TO RAJIB GHOSH

Advocate

ADDRESS 6, Old Post Office Street

RS. 5000/- 5th Floor, Kol-700001

17 OCT 2022

CODE NO. (1067)
LICENCED NO.
20 X 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (D.S.)
HIGH COURT, KOLKATA-700 001

17 OCT 2022

- *Rajib Ghosh*



12882

- *Rajib Ghosh*



12883

- *A. Chattopadhyay*



12884

- A. Chattopadhyay



12888

Identified by me.

Rajib Ghosh
S/o Jahan Ghosh
viii- Bhanta P.O. South
Guria, P.S- Baruipon.
PIN- 743613, South 24 Parg.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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Tax Permanent Account No. **(ADRPB3420B)** and Aadhaar No. **(4820 5917 2538)** by faith Hindu, by Nationality-Indian, by Occupation-Service, residing at D214, Shantiniket, 32/4 Sahitya Parishad Street, Post Office - Simla, Police Station - Burtola, Kolkata-700006, which was duly notarised before the Notary Public of United Kingdom on 20.09.2022 and duly stamped before the Treasury of West Bengal on 17.10.2022.

AND

1. SHRI RAJESHWAR PROSAD MOOKERJEE, Son of Late Rama Prosad Mookerjee, having his Income Tax Permanent Account No. **(CCHPM 0529D)**, Aadhar No. **(4013 6745 9317)** and OCI No. **(A1247565)**, Citizen of United Kingdom, by Faith Hindu, by Occupation Service, presently residing at 37 Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ, UK and having an Indian address at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata - 700001, West Bengal. **AND SMT. 2. ANITA CHATTERJEE** daughter of Late Rama Prosad Mookerjee, having her Income Tax Permanent Account No. **(BXIPC 5278G)**, Aadhar No. **(8742 0321 4180)**, and OCI **(A1307112)**, Citizen of United Kingdom, by Faith Hindu, by Occupation Service, Citizen of United Kingdom, presently residing at 25 Faulkner Close, Milton, Cambridge, CB24 OEF, UK, and having an Indian address at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata - 700001, West Bengal, hereinafter conjointly referred to as the '**DONEES**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

DEVOLUTION AND/OR BACKGROUND OF TITLE: the Title of ownership is flows as follows from time to time:

WHEREAS One Debi Prosad Mookerjee was the sole and absolute owner of All That piece and parcel of land measuring about 2 bighas, 1 Cottahs laying and situated at 35 and 35-A Tollygunge Circular Road, the then Police



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Station- Tollygunge, Kolkata-700053, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS While said Debi Prasad Mookerjee enjoyed his aforesaid properties free from all sorts of encumbrances died intestate leaving behind his wife Nirjharani Mookerjee and his four sons Hara Prasad Mookerjee, Guru Prasad Mookerjee, Rama Prasad Mookerjee and Shyama Prasad Mookerjee as his only legal heirs to inherit his aforesaid property and after demise of said Debi Prasad Mookerjee his aforesaid legal heirs become the owner of All That piece and parcel of land measuring about 2 bighas, 1 Cottahs laying and situated at 35 and 35-A Tollygunge Circular Road, the then Police Station- Tollygunge, Kolkata-700053, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS While the said Nirjharani Mookerjee, Hara Prasad Mookerjee, Guru Prasad Mookerjee, Rama Prasad Mookerjee and Shyama Prasad Mookerjee were jointly enjoyed the aforesaid property said Hara Prasad Mookerjee, Guru Prasad Mookerjee, Rama Prasad Mookerjee institute a suit in High Court Calcutta being Suit No.394 of 1997 against Nirjharani Mookerjee and Shyama Prasad Mookerjee for partition of the aforesaid property as a result a preliminary decree of partition has passed on 6th February 1963 wherein all the legal heirs of the Late Debi Prasad Mookerjee become 1/5th equal owner of the aforesaid property.

AND WHEREAS While they were enjoying their aforesaid property said Nirjharani Mookerjee and Shyama Prasad Mookerjee sold conveyed and transferred their 2/5th share in All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at Premises No. 35 and 35-A Tollygunge Circular Road, presently known as 35/6, Somnath Lahiri Sarani, the then police station-Tollygunge now New Alipore, Kolkata-700053 to and in favour of Hara Prasad Mookerjee, Guru Prasad Mookerjee and Rama Prasad Mookerjee by virtue of a registered deed of conveyance dated 18th March 1967 which was duly



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SOUTH 24 PARGANAS ALI RE
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registered at the office of Registered Assurance of Calcutta and recorded in Book No- 1, Volume No. 47, pages from 192 to 199 being no. 1396 for the year 1967.

AND WHEREAS Thus by virtue of the Deed Of Conveyance Dated 18th March 1967, and by way of inheritance said Hara Prasad Mookerjee, Guru Prasad Mookerjee and Rama Prasad Mookerjee are become the joint and absolute owner of All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at Premises No. 35 and 35-A Tollygunge Circular Road, presently known as Premises No. 35/6, Somnath Lahiri Sarani, Police Station the then Tollygunge, Kolkata- 700053.

AND WHEREAS while said Hara Prasad Mookerjee and Guru Prasad Mookerjee were jointly enjoying their 2/3rd Share in All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at Premises No. 35 and 35-A Tollygunge Circular Road, presently known as Premises No.35/6, Somnath Lahiri Sarani, Police Station the then Tollygunge, Kolkata- 700053, due to their personal need sold, conveyed and transferred All That 2/3rd share to and in favour of Rama Prasad Mookerjee on 17th November 1970 by virtue of a registered deed of conveyance which was duly registered at the office of Joint Sub-Registrar at Alipore and recorded in Book No.-I, volume no. 87, pages from 182 to 188 being no. 4758 for the year 1970. Thus, by virtue of the deed of the aforesaid deed of conveyance and inheritance said Rama Prasad Mookerjee become the sole and absolute owner of All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at Premises No. 35 and 35-A Tollygunge Circular Road, presently known as Premises No. 35/6, Somnath Lahiri Sarani, Police Station the then Tollygunge, now New Alipore, Kolkata- 700053, District - South 24 Parganas, in the state of West Bengal.



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AND WHEREAS while said Rama Prasad Mookerjee was enjoying his aforesaid property free from all sorts and encumbrances has constructed a two stored residential building having super built-up area of 2327 sq. ft more or less out of which super build up area of 1164 sq. ft on the ground floor and super build up area of 1163 sq. ft on the first floor of the said residential building and started enjoying the same by paying a regular tax to the concern government authority.

AND WHEREAS While said Rama Prasad Mookerjee was enjoying his property free from all sorts of encumbrances said Rama Prasad Mookerjee died intestate leaving behind her wife Maureen Mookerjee and only son Rajeshwar Prasad Mookerjee and only daughter Anita Chatterjee as his legal heirs to inherit his aforesaid property and after the demise of Rama Prasad Mookerjee his aforesaid Legal heirs become the joint and absolute owner of **ALL THAT** 4 Cottahs, 2 Chittaks and 8 sq. ft. Bastu land along with two stored residential building having super built-up area of 2327 sq. ft more or less out of which super build up area of 1164 sq. ft on the ground floor and super build up area of 1163 sq. ft on the first floor of the said residential building laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office- New Alipore, Kolkata- 700053 and after becoming the owners of the property the said Maureen Mookerjee, Rajeshwar Prasad Mookerjee and Anita Chatterjee have duly applied before the Kolkata Municipal Corporation for recording their name with books of Kolkata Municipal Corporation in respect of their aforesaid property and accordingly their name were duly recorded and a new assessee no. i.e., Assessee No. 110810402064 has been issued in their favour on 4th June, 2022 therefore they have started enjoying the aforesaid property by paying regular tax to the concerned Government Authority.

AND WHERAS thus said Maureen Mookerjee by virtue of inheritance become the joint owner of 33.33% undivided share in **ALL THAT** 4 Cottahs,



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2 Chittaks and 8 sq. ft. Bastu land more or less along with two stored residential building having super built-up area of 2327 sq. ft more or less out of which super build up area of 1164 sq. ft on the ground floor and super build up area of 1163 sq. ft on the first floor of the said residential building laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata- 700053, District - South 24 Parganas, in the state of West Bengal.

AND WHEREAS the Donees herein are the beloved son and daughter of the Donor herein and the Donor herein has great love confidence and affection upon the Donee herein and in that circumstances the Donor herein has agreed to gift her 33.33% undivided share in **ALL THAT** 4 Cottahs, 2 Chittaks and 8 sq. ft. Bastu land more or less along with two stored residential building having super built-up area of 2327 sq. ft more or less out of which super build up area of 1164 sq. ft on the ground floor and super build up area of 1163 sq. ft on the first floor of the said residential building laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata- 700053, District-South 24 Parganas, in the state of West Bengal, which is morefully and particularly mentioned in the **SCHEDULE** hereunder written unto the favour of the Donees herein, where the Donees hereby agreed to accept the aforesaid Deed of Gift.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the natural love and affection which the Donor has for her son and daughter do hereby and hereunder renounce all her right, title and interest in the scheduled property with an intent to grant, convey, transfer, given and assure unto and to the use of the Donees freely and absolutely **ALL THAT** piece and parcel of property mentioned in **Schedule** and deliver the possession of the said property unto and in favour of the Donee.



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TO HAVE AND TO HOLD THE SAME for their use and benefit absolutely and unconditionally forever free from any encumbrances, attachments and/or defects in title whatsoever and to own possess and enjoy the property, do hereby granted, conveyed and transferred to express UNTO AND THE USE of the Donee absolutely and forever freed and discharged from or otherwise by the Donor subject to nevertheless to the covenants and conditions as would appeared hereinafter.

AND THAT the Donor do hereby covenant and agreed with the Donees that notwithstanding any act, deed or thing whatsoever, by the Donor or any one of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary that the Donor has all material times heretofore and now have good right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the aforesaid ownership in respect of the property hereby granted, conveyed and/or transferred or expressed or intended so to be unto and to the use of the Donee in the manner as aforesaid.

AND THAT the Donees shall and may at all time hereafter peaceable 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, hinder and interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate thereof under or in trust for predecessors in title.

AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Donor well and sufficiently and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Donor or any of the ancestor and predecessor in title or any person or persons lawfully and equitably claiming as aforesaid.



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THE DONOR DO HEREBY CONFIRM ASSURE AND DECLARE THAT the Donor has not in any way transferred, encumbered or made any agreement with anybody to transfer or to encumber the said premises to be conveyed granted and transferred by this Deed of Gift and that the said Donees and her respective heirs, executors, administrators and assigns shall and may hereafter and at all times peaceably and quietly possess and enjoy the said share absolutely in any way and manner they like for beneficial use and enjoyment of the said premises without interruption claim or demand whatsoever by the said Donor and/or any person or persons lawfully or equitably claiming from or under or in trust for them and that the said Donor shall and will and for all times to come at the request of the Donees and at their expense to do or execute or cause to be done or executed all such assurances acts, deeds and things whatsoever for further and more perfectly assuring the title of the Donee to the said premises unto and to the use of the Donees and their heirs, executors, administrators, representatives and assigns in the manner aforesaid as shall or may be reasonably required.

AND FURTHER THAT the execution of the gift deed the Donees shall become the joint and absolute owner of **ALL THAT** 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less Bastu land along with two stored residential building having super built-up area of 2327 sq. ft more or less out of which super build up area of 1164 sq. ft on the ground floor and super build up area of 1163 sq. ft on the first floor of the said residential building laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata- 700053, District - South 24 Parganas, in the state of West Bengal morefully and particularly mentioned in the **SCHEDULE** hereunder written. Henceforth the done shall be regarded as absolute owner of the aforesaid land.



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AND FURTHER THAT the Donee accepted the gift and possession of the aforesaid land hereto and executing these presents. The estimates value of the property is Rs.80,00,000/-only.

AND FURTHER THAT the Donor and Donee and any other party whatsoever hereby indemnifies the POA of any past and present and future litigations, responsibilities as the POA is just for a convenience for the registration and have not stake, interest in the property and has assisted only as he is known and trusted by the family to make it.

SCHEDULE

THE SCHEDULE HEREIN AFTER REFERRED TO AS DESCRIPTION OF THE PROPERTY UNDER GIFT)

ALL THAT undivided 33.33% share in ALL THAT piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less (i.e., 1 Cottah 6 Chittaks 3 Sq. Ft.) together with two stored residential building having super built-up area of 2327 sq. ft more or less (i.e., 775.66 Sq. Ft.) out of which 1164 sq. ft on the ground floor (i.e 388 Sq. Ft.) and 1163 sq. ft on the first floor (i.e., 387.66) Mosaic flooring residential space standing thereon laying and situate at municipal Premises No. 35/6 Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata- 700053, under the Ward No. 81 of Kolkata Municipal Corporation within the jurisdiction of Additional District Sub Registrar at Alipore, District - South 24 Parganas, in the state of West Bengal, which is butted and bounded as follows :

On the NORTH: By vacant land and private road.

On the SOUTH: Common passage leading to Tollygunge Circular Road.

On the EAST: By Premises No. 35/5, Somnath Lahiri Sarani, Kolkata

On the WEST : By Premises No. 35/B, Tollygunge Circular Road, Kolkata;

Road zone! (petrol Pump - Tolly Nala (Premises not mentioned in zone 2 and 3)).


Rajib Ghosh

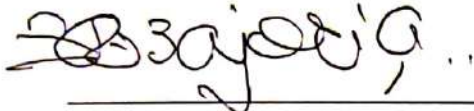


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IN WITNESSES WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and Seals on the day, month and year first above written.

SIGNED & DELIVERED

In presence of: - 



As constitute Attorney.

SIGNATURE OF DONOR



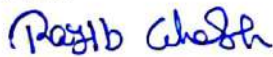
A. Chatterjee

SIGNATURE OF DONEES

WITNESSES :-

1. Ranajay Thakur c/o Overnight Real Estate LLP
1312 Glen Tower, Highland Park,
1925 Chakraborty
KOL-94
2. Ujjwal Banerjee
S. M. M. Naga.
KOL-700108
c/o Overnight Real Estate LLP

DRAFTED BY ME AS PER INSTRUCTION AND DOCUMENTS PROVIDED BY THE CLIENT



RAJIB GHOSH

Advocate

High Court Calcutta

6, Old Post Office Street, 5th Floor,

Kolkata-700001



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SPECIMEN FROM FOR TEN FINGERPRINTS



ROHIT BAJARIA	LEFT HAND	<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
	RIGHT HAND	<u>THUMB</u>	<u>FORE FINGER</u>	<u>MIDDLE FINGER</u>	<u>RING FINGER</u>	<u>LITTLE FINGER</u>

Signature



RAKESHWAR PRASAD MOOKERJEE	LEFT HAND	<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
	RIGHT HAND	<u>THUMB</u>	<u>FORE FINGER</u>	<u>MIDDLE FINGER</u>	<u>RING FINGER</u>	<u>LITTLE FINGER</u>

Signature



ANITA CHATTERJEE	LEFT HAND	<u>LITTLE FINGER</u>	<u>RING FINGER</u>	<u>MIDDLE FINGER</u>	<u>FORE FINGER</u>	<u>THUMB</u>
	RIGHT HAND	<u>THUMB</u>	<u>FORE FINGER</u>	<u>MIDDLE FINGER</u>	<u>RING FINGER</u>	<u>LITTLE FINGER</u>

Signature





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

Name

Signature

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

Name Rashid Akash (Identifire)

Signature Rashid Akash

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

Name

Signature



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STAMP AFFIXED BY
17/10/22
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that, I, MRS. MAUREEN MOOKERJEE (PAN: DUDPM8369G, Aadhar No : 2613 1467 5677, OCI NO: A2346852), (hereinafter referred to as the Grantor), Wife of Late Rama Prosad Mookerjee by Faith Hindu, by Occupation Retired, Citizen of India, aged about 80years; presently residing at Waterbeach Care Lodge, Ely Road, Waterbeach, Cambridge CB25 9NW, UK and having an Indian residence at 35/6 Tollygunge Circular Road, New Alipore, Kolkata G.P.O, West Bengal - 700053, India, SEND GREETINGS;

WHEREAS I am one of the Owners (by way of purchase and/or inheritance) of the below mentioned properties in India, being and described as:

- By Mortgage*
1. 1/3rd Share in an un-demarcated and undivided basis (by way of purchase and/or inheritance) in ALL THAT undivided 2/5th share in the piece and parcel of land hereditaments and premises containing an area of 4 Cottahs 2 Chittaks and 8 Sq.ft. be the same a little more or less being Plot No.4 of the premises No.35 and 35A, Tollygunge Circular Road and now known and numbered as - KMC Premises No.35/6, Somanath Lahiri Sarani, West Bengal (bounded by - Walls belonging to the Vendors and Purchasers on the North and West), Police Station and Sub-Registry Office Alipur, Mouza Punj Sahapur in the District of 24-Parganas.

AND WHEREAS I have decided to Gift my share in the said property, described above, to my 2 children namely 1. Professor Rajeshwar Prosad MOOKERJEE (PAN: CCHPM0529D, Aadhar No : 4013 6745 9317, OCI A1247565), (hereinafter referred to as Donee), Son of Late Rama Prosad Mookerjee by Faith Hindu, by Occupation Service, Citizen of United Kingdom, aged about 53.years; presently residing at 37 Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ, UK and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, West Bengal - 700001, India, and 2. MRS. Anita Chatterjee (PAN: BXIPC5278G, Aadhar No : 8742 0321 4180, OCI A1307112), (hereinafter referred to as Donee), Daughter of Late Rama Prosad Mookerjee by Faith Hindu, by Occupation Service, Citizen of United Kingdom, aged about 56 years; presently residing at 25 Faulkner Close, Milton, Cambridge, CB24 6EF, UK, and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, West Bengal - 700001, India, in equal proportion, on an un-demarcated and un-divided basis, but I am not able to travel to India personally and physically, to complete the process of presentation, execution and completion of the registration of the Deed of Conveyance (Deed of Gift) for effecting the absolute Gift and transfer of the said property. Hence, it hereby

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Signature

Signature

Mr. Mookerjee

P. G. Mittal

is required by me to appoint, an Attorney, who on my behalf, and as my lawfully appointed Attorney and representative, will complete the process of registration of the Deed of Conveyance (Deed of Gift) and all the related formalities, to formally, successfully and satisfactorily complete the absolute Gift and transfer process of the said property in a lawful manner.

AND WHEREAS it is also hereby declared, that all the previous appointment of attorney for the purpose of which this present is executed by me, stand revoked, cancelled and annulled. The present being the only valid Power of Attorney, I hereby execute, for the absolute Gift of the said property described above.

NOW BY THESE PRESENTS WITNESSETH that I do hereby appoint, Mr. Rohit Bajoria (PAN: ADRPB3420B Aadhaar No: 4820 5917 2538), Son of Mr Om Prakash Bajoria, by Faith Hindu, by Occupation Service, Citizen of India, presently residing at D214, Shantiniket, 32/4 Sahitya Parishad Street, PO: Simla, PS: Burtolla, Kolkata 700006, West Bengal, India, as my attorney-in-fact (hereinafter "Agent") for the said particular property as described above, to exercise the powers and discretions described below:

1) To appear before all the offices or authorities on my behalf in order to Gift the property as in schedule above on my behalf to my following 2 children, in equal un-demarcated, undivided, proportionate share and to sign on my behalf to execute any official document;

a. Professor Rajeshwar Prosad MOOKERJEE (PAN: CCHPM0529D Aadhar No: 4013 6745 9317, OCI A1247565), (hereinafter referred to as Donee), Son of Late Rama Prosad Mookerjee by Faith Hindu, by Occupation Service, Citizen of United Kingdom, aged about 53.years; presently residing at 37 Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ, UK, and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, West Bengal - 700001, India, and

b. MRS. Anita Chatterjee (PAN: BXIPC5278G, Aadhar No : 8742 0321 4180, OCI A1307112), (hereinafter referred to as Donee), Daughter of Late Rama Prosad Mookerjee

Rajeshwar Prosad Mookerjee

[Signature]

Mr. Mookerjee

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by Faith Hindu, by Occupation Service, Citizen of United Kingdom, aged about 56 years; presently residing at 25 Faulkner Close, Milton, Cambridge, CB24 6EF, and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, West Bengal - 700001, India,

- 2) To execute Deed of Gift in respect of the property as in schedule above on my behalf;
- 3) To present the Deed of Gift for registration before the registering authority and to register the same on my behalf;
- 4) To protect the property from the hands of the wrongdoers and trespassers;
- 5) To do and perform all such necessary acts and things as might become necessary for gifting of my property as in Schedule above in equal un-demarcated undivided proportionate share in favour of the 2 children named above;
- 6) To do such other acts as may be necessary for safe guarding the interest of the GRANTOR and the Donee over the property as in schedule above;
- 7) That my Agent shall have full power and authority, to act on my behalf inter-alia to do all or any of the acts, deeds, matters or things in respect of my this very particular property in India and to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire or relinquish in the future for this very property;
- 8) To hold, defend, take possession, protect, control, supervise, manage and maintain the said property and enter into binding contracts on my behalf for the said particular property;
- 9) To declare and admit the value of the property, before the competent authorities or the Registrar or the Sub-Register for purposes of Registration of the Deed of Conveyance (Deed of Gift) of the said property or for any documents by whatever name be called and to do all acts and things necessary, for the effective and absolute sale and transfer of the said property;

Signature

Signature

Signature

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P. GITHINS

- 10) To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of ALL papers, documents, contract, agreement, gift deed, deed of conveyance, assurances, declaration and any other documents, as may in any way be required to be so done, for or in connection with the sale of my said property, before the competent authorities or the Registrar or Sub-Registrar of Assurances or any other organization, having jurisdiction, as required;
- 11) To appear on my behalf, to sign and to represent me, before the Municipal Corporation or any other relevant Body, for mutation, payment of taxes, represent me for hearing of annual valuation in the municipality or any other relevant Body, appear in the Tribunal and represent me in any Case/Cases and to represent me in the B.L. & L.R.O., Registration Office, Police Authorities, Courts having civil, criminal, appellate or revisional jurisdiction, and in all other Government or semi-Government offices and departments in connection with the said Property as and when required;
- 12) To appoint Advocates or any other professionals as and when my said Attorney may deem fit and proper and to sign all the relevant papers and documents in my name and on my behalf, as my Attorney may deem fit and proper;
- 13) To do all acts, deeds and things on my behalf with the Bank or Financial Institutions, if so require, by the intending Donee's of the said property;
- 14) To concur, carry into effect and perform all agreements and contracts entered into by me or my behalf, with any person or persons, as my own act and deed and / or to cancel and / or repudiate the same;
- 15) All payments of any expenses, including but not restricted to, registration fees, stamp duty, taxes, municipal dues, water, electricity, legal fee, maintenance, safe guarding, safe keeping, marketing, consultation, legal advisory, tax advisory, brokerage, rates and taxes, electricity, society charges, tax liabilities, payables in terms of tax of any nature, and related compliances, interests, penalties, of my property, or any other expenses of or for the property, or any others expenses of whatever nature and whatsoever name be

called, will be done and borne by the 2 Donee's in equal proportion and the Attorney shall have no liability whatsoever with respect to the property mentioned above;

16) Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Power of Attorney and that further the said Attorney shall not hereby obtain or have power to make any construction or development work on the said property; The Attorney shall have no responsibility or liability at all, in any manner whatsoever, and whatever name be called, and full liability if any, regarding the said property is completely the responsibility of the Owners and the Attorney is indemnified for the same. This Power of Attorney is given for assisting in the ease of transaction only.

17) Be it specifically stated that I am one of the rightful Owners of the mentioned property and the property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, Income Tax attachment, financial institution charges and liabilities and is not affected by, or subject to, any personal guarantee for securing any financial accommodation and is not situated within the notified and cantonment area and no embargo and/or restriction has been imposed by the Local Authority / Competent Authority / Government Authority / Banks & Financial Institutions for transferring and sale of the property in question and if any restriction prevails, in that event I and only I, will be held responsible for that and the Attorney will have and bear no responsibility at all, financial or non-financial or any liability in any name whatsoever called, for the same and I hereby indemnify and absolve the Attorney for the same;

18) I hereby reserve the full capacity and right to revoke this Power of Attorney without service of any Notice.

THIS POWER OF ATTORNEY shall be construed as specific to the property mentioned above and for whatever is mentioned above. The listing of specific powers is intended to limit or restrict the general powers in this Power of Attorney.

Handwritten signatures and initials

Page 5 of 7

P. Gittins

Handwritten signature

If any part of any provisions of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent such invalidity only, without in any way affecting the remaining parts of such provisions or the remaining provisions of this instrument.

Any such act so to be done by my Attorney shall be construed to be my own act and I shall be bound to ratify the same in future.

Dated : ^{20th} September 2022 at Cambridge, United Kingdom

Signature : Mrs Maureen Mookerjee

Name : Mrs Maureen Mookerjee



Grantor

WITNESSES

The foregoing instrument, consisting of seven pages, including this page, was signed in our presence by Mrs Maureen Mookerjee and declared by her to be power given to her Agent as mentioned in this document for the said Property. We, at the request and in the presence of him and in the presence of each other, have subscribed our names below as witnesses. We declare that we are of sound mind and of the proper age to witness this and to the best of our knowledge, he is otherwise legally competent to sign this document, and appears of sound mind and under no undue influence or constraint. Under penalty of perjury, we declare these statements are true and correct on this 20th day of September, 2022 at Cambridge, United Kingdom.

Filiz Özbek

Mrs. Filiz ÖZBEK .

Witness Name: (Name of Witness 1)

Witness Address: (Address of Witness 1)

17 Faulkner Close Milton
Cambridge CB24 6EF
England .

Page 6 of 7

P.G.M.

P.G.M.



David Webster

Witness Name: (Name of Witness 2)

27 Faulkner Close
Millon
Cambridge
CB24 6EF
England.

Witness Address: (Address of Witness 2)

I, Paul Gittins, Notary Public for England and Wales
certify that this document was executed in my
presence as a deed according to English Law

Signed and Executed by: MAUREN MOOKERTJE
of (address): WATERBEACH LODGE, ELY ROAD WATERBEACH
Identified by (document and number): UK PASSPORT, CAMBRIDGE
Date and signature of Notary Public: NO 521009540 CB25 9NW
ENGLAND

PAUL GITTINS
NOTARY PUBLIC
18 PRIORY STREET
CAMBRIDGE CB4 3QH
ENGLAND
Tel: +44 (0) 1223 351302
www.paulgittins.co.uk



Handwritten signature

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
DUDEM6369G

नाम
MAUREEN MOOKERJEE

पिता का नाम / Father's Name
DURICK GRAHAM SHADWICK



Mumbai
Mumbai

FRECKLES ON FACE
 It is not valid for Visa and other purposes / Visible Distinguishing Mark of OCI Card Holder

Passport No. / Date of Issue / 521009540
 03/03/2014
 London

CHELMSFORD
 SPRINGFIELD
 33 CANDYLUFT ROAD
 Rama Prasad Mookerjee
 MAJORIE SHADWICK
 ULRICK GRAHAM SHADWICK

सावधानी

- 1 यह प्रमाणपत्र भारत सरकार की संपत्ति है। जारी करनेवाले प्राधिकारी की ओर से इस प्रमाणपत्र के बारे में, इसे वापस करने सहित कोई भी सूचना प्राप्त होने पर, उसका पुनर्पत्र अर्पण करना किया जाए।
- 2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे क्षतिग्रस्त भी न किया जाए।
- 3 यह प्रमाणपत्र गुप्त हो जाने या छेपी हो जाने पर उसकी सूचना निकट के भारतीय मिशन को और यदि भारत में हो तो श्री.जी.आई. प्रकोट, विदेश प्रभाग, गुप्तचरालय, एन.टी.सी.-II बिल्डिंग, जयसिंग रोड, नई दिल्ली - 110001 को सुलभ दी जाए।

CAUTION

- 1 This certificate is the property of the Government of India. Any communication received by the holder from the issuing Authority regarding this certificate including demand for its surrender should be complied with immediately.
- 2 This certificate must not altered or mutilated in any way.
- 3 Loss, theft or destruction of this certificate should be immediately reported to the nearest Indian Mission abroad or to the O.C.I Cell, Foreigners Division, Ministry of Home Affairs, NDCC-II Building, Jai Singh Road, New Delhi-110001 if the holder is in India.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADRPB3420B



नाम / Name
ROHIT BAJORIA

पिता का नाम / Father's Name
OM PRAKASH BAJORIA

जन्म की तारीख /
Date of Birth
07/09/1975

Rojoria
हस्ताक्षर / Signature

01112018

Rohit Bajoria



भारत सरकार
GOVERNMENT OF INDIA



Rohit Bajoria
DOB: 07/09/1978
MALE



4820 5917 2538

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Om Prakash Bajoria, D214 SHANTI
NIKET, 32/4 SAHITYA PARISHAD STREET,
Beadon Street, Kolkata,
West Bengal - 700006



1947
1947 303 1947

naip@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Rohit Bajoria

भारत सरकार
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



नाम: श्री/श्रीमती का
Financial Account Number Card
EXIPC5278G

ANITA CHATTERJEE
रामा प्रोसोड मोडरनेज
RAMA PROSOD MODERNEE



04/07/1996
Signature

A. Chatterjee



Rama Prosad Mookerjee

Major Information of the Deed

Deed No :	I-1603-16666/2022	Date of Registration	01/11/2022
Query No / Year	1603-2003026573/2022	Office where deed is registered	
Query Date	18/10/2022 9:30:20 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4318] Other than Immovable Property, Gift in favour of family members [Amount for Family Members : 2/-]		
Set Forth value	Market Value		
Rs. 84,62,856/-	Rs. 84,70,856/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 42,374/- (Article:33(i))	Rs. 84,805/- (Article:A(1), E, A(1), M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Somnath Lahiri Sarani, Road Zone : (Petrol Pump -- Tolly Nala (Premises not mentioned in zone 2 and 3)) , , Premises No: 35/6, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 6 Chatak 3 Sq Ft	79,36,000/-	79,44,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :				2.2756Dec	79,36,000 /-	79,44,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	775.66 Sq Ft.	5,26,856/-	5,26,856/-	Structure Type: Structure
Floor No: 1, Area of floor : 388 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 387.66 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		775.66 sq ft	5,26,856 /-	5,26,856 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Maureen Mookerjee Wife of Late Rama Prosad Mookerjee Waterbeach,, Block/Sector: Care Lodge, ELY Road, Cambridge, CB25 9NW, City:- , P.O:- UK, England, United Kingdom, PIN:- CB259N Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: United Kingdom, PAN No.:: DUxxxxxx9G, Aadhaar No: 26xxxxxxxx5677, Status :Individual, Executed by: Attorney, Executed by: Attorney

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Rajeshwar Prosad Mookerjee Son of Late Rama Prosad Mookerjee 37, Sandy Lodge Lane, Moor Park, Block/Sector: North Wood, HA6 2HZ, City:- , P.O:- UK, Jersey, United Kingdom, PIN:- HA62HZ Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom, PAN No.:: CCxxxxxx9D, Aadhaar No: 40xxxxxxxx9317, Status :Individual, Executed by: Self, Date of Execution: 25/10/2022 , Admitted by: Self, Date of Admission: 25/10/2022 ,Place : Pvt. Residence
2	Smt Anita Chatterjee Daughter of Late Rama Prosad Mookerjee 25, Faulkner Close, Block/Sector: Milton, Cambridge,, CB24 OEF, City:- , P.O:- UK, England, United Kingdom, PIN:- CB240E Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom, PAN No.:: BXxxxxxx8G, Aadhaar No: 87xxxxxxxx4180, Status :Individual, Executed by: Self, Date of Execution: 25/10/2022 , Admitted by: Self, Date of Admission: 25/10/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Rohit Bajoria (Presentant) Son of Mr Om Prakash Bajoria Shantiniket, Sahitya Parishad Street, Block/Sector: D214, 32/4, City:- Kolkata, P.O:- Simla, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx0B, Aadhaar No: 48xxxxxxxx2538 Status : Attorney, Attorney of : Mrs Maureen Mookerjee

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajib Ghosh Son of Mr Johar Ghosh Sukantapolly,kalikapur,kolkata, City:- Rajpur-sonarpur, P.O:- South Garia, P.S:- Barupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743613			
Identifier Of Shri Rohit Bajoria, Shri Rajeshwar Prosad Mookerjee, Smt Anita Chatterjee			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs Maureen Mookerjee	Shri Rajeshwar Prosad Mookerjee	Y	1.13781 Dec	39,72,000/-

1	Mrs Maureen Mookerjee	Smt Anita Chatterjee	Y	1.13781 Dec	39,72,000/-
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Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mrs Maureen Mookerjee	Shri Rajeshwar Prosad Mookerjee	Y	387.83 Sq Ft	2,63,428/-
S1	Mrs Maureen Mookerjee	Smt Anita Chatterjee	Y	387.83 Sq Ft	2,63,428/-

Endorsement For Deed Number : I - 160316666 / 2022

20-10-2022

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 84,70,856/- . Family Members amount Rs 84,70,856/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-10-2022

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

Presented for registration at 12:00 hrs on 25-10-2022, at the Private residence by Shri Rohit Bajoria .

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

Execution is admitted on 25/10/2022 by 1. Shri Rajeshwar Prosad Mookerjee, Son of Late Rama Prosad Mookerjee, 37, Sandy Lodge Lane, Moor Park, Sector: North Wood, HA6 2HZ, P.O: UK, Jersey, United Kingdom, PIN - HA62HZ, by caste Hindu, by Profession Service, 2. Smt Anita Chatterjee, Daughter of Late Rama Prosad Mookerjee, 25, Faulkner Close, Sector: Milton, Cambridge,, CB24 OEF, P.O: UK, England, United Kingdom, PIN - CB240E, by caste Hindu, by Profession Service

Indetified by Mr Rajib Ghosh, , Son of Mr Johar Ghosh, Sukantapolly,kalikapur,kolkata, P.O: South Garia, Thana: Baruipur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Rohit Bajoria, , Son of Mr Om Prakash Bajoria, Shantiniket, Sahitya Parishad Street, Sector: D214, 32/4, P.O: Simla, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service as constituted attorney for Mrs Maureen Mookerjee Waterbeach,, Sector: Care Lodge, ELY Road, Cambridge, CB25 9NW, P.O: UK, England, United Kingdom, PIN - CB259N is admitted by him

Indetified by Mr Rajib Ghosh, , Son of Mr Johar Ghosh, Sukantapolly,kalikapur,:olkata, P.O: South Garia, Thana: Baruipur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-10-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,805.00/- (A(1) = Rs 84,759.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 84,791/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2022 1:17PM with Govt. Ref. No: 192022230149567898 on 23-10-2022, Amount Rs: 84,791/-, Bank: SBI EPay (SBlePay), Ref. No. 8172050792629 on 23-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,374/- and Stamp Duty paid by online = Rs 41,854/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/10/2022 1:17PM with Govt. Ref. No: 192022230149567898 on 23-10-2022, Amount Rs: 41,854/-, Bank: SBI EPay (SBlePay), Ref. No. 8172050792629 on 23-10-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-11-2022

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 (i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,805.00/- (A(1) = Rs 84,759.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2022 4:27PM with Govt. Ref. No: 192022230155126158 on 01-11-2022, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 1113181588735 on 01-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 42,374/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48330, Amount: Rs.500.00/-, Date of Purchase: 17/10/2022, Vendor name: Anusree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/11/2022 4:27PM with Govt. Ref. No: 192022230155126158 on 01-11-2022, Amount Rs: 20/-, Bank: SBI EPay (SBlePay), Ref. No. 1113181588735 on 01-11-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 537463 to 537499
being No 160316666 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.02 13:17:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/02 01:17:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)