5994 — I — 5220 2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

12/4/93

33, 4,

3410
600
4010

12-4-93

A 319
E 7
2 53
4101

THIS INDENTURE made this 12th day of April 1993 BETWEEN SMT. SUSHILA BATRA, widow of Kailash Chandra Batra, Hindu, Housewife and Landholder, residing at 61, Santosh Roy Road, Calcutta-8, hereinafter called the "DONOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives) of the One Part AND SMT. SHANTA KESH, wife of Dr. Deepak Kesh,

Hindu.....

favour.....

260

Ms. Vijoya Koul Adv.
6, Old Post Office St
Cal-1

12th April 1993

Sushila Batra
one copy Petitioner

12-7-93

Sushila Batra W/O Late
Kalloy Chandra Batra
of 61 Santosh Roy Rd
Cal. Shanta Kesh W/O AM
Sefali Kesh of 145
Vidyasagar Sarani
Cal.

Sushila Batra

2273

Sushila Batra

Shanta Kesh.

2275

Br. Nandi
Advocate
Writer. P.A. Calcutta

Br Nandi.

12-7-93

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रूपये TWO THOUSAND RUPEES

Hindu, by occupation Teacher residing at 145, Vidyasagar Sarani, Sealpara,P.S. Thakurpukur, Calcutta, hereinafter called the "DONEE" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators and legal representatives) of the Other Part.

WHEREAS by an Indenture of Conveyance dated 15th September, 1959 and made between Nagendra Nath Das therein described as the Vendor and Kailesh Chandra Batra and Smt. Sushila Batra, therein described as the Purchasers and registered in Book No.I, Volume No.151, Pages 27 to 33, Being No.8231 for the year 1959 registered at the Office of the Sub-Registrar of Assurances at Alipur whereby and whereunder the said Vendor granted conveyed sold and transferred unto the said purchasers All That piece or parcel of Niskar Brahmottar Royti Sthitiban Bastu land containing an area of 19 Cottahs 12 Chittacks and 10 Square Feet be the same a

little.....

favour....

260

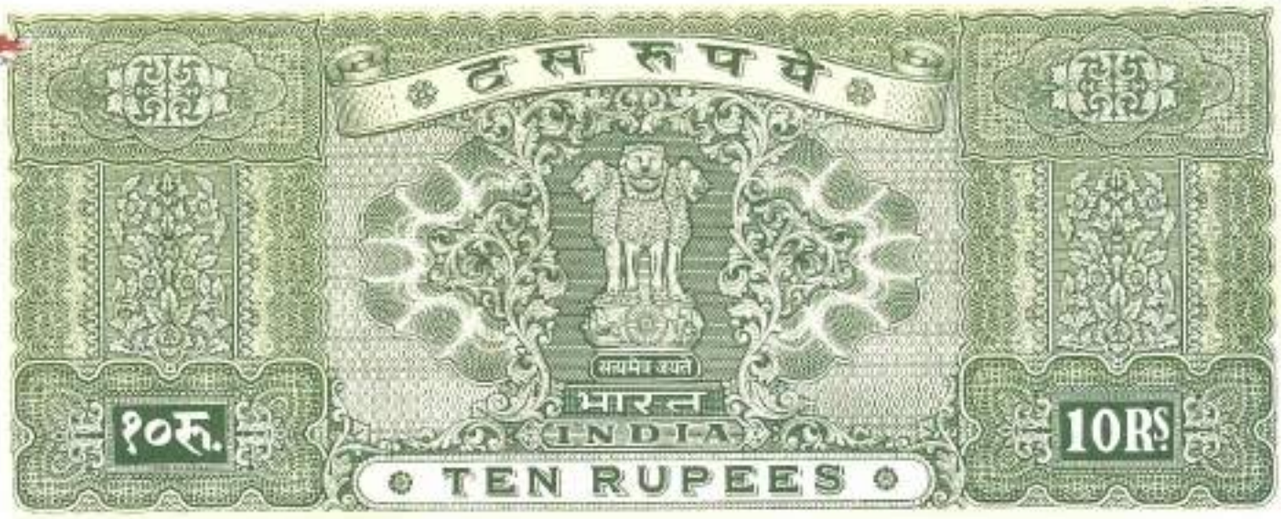
Ms. Vijaya Kank Adv.
6, Old Post office St
Cuddalore

5.4.93

Rs 4000/-
10%
4400/-

3

10 Rs.



little more or less being premises No.61, Santosh Roy Road, P.S. Behala, Calcutta-8, more fully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS the said Purchasers after their purchase duly mutated their names with the local Municipality and constructed two upper roomed dwelling house, out houses, sheds on the said plot of land. The said building was constructed before 1970 and let out to tenants.

AND WHEREAS the said Kailash Chandra Batra a Hindu governed under the Mitakshara School of Hindu Law died intestate on or about 10th November, 1981 leaving him surviving his widow the said Smt. Sushila Batra the Donor herein and two sons namely Anil Batra and Sunil Batra and two unmarried daughters, Shanta Batra and Nita Batra as his heirs and heiresses, having seised and possessed of, inter alia, undivided fifty per cent part or share of and in the said premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8,(hereinafter referred to as "the said premises").

AND .....

favour.....

260

Ms. Vijaya Kanl Adv.
6, Old Post Office St
Cal-1

5.4.9

Fee 4000/-
10/-
4010/-

AND WHEREAS in the aforesaid circumstances the said undivided 50% share of the said deceased devolved upon the said heirs and heiresses in equal share i.e. they became entitled to undivided 10% share each.

AND WHEREAS the said Smt. Sushila Batra who was holding 50% share in the property by purchase now under the circumstances what had happened became entitled to 50% plus 10% share i.e. 60% (sixty per cent) share of and in the said property when her sons and daughters became entitled to 10% (ten per cent) share each in the said property.

AND WHEREAS the Donor is thus now absolutely seised and possessed of undivided 60% (sixty per cent) share or part of and in the said two upper storied building out-houses and darwan quarter now dilapidated and tenanted being premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the District 24-Parganas (South) and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever

AND WHEREAS the Donor is desirous of making an absolute gift of her undivided 30% (thirty per cent) share in the said premises out of her total share of 60% (sixty per cent) share in the said premises and such gift would be given to the said two daughters who are married to Sri Deepak Kesh and Prabir Mukherjee respectively and thereby became known as Shanta Kesh and Nita Mukherjee respectively and two several Deed of Gifts of even date transferring 15% (fifteen per cent undivided share in the said premises in favour of each of the said two daughters would be executed and registered in their

favour.....

FILED
17 SEP 2009

favour respectively, and thus the remaining share of the Donor in the said property would be 30% (thirty per cent) undivided share.

AND WHEREAS the Donor is desirous of making an absolute gift of her undivided 15% (fifteen per cent) share out of her total holding of undivided 60% (sixty per cent) share of and in the said premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in favour of her daughter the said Smt. Shanta Kesh the Donee herein out of her natural love and affection and diverse other weighty causes and considerations thereunto moving in her towards her daughter the said Smt. Shanta Kesh.

AND WHEREAS in view of the aforesaid gift, the Donee thus now become entitled to undivided 15% (fifteen per cent) share in the said premises and the Donee is already entitled to undivided 10% (ten per cent) share in the said premises as an heiress of the said Kailash Chandra Batra.

AND WHEREAS for the purpose of Stamp Duty to be paid on this presents the said undivided 15% (fifteen per cent) share of the Donor of and in the said dilapidated premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the District of 24-Parganas (South) is valued at Rs.30,000/- only as per valuation of Estate Duty Controller.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donor bears for the Donee and for diverse other weighty causes and considerations thereunto moving, she the Donor doth hereby freely and

voluntarily.....

17 SET 2008

voluntarily grant transfer and convey unto the Donee as and by way of gift ALL THAT the undivided 15% (fifteen per cent) share or part out of her holding of 60% (sixty per cent) share of and in the said messuage, tenements, land structure, hereditaments and premises being dilapidated and tenanted premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the District of 24-Parganas (South) more fully and particularly mentioned and described in the Schedule hereunder written TOGETHER WITH like share or interest in all buildings, common areas, common passage, roof, fittings,fixtures, yards, courts areas, sewers, drains, paths, passages,common fences, common walls, water, water courses, lights rights, liberties, privilege, easements, appurtenances whatsoever to the said premises belonging to or in anywise appertaining thereto or usually hel or enjoyed therewith or reputed to belong or to be appurtenant thereto TOGETHER WITH all the legal incidents thereof which sh the Donor is capable of possessing therein TO HAVE and TO HOLD the same UNTO and TO THE USE and BENEFIT of the Donee absolute and for ever free from all encumbrances whatsoever AND the Don doth hereby covenant with the Donee that she the Donor shall and will from time to time and at all times hereafter warrant and defend the title of the Donee to the said messuage tenemen land, structure, hereditaments and premises being premises No. 61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the Dis rict of 24-Parganas (South) aforesaid according to the true intent and meaning of these presents AND the Donee doth hereb accept the said gift as is testified by her being a party her and executing these presents.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT undivided 15% (fifteen per cent) part or sh out of 60% (sixty per cent) part or share of the Donor in All

That.....

17 SEP 2013

SEAL OF THE HIGH COURT OF CALCUTTA

That two upper storied brick built dwelling house TOGETHER WITH out-houses sheds and other erections containing an area of 19 Cottahs 12 Chittacks and 10 Square feet be the same a little mor or less dilapidated and tenanted situate lying at and being premises No.61, Santosh Roy Road, Calcutta-8 in Parganas Khaspur P.S. Thakurpukur, Mouza Purba Barisa in Touzi No.1-6, 8-10, 12-16 Santosh Roy Road in Holding No.61 (formerly Holding No.60) and prior thereto No.55/1, Sub-Registry Alipore in the District of 24-Parganas (South) now within the limit of the Calcutta Municipal Corporation and butted and bounded in the manner following, that is to say :

On the North - Party by premises No.56/3/1, Santosh Roy Road and partly by premises No.56/3/1A, Santosh Roy Road.

On the East - By Municipal Drain ;

On the South - By Santosh Roy Road ; a n d

On the West - Partly by 4'-0" (four feet) Common Passa ge and partly by premises No.59, Santosh Roy Road ;

OR HOWSOEVER OTHERWISE the same was or is were or are situated butted bounded called known numbered described and/or distinguished.

IN WITNESS WHEREOF the Parties hereto have hereunto se and subscribed their respective hands and seals the day month a year first above written.

SIGNED SEALED and DELIVERED at) Sushila Bahat. Donor
Calcutta in the presence of :-) Shanta Kesh. Donee

Vijaya Kant Advocate
6, old post office Street
Calcutta

Balai Kumar Dey
125B. Manick Tola Sr
Cal-6

17 SEP 2018

THE SEAL OF THE REGISTRAR OF COMPANIES

I 5220

I

125
1195 to 128
5220
1993

DATED THIS 12 DAY OF April 1993.

-: B E T W E E N :-

SMT. SUSHILA BATRA

-: A N D :-

SMT. SHANTA KESH.

21.9.93

DEED OF GIFT

12-4-93

Civil Judge Senior Division
7th Court, Alipore.
Suit No 7258 of 99
by the Plff /Defn. Ex 6/2
Exhibit No.....
17/9/09

MS. VIJAYA KAUL,
ADVOCATE,
6, OLD POST OFFICE STREET,
CALCUTTA.

5993 — 5219 2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

A-319
E 7
D 65
UA 25
UB 4
410

THIS INDENTURE made this 12 day of April 1993 BETWEEN SMT. SUSHILA BATRA, widow of Kailash Chandra Batra, Hindu, Housewife and Landholder, residing at 61, Santosh Roy Road, Calcutta-8, hereinafter called the "DONOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives) of the One Part AND SMT. NITA MUKHERJEE wife of Prabir Mukherjee Hindu, Housewife, residing at 61, Santosh Roy Road, Calcutta

-8, ...

gift of her undivided 15% (fifteen per cent) share out of ~~the~~ her.....

260A
Mr. Vijaya Kowl Adv.
6 old Post office St
Cal-1

5-4-93

12/4/93

12-1-93

Sushila Batra w/o
Kailash Batra
Hindu House wife
& Land Holder
Mrs Nita Mukherjee w/o Pralay Mukherjee
Hindu House wife
all of 61 Santosh Roy Road Calcutta.

Sushila Bakat.

2273

Mrs. Nita Mukherjee

B.K. Boozde
Dead writer
Calcutta Registration office.

2274

12-4-93

No.....
18/9/09.

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

-8, P.S. Thakurpukur, hereinafter called the "DONEE" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators and legal representatives) of the Other Part.

WHEREAS by an Indenture of Conveyance dated 15th September, 1959 and made between Nagendra Nath Das therein described as the Vendor and Kailesh Chandra Batra and Smt. Sushila Batra, therein described as the Purchasers and registered in Book No.I, Volume No.151, Pages 27 to 33, Being No.8231 for the year 1959 registered at the office of the Sub-Registrar of Assurances at Alipur whereby and whereunder the said Vendor granted conveyed sold and transferred unto the said Purchasers All That piece or parcel of Niskar Brahmottar Royti Sthitiban Bastu land containing an area of 19 Cottahs 12 Chittacks and 10 Square feet be the same a little more or less being premises No.61, Santosh Roy Road, P.S. Behala,

Calcutta-8 .....

AND WHEREAS the Donor is desirous of making an absolute gift of her undivided 15% (fifteen per cent) share out of the

her.....

260A

Ms. Vijaya Kaul Adv.

6. Old Post Office Street

Cal-1

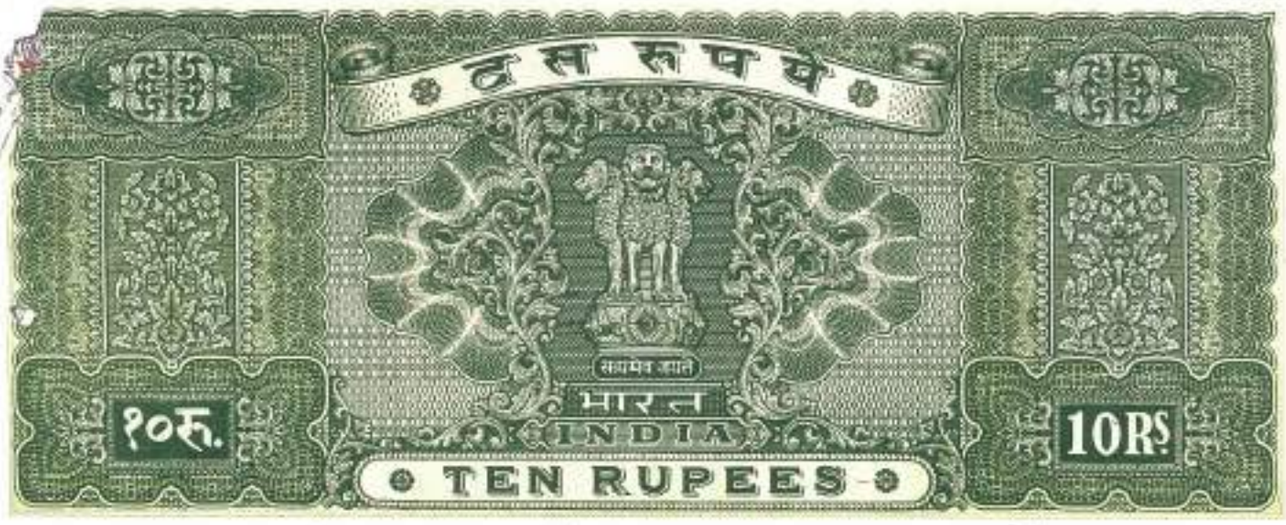
5. 4-93

4000/-

10/-

4010/-

10 Rs.



Calcutta-8, more fully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS the said Purchasers after their purchase duly mutated their names with the local Municipality and constructed two upper roomed dwelling house, out-houses, sheds on the said plot of land. The said buildings were constructed before 1970 and let out to tenants.

AND WHEREAS the said Kailash Chandra Batra a Hindu governed under the Mitakshara School of Hindu Law died intestate on or about 10th. November, 1981 leaving him surviving his widow the said Smt. Sushila Batra the Donor herein and two sons namely Anil Batra and Sunil Batra and two unmarried daughters Shanta Batra and Nita Batra as his heirs and heiresses, having seised and possessed of, inter alia, undivided fifty per cent part or share of and in the said premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8, (hereinafter referred to as "the said premises").

AND WHEREAS in the aforesaid circumstances the said undivided 50% share of the said deceased devolved upon the said.....

AND WHEREAS the Donor is desirous of making an absolute gift of her undivided 15% (fifteen per cent) share out of the

her.....

260 A

Ms. Vijaya Kaul Adv.
6. old Post office St
Cal:-1

S. K. G.

Suit No 7258 of 19
by the Plff /Defn. Ex B1/3
Exhibit No.....
17/9/19

said heirs and heiresses in equal share i.e. they became entitled to 10% share each.

AND WHEREAS the said Smt. Sushila Batra who was holding 50% share in the property by purchase now under the circumstance what had happened became entitled to 50% plus 10% shares i.e. 60% (sixty per cent) share of and in the said property when her sons and daughters became entitled to 10% (ten per cent) ~~x~~ share each in the said property.

AND WHEREAS the Donor is thus now absolutely seised and possessed of undivided 60% (sixty per cent) share or part of and in the said two upper storied building out-houses and darwan quarter now dilapidated and tenanted being premises No.6 Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the District of 24-Parganas (South) and the inheritance thereof in fee simpl in possession free from all encumbrances whatsoever.

AND WHEREAS the Donor is desirous of making an absolut gift of her undivided 30% (thirty per cent) share out of her total share of 60% (sixty per cent) share in the said premises and such gift would be given to the said two daughters who are married to Sri Deepak Kesh and Prabir Mukherjee respectively ar thereby became known as Shanta Kesh and Nita Mukherjee respectively and two several Deed of Gifts of even date transferring o: 15% (fifteen per cent) undivided share in favour of each of th said two daughters would be executed and registered in their favour respectively, and thus the remaining share of the Donor in the said property would be 30% (thirty per cent) undivided share.

AND WHEREAS the Donor is desirous of making an absolu gift of her undivided 15% (fifteen per cent) share out of ~~tki~~ her.....

17 SEP 2009

her total share of undivided 60% (sixty per cent) share of and in the said premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in favour of her daughter the said Smt. Nita Mukherjee the Donee herein out of her natural love and affection and diverse other weighty causes and considerations thereunto moving in her towards her daughter the said Smt. Nita Mukherjee.

AND WHEREAS in view of the aforesaid gift, the Donee thus now become entitled to 15% (fifteen per cent) share in the said premises and the Donee is already entitled to 10% (ten per cent) share in the said premises as an heiress of the said Kailash Chandra Batra.

AND WHEREAS for the purpose of stamp duty to be paid on this presents the said undivided 15% (fifteen per cent) shar of the Donor of and in the said dilapidated premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the District of 24-Parganas (South) is valued at Rs.30,000/- only as per valuation of Estate Duty Controller.

NOW THIS INDENTURE WITNESSETH that in consideration o natural love and affection which the Donor bears for the Donee and for diverse other weighty causes and considerations thereun -to moving, she the Donor doth hereby freely and voluntarily grant transfer and convey unto the Donee as and by way of gift ALL THAT the undivided 15% (fifteen per cent) share or part out of her to-tal 60% (sixty per cent) share of and in the saic messuage tenements, land, structure, hereditaments and premises being dilapidated and tenanted premises No.61, Santosh Roy Roa P.S. Thakurpukur, in the District of 24-Parganas (South) more fully and particularly mentioned and described in the Schedule

hereunder..

FILED
17 SEP 2009

THE SEAL OF THE REGISTRAR

20
150
2400
100
GEN
4000

hereunder written TOGETHER WITH like share or interest in all buildings, common areas, common passage, roof, fittings, fixtures, yards, courts areas, sewers, drains, paths, passages, common fences, common walls, water, water courses, lights, rights, liberties, privilege, easements, appurtenances whatsoever to the said premises belonging to or in anywise appertaining there-to or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto TOGETHER WITH all the legal incidents thereof which she the Donor is capable of possessing therein TO HAVE and TO HOLD the same UNTO and TO THE USE and BENEFIT of the Donee absolutely and for ever free from all encumbrances whatsoever AND the Donor doth hereby covenant with the Donee that she the Donor shall and will from time to time and at all times hereafter warrant and defend the title of the Donee to the said messuage tenements land, structure, hereditaments and premises being premises No.61, Santosh Roy Road, P.S. Thakurpukur, Calcutta-8 in the District of 24-Parganas (South) aforesaid according to the true intent and meaning of these presents AND the Donee doth hereby accept the said gift as is testified by her being a party hereto and executing these presents.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided 15% (fifteen per cent) part or shar out of 60% (sixty per cent) part or share of the Donor in All That two upper roomed brick built dwelling house TOGETHER WITH out-houses, sheds and other erections containing an area of 19 Cottahs 12 Chittacks and 10 Square feet be the same a little more or less tenanted and dilapidated situate lying at and bein premises No.61, Santosh Roy Road, Calcutta-8 in Parganas Khaspu P.S. Thakurpukur, Mouza Purba Barisa in Touzi No.1-6, 8-10, 12-16 Santosh Roy Road in Holding No.61, (formerly Holding No.6

and.....

17 SEP 2009

and prior thereto No.55/1), Sub-Registry Alipore in the District of 24-Parganas (South) now within the limit of the Calcutta Municipal Corporation and butted and bounded in the manner following, that is to say :

On the North - Partly by Premises No.56/3/1, Santosh Roy Road and partly by premises No. 56/3/1A, Santosh Roy Road.

On the East - By Municipal Drain ;

On the South - By Santosh Roy Road ; a n d

On the West - Partly by 4'-0" (four feet) common passage and partly by premises No.59, Santosh Roy Road ;

OR HOWSOEVER OTHERWISE the same was or is were or are situated butted bounded called known numbered described and/or distinguished.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED at Calcutta in the presence of :-

Sushila Batra.
Donor

Vijaya Kant
Advocate
6, old post office Street
Calcutta

Mrs. Nila Mukherjee
Donee

Balai Kumar Nandi
125B. Manicktola St
Cal-6

17 SEP 2009

I 5219

I
124
250 - 259
5219
1993

DATED THIS 12 DAY OF April 1993.

- : B E T W E E N : -

SMT. SUSHILA BATRA

- : A N D : -

SMT. NITA MUKHERJEE

21-9-93

DEED OF GIFT

12-4-93

MS. VIJAYA KAUL,
ADVOCATE,
6, OLD POST OFFICE STREET,
CALCUTTA.

Civil Judge Senior Division
7th Court, Alipore.
Suit No T-258 of 99
by the Plff /Deft. Ext. 3 (a aby)
Exhibit No.....
18/9/09.

01985 1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Shanta Kesh. Nita Batra Sunil Batra

Admissible under Rule 21, duly stamped under the Indian Stamp Act, 1899 and also as amended by W. Bengal Stamp Amendment Act, 1964 vide IA No. 33 Sd.

1

N.V.2 Dt 633001

25-3-06

3151/-

Collect 'A' Fees of Rs. ..... subsequently realised by Case No. ..... vide Receipt No.

31.3.06

DEED OF GIFT

THIS DEED OF GIFT is made on this the 2nd day of Match, 2005 (Two Thousand Five) in **BETWEEN (1) SMT. SHANTA KESH** (nee Batra), wife of Dr. Deepak Kesh and **(2) MISS. NITA BATRA,** both Nos.1 and 2 are daughters of Late Kailash Chandra Batra, residing and/or mailing address at 61, Santosh Roy Road, Barisha, Police Station – Thakurpukur, Kolkata –

735734

31.3.06

153697

No.....
Name.....
Add.....
.....
J. Chatterjee
Licensed Stamp Vendor
City Civil & Sessions Courts
Date..... 2&3, K S. Roy Rd, Cal-1
Price.....

17 FEB 2005

Received for Registration at Kolkata Registration Office on the 2nd day of February 1-35 Pm 17 FEB 2005

Sunil Batra

Sunil Batra one of the Executant
3158

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
2.3.05

Sunil Batra

1) Sunil Batra s/o at Kailash Chandra Batra residing at 61; Santosh Roy Rd. Bahisha Thakurpukur. Kol-8.
2) Shanta Kesh (nee Batra) w/o Dr Deepak Kesh & Sushila Batra.
3) Nita Batra both d/o at K. Chandra Batra residing at the above address.
Sushi

3159

Shanta Kesh.

3160

Nita Batra

Anupman Roy Advocate
H & e Cal.

3161

Sushila Batra

Anupman Roy
Advocate
High Court, Calcutta

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
2.3.05

500 Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

700 008 hereinafter jointly and/or collectively referred to as the **DONORS** (which terms or expressions shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their respective heirs, successors, representatives, administrators and assigns) of the **ONE PART.**

16130

No.....
Name.....
Add.....
.....
Date..... City Civil & Sessions Court,
Price..... 24-3, K. S. Roy Rd, Cal.1

-2 MAR 2005

-2 MAR 2005

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

A ND

SRI SUNIL BATRA, son of Late Kailash Chandra Batra residing and/or mailing address at 61, Santosh Roy Road, Barisha, Police Station - Thakurpukur, Kolkata - 700 008 hereinafter referred to as the **DONEE** (which terms or expressions shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, successors, representatives, administrators and assigns) of the **OTHER PART**.

A ND

SMT. SUSHILA BATRA, widow of Late Kailash Chandra Batra residing and/or mailing address at 61, Santosh Roy Road, Barisha, Police Station - Thakurpukur, Kolkata - 700 008 hereinafter referred to as the **CONFIRMING PARTY** (which terms or expressions shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include her heirs, successors, representatives, administrators and assigns) of the **THIRD PART**.

WHEREAS by a Deed of Sale dated 15th September, 1959 made between Sri Nagendra Nath Das therein described as the Vendor and Kailash Chandra Batra and his wife Smt. Sushila Batra the Confirming Party herein described therein Purchasers and the said Sale Deed was

17 SEP 2009

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

registered in the Office of Registrar of Assurances, Calcutta and entered the same in Book No. I, Volume No. 151, Pages from 27 to 33 being No. 8231 for the year 1959 whereby and whereunder the aforementioned Vendor sold, conveyed, granted assured and transferred unto the said Purchasers of immovable land and property as mentioned in Schedule therein of **ALL THAT** piece or parcel of Niskar Brahmottar Rayati Sthitiban Bastu Land containing an area of **19** Cottahs **12** Chittacks and **10** Square feet be the same little more or less in Mouza - Purba Barisha, J.L. No. 23, Dag No. 129, Khatian No. 219, Touzi No. 1-6, 8-10 and 12-16, R.S. No. 43, under the than South Subarban Municipality of its Holding/Premises No. 61, Santosh Roy Raod, Barisha, Police Station - Behal, in the District of 24-Parganas;

AND WHEREAS the said Purchasers the confirming Party herein and her husband Kailash Chandra Batra (since deceased) after their purchase duly mutated their names with the local body of the South Subarban Municipality, Behala and constructed a portion thereon one two storied and/or upper roomed dwelling house as per plan No. 1389 dated 21.7.1960 sanctioned by the said South Subarban Municipality also with one out house sheds and discharged their respective obligation in payment of rates and taxes to the said South Subarban Municipality now under The

FILED
17 SEP 2009

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Kolkata Municipal Corporation (S.S. Unit- Behala) morefully and particularly described the aforementioned property in Schedule hereunder and hereinafter referred to as " **THE SAID PROPERTY**".

AND WHEREAS the said Kailash Chandra Batra a Hindu governed under the Mitakshara School of Hindu Law died intestate on or about 10th November 1981 leaving him surviving his widow the said Smt. Sushila Batra the Confirming Party hereto and two sons namely Anil Batra and Sunil Batra Donee herein, and two daughters namely Shanta Batra and Nita Battra Donees herein as his heirs and heiresses, having seized and possessed of inter alia of the said property jointly and/or having with undivided share as follows : -

i) Smt.Sushila Batra widow of Kailash Chandra Batra in addition of her 50% (fifty percent) share inherited 10% (ten percent) share thus total 60% undivided share the widow of Kailash Chandra Batra became entitled in respect of the said property. **ii)** Anil Batra 10%, **iii)** Sunil Batra 10% the Donee herein, **iv)** Smt. Shanta Kesh (Betra) 10% and **v)** Miss Nita Batra 10% the Donees herein.

AND WHEREAS after the demise of the widow of Sushila Batra the Confirming Party hereto and/or the beloved mother of the Parties of these presence made voluble Gift by dint of two separate Deed of Gift executed

FILED
17 SEP 2009

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

and Registered on 12th April, 1993 in favour of the Donors hereto whereby and where under the Donor herein and the Confirming Party herein transferred, assign, conveyed and assure 15% each to the Donees therein namely Smt. Santa Kesh and Nita Batra total of 30% out of 60 % undivided share and registered the same at the office of Registrar of Assurance Calcutta to that effect since then the Donors herein are lawfully enjoying and/or entitle each 10% being law of inheritance after the demise of their beloved father Kailesh Chandra Batra and 15% each by the effect of aforesaid to separate Deed of Gift in 1993 so executed and registered by their beloved mother the Confirming Party hereto thus the Donors hereto became entitled 25% each of the respective undivided share of the said property in Schedule hereunder.

AND WHEREAS relating to the said property in Schedule hereunder and for its partition the Confirming Party being major share holder alongwith the Parties of these presents instituted One Partition Suit being Title Suit No. 258 of 1999 in Court of Ld. 7th Civil Judge (Senior Division) Alipore and the same is pending before the Ld. Court.

AND WHEREAS the Donee herein is the brother of the Donors hereto and for the welfare of the Donee and his two minor children to loss there mother Kabita Batra (deceased) in 1995 and looking for the welfare of

17 SEP 2009

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

the enter future effect of the Donee who is suffering from various diseases for the few years and for the interest of the integrity of the family and mentioned piece and tranquility and as desired by the Confirming Party hereto the Donors hereto out of their love and affection and duty towards the Donee and his Children express their concern to execute Deed of Gift jointly in favour the Donee hereto 5% each total of 10% out of 10% each of the undivided share so inherited by the Donors hereto after demise of their father Kailesh Chandra Batra (deceased) in respect of the joint and undivided property in Schedule hereunder without effecting the right title interest and claim of the respective share of the Donors so entitled by virtue of the aforesaid registered two separate Deed of Gift executed and registered by the Confirming Party hereto in Donors hereto in 1993 as mentioned hereinbefore and agreed to execute these presents.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donors bear for their full blooded brother Donee herein and for divers other weighty causes and considerations thereunto moving they the Donors doth hereby freely and voluntarily grant transfer and convey unto the Donee as and by way of gift **ALL THAT** the undivided 10 % share or part out of their holding of 20% share of and in the said messuage, tenements, land structure, hereditaments and premises being dilapidated and premises No.61,

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

Santosh Roy Road, formerly presently 99, Santosh Roy Road, Ward No. 123, Borough No. 13 under K.M.C. Assessee No. 41-123-19-0096-6, under Police Station – Thakurpukur (formerly Behala) in the District of South 24-Parganas as described in Schedule hereunder and delineated in Red Border to the Annexed plan hereto TOGETHER WITH share or interest in or building common areas, common passage, roof, fittings, fixtures, yards, courts areas, sewers, drains, paths, passages, common fences, common walls, water, water courses, lights, liberties, privilege easements, appurtenances whatsoever to the premises belonging to or in anywise appertaining thereto or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto **TOGETHER WITH** all the legal incidents thereof which they the Donors are capable of possessing therein **TO HAVE AND TO HOLD** the same **UNTO** and **TO THE USE** and **BENEFIT** of the Donee absolutely and for ever in the manner as prescribed hereinbefore. And for the purpose execution and registration of these presence and ascertaining the Govt. duty the Gift is Valued at **Rs.60,000/-** (Rupees Sixty Thousand) only.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided 5% each of undivided inherited property of the Donors total of 10% out of total 10%+10% total of 20% inherited undivided share of **ALL THAT** two upper storied dilapidated building

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

and/or dwelling house WITH ALL OTHER appurtenance and/or and/or benefit of the existing structure common passage appartaing land Court yard on the land measuring **19** Cottahs **12** Chittacks **10** Square feet more or less lying and situate at 61, Santosh Roy Road, Calcutta – 700 008 formerly presently known and numbered as 99 Santosh Roy Road, Ward No. 123, Borough No. 13, Assessee No. 41-123-19-0096-6 under the Kolkata Municipal Corporation (S.S. Unit) Behala, in Mouza – Purba Barish, J.L. No. 23, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, Dag No. 123, Khatian No. 219, under Police Station Thakurpukur formerly Behala in the District of South 24-Parganas as soon in Red Border to the annexed plan hereto and the same shall be deemed as per of these presents, butted and bounded by : -

ON THE NORTH : Party by premises No. 56/3/1, Santosh Roy Road and Partly by premises No. 56/3/1A, Santosh Roy Road;

ON THE EAST : By Municipal Drain ;

ON THE SOUTH : By Santosh Roy Road ; and

ON THE WEST : Party by 4'-0" Common passage and partly by premises No. 59, Santosh Roy Road;

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

The Gift which have been made by the Donors hereto being sister of the Donee hereto have been gladly accepted by the Donee hereto with full satisfaction of the Confirming Party mother of the Parties of these presents.

IN WITNESS WHEREOF the Parties hereto and hereby have sets and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

By the presence of :

1. Anupuman Roy
Advocate

2. Prolinsde Bhattacharjee
8B. Becharam Chatterjee
Road Kolkata-700034

Shanta Kesh.
Nila Batra

SIGNATUR OF THE DONORS

Sunil Batra

SIGNATURE OF THE DONEE

Sushila Batra,

SIGNATURE OF THE CONFIRMING PARTY

Drafted by me :

Anupuman Roy

Anuman Roy
Advocate
12 Old Post Office Street
Kolkata – 700 001.

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

Left Hand

Right Hand

Name
Signature Shanta Kesh

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

PHOTO

Left Hand

ight Hand

Name Nita Bedie
Signature

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

PHOTO

Left Hand

Right Hand

Name Sunil Bahri
Signature

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

PHOTO

Left Hand

Right Hand

Name Sushila Butt
Signature

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

17 SEP 2009

ADDITIONAL REGISTRAR OF
ASSURANCES-I, KOLKATA