

17/28/22 VC-4817/22

16667/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The signature reads as the endorsement sheets attached with the document as the part of this document.

N 305479

DEED OF GIFT

[Signature]
District Sub-Registrar-II
Ulipore, South 24-parganas

25.10.22
11.50

G-22018119

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**;

17 OCT 2022

48329
DATE.....
SOLD TO..... RAJIB GHOSH
Advocate
ADDRESS..... 6, Old Post Office Street
5th Floor, Kol-700001
RS..... 500/-

CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973

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

~~Signature~~
12882

~~Signature~~

~~Signature~~
12883

~~Signature~~
12884

A. Chatterjee
12888

Identified by me.

Rajib Ghosh
S/o Jehan Ghosh
vill- Bhamta, PO-South Guaria
P.S. - Baruipur, PIN-743613
South 24 P.S.

17 OCT 2022



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIPORE
25 OCT 2022

duly represented by its constitute attorney namely Shri Rohit Bajoria, son of Om Prakash Bajoria, having his Income Tax Permanent Account No. **(ADRPB3420B)** and Aadhaar No. **(4820 5917 2538)** by Faith Hindu, by Nationality - Indian, by Occupation - Service, residing at D-214, Shantiniket, 32/4 Sahitya Parishad Street, Post Office-Simla, Police Station -Burotola, Kolkata-700006, which was duly notarised before the Notary Public of United Kingdom dated 20.09.2022 and duly stamped before the Treasury of West Bengal dated 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. **(BXIPC5278G)**, 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, excutors, 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:



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WHEREAS One Lila Rani Mukherjee, was the sole and absolute owner of All That piece and parcel of Bastu land measuring about 4 Cottahs, 4 Chittaks and 21 sq. ft. together with residential building sanding thereon laying and situate at municipal Premises No. 35/5, 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 by virtue of a registered deed of conveyance dated 8th February 1962 which was duly registered and recorded as being no 1158, for the year 1962.

AND WHEREAS While said Lila Rani Mukherjee was enjoying her aforesaid property free from all sorts an encumbrance was died intestate leaving behind her husband Ajit Kumar Mukherjee, two sons namely Ashis Kumar Mukherjee and Ashim Kumar Mukherjee and two daughters namely Swati Bhattacharjee, Sikha Ganguly as her legal heirs to inherit her aforesaid property and after the demise of said Lila Rani Mukherjee her aforesaid legal heirs become the joint and absolute owner of All That 4 Cottahs, 4 Chittaks and 21 sq. ft. land together with residential building sanding thereon laying and situate at municipal Premises No.35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata-700053, by virtue of inheritance as per the provision of Indian Succession Act 1954.

AND WHEREAS While said Ajit Kumar Mukherjee, Ashis Kumar Mukherjee, Ashim Kumar Mukherjee, Swati Bhattacharjee and Sikha Ganguly jointly enjoying their aforesaid property along with other properties free from all sorts and encumbrances for the betterment of their usage, executed a registered deed of partition on 9th March 1990 which was duly registered at the office of Registrar of Assurances at Calcutta and recorded in Book No- I, Volume No-93, Pages From 29-68, being no 3183 for the year 1990 whereby and whereunder said Ashis Mukherjee was allotted **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together the residential building sanding thereon subject to life interest in one Bedroom along with One Bathroom of



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Ajit Kumar Mukherjee laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata-700053.

AND WHEREAS While said Ajit Kumar Mukherjee is in the possession of One Bedroom and One Bathroom in the aforesaid property, died intestate on 11th June 1992 and thereafter as per the terms and conditions of the partition deed dated 9th March 1990 said Ashis Kumar Mukherjee become the sole absolute owner of the aforesaid property.

AND WHEREAS While said Ashis Kumar Mukherjee was enjoying his **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together the residential building sanding thereon laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, free from all sorts and encumbrances from his personal needs sold, conveyed and transferred his **ALL THAT** aforesaid property to and in favour of Rama Prosad Mookerjee and Maureen Mookerjee by way of a registered deed of conveyance which was duly registered at the office of Additional Registrar of Assurance-I at Kolkata on 25th September 2017 which was duly recorded in Book No-I, Volume No-1901-2017, Pages From 217743 to 217779, being no 06501 for the year 2017.

AND WHEREAS While said Rama Prosad Mookerjee and Maureen Mookerjee were enjoying their property free from all sorts of encumbrances said Rama Prosad Mookerjee was died intestate leaving behind his wife Maureen Mookerjee and only son Rajeshwar Prosad Mookerjee and only daughter Anita Chatterjee as his legal heirs to inherit his 50% share over the aforesaid property and after the demise of Rama Prosad Mookerjee his aforesaid Legal heirs become the joint and absolute owner of **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. land together the residential building sanding thereon laying and situate at municipal Premises No.35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road)



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Police Station & Post Office - New Alipore, Kolkata-700053 and after becoming the owners of the property the said Maureen Mookerjee, Rajeshwar Prosad 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. 110810402052 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 WHEREAS thus said Maureen Mookerjee by virtue of the deed of conveyance dated 25th September 2017 and by way of inheritance become the joint owner of 66.66% undivided share in **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together with three storied tiles flooring, 27 years old residential building standing thereon super build up area measuring about 2000 sq. ft. in the ground floor, super build up area measuring about 2000 sq. ft in first floor and super build up area measuring about 850 sq. ft. at the second floor total 4850 sq. ft more or less laying and situate at municipal Premises No 35/5, 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 66.66% undivided share in **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together with three storied tiles flooring, 27 years old residential building standing thereon measuring about 2000 sq. ft. in the ground floor, 2000 sq. ft in first floor and 850 sq. ft. at the second floor total 4850 sq. ft more or less laying and situate at municipal Premises No.35/5, Somnath Lahiri Sarani (previously known as Tollygunge



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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 Donces 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 Donces 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.

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.



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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.

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, 4 Chittaks



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and 21 sq. ft. Bastu land together with three storied tiles flooring, 27 years old residential building standing thereon measuring about 2000 sq. ft. in the ground floor, 2000 sq. ft in first floor and 850 sq. ft. at the second floor total 4850 sq. ft more or less laying and situate at municipal Premises No 35/5, 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.

AND FURHTER 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.1,00,00,000/-only.

AND FURTHER THAT the Donor and Donees and any other party whatsoever hereby indemnifies the POA Of any past and present and future litigations, responsibilities etc as the POA is just for convenience for the registration and have no 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 66.66% share in ALL THAT piece and parcel of Bastu land measuring about 4 Cottahs, 4 Chittaks and 21 sq. ft. more or less (i.e., 2 Cottah 13 Chittaks 29 Sq Ft.) together with three storied tiles flooring, 27 years old residential building standing thereon super build up area measuring about 2000 sq. ft. in the ground floor, (i.e., 1333 Sq. Ft.) super build up area measuring about 2000 sq. ft in first floor (i.e., 1333 Sq. Ft.) and super build up area measuring about 850 sq. ft. (i.e., 566 Sq. Ft.) at the second floor total 4850 sq. ft more or less (i.e., 3232) laying and situate at municipal Premises No. 35/5 Somnath Lahiri Sarani (previously known as



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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 Premises No. 67, Block - "P"

On the SOUTH: By Partly Premises No. 35/4, Somnath Lahiri Sarani, Kolkata and Partly by 20" feet Common Road;

On the EAST: By Vacant Land. 

On the WEST: By Premises No. 35/6, Tollygunge Circular Road, Kolkata;

Road Zone: (Petrol Pump - Tollygunge (Premises not mentioned in zone 2. and 3.)

Road along





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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

AS Constituted Attorney


SIGNATURE OF DONOR


A. Chatterjee


SIGNATURE OF DONEES

In presence of:-

WITNESSES :-

1. Ranajit Halder
1/40 Red Light Club Clp.
13A 2 Guntur
Hiland Park, Kol-94.
2. Wilwal Banerji
40 Overseas Road Clp.
3. Mata Mominia Noya.
Kee-70168.

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

F/2190/2005/2019



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SPECIMEN FROM FOR TEN FINGERPRINTS



ROHIT BAJORIA	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Rohit Bajoria



RAKESHWAR PRASAD MOOKERJEE	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Rakeshwar Prasad Mookerjee



ANITA CHATTERJEE	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature A. Chatterjee





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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 Rajib Ghosh (Identire)

Signature Rajib Ghosh

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

Name /

Signature



DISTRICT SUB-REGIS PAR-III
SOUTH 24 P S. ALI RE
25 OCT 2022

STAMP AFFIXED BY
17/10/22
STAMP SUPERINTENDENT
KOLKATA CHIEF REGISTRAR



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:

1. 66.6667 % Share (Total of 50% share together with 1/3rd of 50% Share) in an undemarcated and undivided basis (by way of purchase and/or inheritance) in ALL THAT piece and parcel of Bastu land admeasuring 4 Cottahs, 4 Chittacks and 21 Square Feet together with three storied building standing thereon measuring about 2000 Square Feet in the Ground Floor and 2000 Square Feet in the First Floor and 850 Square Feet in the Second Floor Residential (All Tiles Floor) (27 years Old) more or less lying and situated at Premises no. 35/5, Somnath Lahiri Sarani (previously Tollygunge Circular Road), Police Station : New Alipore, Kolkata- 700 053, under Ward No. 81, Zone- Petrol Pump- Tali nala (Premises not mentioned in Zone 2&3) within the ambit of Kolkata Municipal Corporation TOGETHER WITH septic tank, stair case, water connection, boundary wall, easement and quasi easement right and also all others fittings and fixtures including the electrical installation in the said building KMC Premises No.35/5, Somanath Lahiri Sarani, West Bengal, together with undivided, impartible, proportionate share in all that piece and parcel of Land, standing therein, and the right to enjoy the common areas and facilities in the said premises, and right to free ingress and egress from the said properties.

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

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Handwritten signature
Mrs Mookerjee

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P. G. Ghosh

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 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



Mr. Mookerjee

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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 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;



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P. G. Chatterjee

- 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;
- 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;

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- 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 or liability 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,

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Page 5 of 7

P. G. Mittal

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.

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 : 

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



Page 6 of 7

P. G. GILLES

statements are true and correct on this 20th day of September, 2022 at Cambridge, United Kingdom.

Handwritten signature Mrs. Filiz ÖZBEK

Witness Name: (Name of Witness 1)

Witness Address: (Address of Witness 1)

17 Faulkner Close, Milton
Cambridge CB24 6EF
England

Handwritten signature

DAVID WEBSTER

Witness Name: (Name of Witness 2)

Witness Address: (Address of Witness 2)

27 Faulkner Close
Milton
Cambridge CB24 6EF
England

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: MAUREEN MOOKERJEE
of (address): WATERBEACH LODGE ELY ROAD
Identified by (document and number): UK PASSPORT NO 521009540

WATERBEACH
CAMBRIDGE
CB25 9NW
ENGLAND

Date and signature of Notary Public:

20.9.2022
P. Gittins

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DUDPM8369G



नाम / Name
MAUREEN MOOKERJEE

पिता का नाम / Father's Name
ULRICK GRAHAM SHADWICK

जन्म तिथि / Date of Birth
02/01/1942

Maureen Mookerjee
हस्ताक्षर / Signature





भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2016/00673/18306

To
Maureen Mookerjee
W/O: Rama Prosad Mookerjee
17 BRABOURNE ROAD
MOOKERJEE HOUSE DALHOUSIE
Kolkatta G.P.O.
Kolkatta G.p
Circus Avenue Kolkata
West Bengal 700001
9332801116

22/04/2017

34652130



MD346521301FH



आपका आधार क्रमांक / Your Aadhaar No. :

2613 1467 5677

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Maureen Mookerjee
DOB : 02/01/1942
Female



2613 1467 5677

मेरा आधार, मेरी पहचान

धाराधारिणी

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 सूचना संप्रदान किया जाए।

2 इस प्रमाणपत्र में कोई परिवर्तन न किया जाए या किसी भी प्रकार से इसे हस्तलिखित भी न किया जाए।

3 यह प्रमाणपत्र प्राप्त हो जाने या खोने हो जाने पर उसकी सूचना निम्न के भारतीय निवास को और यदि वास्तव भारत में हो तो श्री श्री. आर. प्रकाश, सिद्धार्थ भवन, गुडगाँव, पन्डरीतीर्थी-11 दिल्ली, जहाँसिंह रोड, नई दिल्ली - 110001 को सूचना 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.

पिता / कायदा अधिकारी का नाम / Name of Father / Legal Guardian

ULRICK GRAHAM SHADWICK

माता का नाम / Name of Mother

MARJORIE SHADWICK

जीवनसाथी का नाम / Name of Spouse

RAMA PRUSAD MOOKERJEE

भारत / विदेश का पता / Address in India / Abroad

33 CANDYTUFT ROAD

SPRINGFIELD

CHELMSFORD

पासपोर्ट नं. / Passport No.

521009540

जारी करने की तिथि / Date of Issue

03/03/2014

जारी करने का स्थान / Place of Issue

LONDON

जो भी कोई वास्तविक चिह्न या चिह्न को स्पष्ट रूप से देखें / Visible Distinguishing Mark of OCI Card Holder

FRECKLES ON FACE

Mumukshu Mookerjee



भारत सरकार
GOVERNMENT OF INDIA



Rohit Bajoria
DOB: 07/09/1978
MALL



4820 5917 2538

मेरा आधर, मेरी पहचान
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



www.uidai.gov.in

www

P.O. Box No. 1947
Kolkata - 700 019

Rohit Bajoria

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
07/09/1978

Bajoria
हस्ताक्षर / Signature

01112018

Rohit Bajoria



ভারত সরকার
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

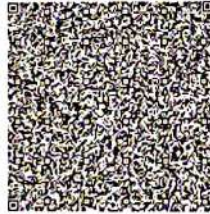
তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15006/17347

Download Date: 15/07/2021

To
রাজীব ঘোষ
Rajib Ghosh
Bhanta
South Garia
South 24 Parganas West Bengal - 743613
9073475197

Issue Date: 11/07/2021

Signature Not Verified
Digitally signed by Rajib Ghosh
DN: cn=Rajib Ghosh, o=UIDAI, ou=AUTHORITY, email=RAJIB.GHOSH@uidai.gov.in, c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

8571 7233 7925

VID : 9176 9289 6976 1712

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রাজীব ঘোষ
Rajib Ghosh
জন্মতারিখ/DOB: 30/05/1997
পুরুষ/ MALE

Download Date: 15/07/2021

Issue Date: 11/07/2021

8571 7233 7925

VID : 9176 9289 6976 1712

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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- Aadhaar helps you avail various Government and non-Government services easily.
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- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
ভাঁটা, পশ্চিম ২৪ পরগনা,
পশ্চিম বঙ্গ - 743613

Address:
Bhanta, South 24 Parganas,
West Bengal - 743613



8571 7233 7925

VID : 9176 9289 6976 1712

1047 | help@uidai.gov.in | www.uidai.gov.in

Rajib Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANITA CHATTERJEE

Registration Number C
BXIPC5278G

Signature's Name
RAMA PRASAD MOOKERJEE

04/07/1965



A. Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT
RAJESHWAR PROSAD MOOKERJEE
भारत सरकार
GOVT. OF INDIA



RAMA PROSAD MOOKERJEE
05/12/1969
Permanent Account Number
CCHPM0529D

Signature



Major Information of the Deed

Deed No :	I-1603-16667/2022	Date of Registration	01/11/2022
Query No / Year	1603-2003018119/2022	Office where deed is registered	
Query Date	17/10/2022 1:30:03 PM	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. 1,85,89,239/-	Rs. 1,85,89,239/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 92,966/- (Article:33(i))	Rs. 1,85,988/- (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: 35/5, , 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	2 Katha 13 Chatak 29 Sq Ft	1,64,32,001/-	1,64,32,001/-	Property is on Road Adjacent to Metal Road,
Grand Total :				4.7071Dec	164,32,001 /-	164,32,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3232 Sq Ft.	21,57,238/-	21,57,238/-	Structure Type: Structure
Floor No: 1, Area of floor : 1333 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1333 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 566 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3232 sq ft	21,57,238 /-	21,57,238 /-	

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: 26xxxxxxx5677, 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, England, United Kingdom, PIN:- HA62HZ Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom, PAN No.:: CCxxxxxx9D, Aadhaar No: 40xxxxxxx9317, 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, United Kingdom, PIN:- CB240E Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom, PAN No.:: BXxxxxxx8G, Aadhaar No: 87xxxxxxx4180, 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: 48xxxxxxx2538 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:- Baruipur, 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	2.35354 Dec	82,16,001/-
L1	Mrs Maureen Mookerjee	Smt Anita Chatterjee	Y	2.35354 Dec	82,16,001/-

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	1616 Sq Ft	10,78,619/-
S1	Mrs Maureen Mookerjee	Smt Anita Chatterjee	Y	1616 Sq Ft	10,78,619/-

On 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 1,85,89,239/-. Family Members amount Rs 1,85,89,239/-



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 11:50 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, England, 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, 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,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



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 1,85,988.00/- (A(1) = Rs 1,85,942.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 1,85,974/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/10/2022 1:26PM with Govt. Ref. No: 192022230149571878 on 23-10-2022, Amount Rs: 1,85,974/-,
Bank: SBI EPay (SBlePay), Ref. No. 9448968138637 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. 92,966/- and Stamp Duty paid by by online = Rs 92,966/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/10/2022 1:26PM with Govt. Ref. No: 192022230149571878 on 23-10-2022, Amount Rs: 92,446/-, Bank: SBI EPay (SBlePay), Ref. No. 9448968138637 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 1,85,988.00/- (A(1) = Rs 1,85,942.00/- ,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 4:31PM with Govt. Ref. No: 192022230155133308 on 01-11-2022, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 8099815532525 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. 92,966/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 20/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 48329, 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 4:31PM with Govt. Ref. No: 192022230155133308 on 01-11-2022, Amount Rs: 20/-, Bank: SBI EPay (SBlePay), Ref. No. 8099815532525 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 537519 to 537558
being No 160316667 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.02 13:13:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/02 01:18:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)