

# **DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this .....day  
of .....Two thousand twenty three.

**BETWEEN**

Continued..... 2

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1. Smt. Maya rani biswas , PAN NO :....., Aadhaar No..... ,  
Mobic. .... wife of ..... , by faith-Hindu, by  
occupation- Retired Person, by nationality- Indian.

2. Sri bidut biswas , PAN NO :....., Aadhaar  
No....., Mobic.....

3. smt. Rupa biswas wife of. .... , PAN  
NO :....., Aadhaar No....., Mobic.....

4. smt. Kuhu shom wife of..... PAN NO :....., Aadhaar  
No ....., Mobic.....

, by nationality- Indian. Residing at. 117/b rajib gandhi road ,P.O.Konnagar,  
P.S. Uttarpara, District-Hooghly, Pin-712235 , West-Bengal West Bengal, herein  
after called and referred to as the "OWNERS" (which terms or expression  
shall unless excluded by or repugnant to the subject or context be deemed to  
mean and include his heirs, executors, successors, administrators, legal  
representatives and/or assigns ) of the **ONE PART.**

**AND**

Continued..... 3

**"MANNDEEP DEVELOPER REAL ESTATE"** PAN ABAFM4050D  
**Moblie.8420976111**, in Principal place of business situated at **25/C/1, Bancharam Mitra Lane , P.O. Konnagar, P.S. Uttarpara, Dist: Hooghly Pin-712235**

*Represented by its Partners namely-----*

**1. SHRI GOPAL AGARWAL, PAN: AVZPA0192R, Aadhaar No. 6700 3922 0663, Moblie. 8420976111**, , son of Late Parameswar Lal Agarwal, by faith Hindu,

by occupation-Business, **residing Permanently---**at "SHYAM-KUNJ" 5A ,on **Fifth Floor**, P.O.Barabahera, P.S Uttarpara ,Dist: Hooghly Pin 712246,(W.B).

**2. SHRI DEEPAK KUMAR AGARWAL, PAN — BHCPA2931C, Aadhaar No. 4466 6850 9563, 9007796225** son of Shri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, **residing Permanently** at "SHYAM -KUNJ" 5A, on **Fifth Floor**., P.O. Barabahera, P.S.-Uttarpara, Dist: Hooghly Pin 712246,(W.B)

**3. SHRI BHASKAR CHAKRABORTY, PAN — AHZPC7702M, Aadhaar No. 6956 4981 1059 ,Mobile 9163070824** Son of Shri Tarun Chakraborty, by faith Hindu, by occupation-Business, **residing Permanently** at 18, Bancharam Mitra Lane, P.O. Konnagar, P.S. Uttarpara, Dist-Hooghly, Pin-712235 (W.B.)

**&**

**4. SMT KIRAN SINGH, PAN — CENPS9497C, Aadhaar No. 6358 3789 3218 Mobile 9007556625** Daughter of Shri Gopeswar Singh, by faith Hindu, by occupation Business, **residing Permanently** at Barabahera, Purba, Near Saraswati Sikhsha Niketan School P.O. Barabahera, Dist- Hooghly, Pin-712246 (W.B.)..... hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, legal representatives and/or assigns) of the **OTHER PART AND**

1. .... , wife of ..... , PAN NO: **A.....**,  
**Aadhaar No** ..... , **Moblie.** ..... by faith: Hindu, by  
Occupation: Housewife , by Nationality: Indian **2** ..... , Son of Sri  
Malay .Bhattacharjee, PAN NO: **FHUPB4102C** , **Aadhaar**  
**No** ..... , **Moblie.** ..... by faith: Hindu, by Occupation:  
Service, by Nationality: Indian All residing at .....  
W.B, hereinafter referred to as the **"PURCHASERS"** (which terms or  
expression shall unless excluded by or repugnant to the subject or context be  
deemed to mean and include his heirs, legal representatives executors,  
administrators and / or assigns) of the **THIRD PART**

Continued..... 4

4  
AND

I SMT PRAGATIKA SAHOO, W/o SRI TUSHAR KANT SAHOO, PAN NO: OALPS5024R Aadhaar No.305468797073, Mobile 6370595825 by faith: Hindu, by Occupation: HOUSEWIFE, by Nationality: Indian, 2. SRI TUSHAR KANT SAHOO, S/o SRI RADHASHYAM SAHOO, PAN NO: CKQPS2709L, Aadhaar No.321307474980, PH.9163340152 by faith: Hindu, by Occupation: SERVICE, by Nationality: Indian, Both residing at MIG-2,5/46, BDA COLONY, CHANDRA SHEKHAR PUR, KHORDA Post; & P.S. KHORDA, ODISHA Pin 751016 AND AT PRESENT ADDRESS -105/A/13, RAJIV GANDHI ROAD, KONNAGAR, P.O. KONNAGAR, P.S. UTTARPARA DIST HOOGHLY PIN.712235 W.B hereinafter referred to as the "Purchaser" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, legal representatives executors, administrators and / or assigns) of the **THIRD PART**

**WHEREAS** the property of Bastu Land measuring an area 12 Satak lying at Mouza-Konnagar, J.L No.7, comprised in R.S Dag No.1984, under R.S Khatian No.1227, corresponding to L.R Dag No. **3642 & 3643** under L.R Khatian No.**18289,18274,18275,18276** being municipal holding no.**117/B, Rajib Gandhi Road**, with-in the ambit of **Konnagar Municipality**, more fully described in the First Schedule hereunder was gifted by **Smt Maya Rani Biswas**, w/o **Late Bhupendra Nath Biswas** to the predecessor of present owners namely **Bhupendra Nath Biswas**, now deceased from **Smt Maya Rani Biswas**, w/o **Late Bhupendra Nath Biswas**, by way of deed of deed of Gift dated 12/03/1982 registered at the Sub-Registry office, Serampore recorded in Book No.I, Vol No.37, pages from 234 to 239 being no.1474 and thereafter said **Bhupendra Nath Biswas**, duly mutated his name in the record of Konnagar Municipality.

**AND WHEREAS** said **Bhupendra Nath Biswas** died on 06/05/2006 leaving behind his wife **Smt Maya Rani Biswas** and two daughters namely (1) **Smt Rupa Biswas**, (2) **Smt Kuhu Shom**, and one son namely **SRI Bidyut Biswas** who have jointly inherited

¼ th share in the First Schedule Property in way of inheritance as per provision of Hindu Succession Act, 1956.

**WHEREAS Smt Maya Rani Biswas & others** is the Owner of ALL THAT peace and parcel of Bastu land measuring about more or less 12 Satak or 6 Cottah 08 Chattakh 06 sft, lying at Mouza-Konnagar, J.L No.7, comprised in R.S Dag No.1984, under R.S Khatian No.1227, corresponding to L.R Dag No. **3642 & 3643** under L.R Khatian No.**18289,18274,18275,18276** being municipal holding no.**117/B, Rajib Gandhi Road**, with-in the ambit of **Konnagar Municipality** by virtue of inheritance

from virtue of inheritance  
Manndeeep Developer Realestate

Conti.....p/5

*Bhupendra Nath Biswas*

*Deepale Anand Agawad*

*Deepale Anand Agawad*

*Deepale Anand Agawad*

From their predecessor i.e. husband/ father , more properly and particularly described in the **FIRST SCHEDULE** hereunder written who inherited the aforesaid property from their predecessor-in-interest.

**AND WHEREAS** the party of the **first part** decided to develop the **their property** more fully referred in the **Schedule written** hereunder by making construction of **multi-storied** building thereon through a Developer /Developer's who at his /their own cost, expenses and risk shall develop the same and the Second party after getting said information has agreed to develop the said property.

**AND WHEREAS** the Developer has agreed to get the said property developed by constructing a multi-storied building upon the said land at its own costs and expenses under the terms and conditions stipulated in **the said agreement**

**AND WHEREAS Smt Maya Rani Biswas & others** due to paucity of his sufficient funds decided to arrange necessary funds from other sources in order to meet up the entire construction costs of proposed building and in consequence of that on **4<sup>th</sup> October 2021** said **Smt Maya Rani Biswas & others** , Sign one Registered Development Agreement Cum Power of Attorney in favour of "**MANNDEEP DEVELOPER REAL ESTATE**" PAN ABAFM4050D in Principal place of business situated at **25/C/1, Bancharam Mitra Lane , P.O. Konnagar, P.S. Uttarpara, Dist: Hooghly Pin-712235** represented by its Partners namely-----**1. SHRI GOPAL AGARWAL**, PAN: **AVZPA0192R**, Aadhaar No. **6700 3922 0663** son of Late Parameswar Lal Agarwal, by faith Hindu, by occupation-Business, residing Permanently---at "SHYAM-KUNJ" 5A ,on Fifth Floor, P.O.Barabahera, P.S Uttarpara ,Dist: Hooghly Pin 712246,(W.B), **2. SHRI DEEPAK KUMAR AGARWAL, PAN — BHCPA2931C**, Aadhaar No. **4466 6850 9563** son of Shri Mahendra Kumar Agarwal, by faith Hindu, by occupation Business, residing Permanently at "SHYAM -KUNJ" 5A, on Fifth Floor,, P.O. Barabahera, P.S.-Uttarpara, Dist: Hooghly Pin 712246,(W.B) **3. SHRI BHASKAR CHAKRABORTY, PAN — AHZPC7702M**, Aadhaar No. **6956 4981 1059** Son of Shri Tarun Chakraborty, by faith Hindu, by occupation-Business, residing Permanently at 18, Bancharam Mitra Lane, P.O. Konnagar, P.S. Uttarpara, Dist- Hooghly, Pin-712235 (W.B.) **&** **4. SMT KIRAN SINGH, PAN — CENPS9497C**, Aadhaar No. **6358 3789 3218** Daughter of Shri Gopeswar Singh, by faith Hindu, by occupation Business, residing Permanently at Barabahera,Purba,Near Saraswati Sikhsha Niketan School P.O. Barabahera, Dist- Hooghly, Pin-712246 (W.B.) **and they amongst themselves entered into an agreement on 4<sup>th</sup> October 2021**, which was Recorded in Book No:1,Volume No:**0621-2021**,Page from **181913 to 181958** being No: **0621 04828** for the year 2021 before A.D.S.R. Uttarpara, Hooghly.

Manndeep Developer Realstate

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Gopal Agarwal  
Deepak Kumar Agarwal  
Kiran Singh

**AND WHEREAS** the M/S **"MANNDEEP DEVELOPER REAL ESTATE"** after taking **sanction building plan vide No. 61/11/21 dated 12-11-2021** from local Konnagar Municipality started construction thereon.

**AND WHEREAS** after obtaining Sanctioned building plan vide Sanction No **61/11/21 dated 12-11-2021** (for G+5 Building) from Konnagar Municipality said **"MANNDEEP DEVELOPER REAL ESTATE"** started construction of multi-storied building upon the **Schedule "A"** Property consisting of several residential flats.

**AND WHEREAS** after obtaining building plan said **"MANNDEEP DEVELOPER REAL ESTATE"** PAN ABAFM4050D prepared to start One multi-storied building upon the First Schedule Property consisting of several residential flats, commercial & Semi-Commercial Unit.

**AND WHEREAS** the M/S **"MANNDEEP DEVELOPER REAL ESTATE"** after taking **sanction building plan vide No 61/11---2021 dated 12.11.2021** from local Konnagar Municipality **started** construction thereon.

**AND WHEREAS** after obtaining Sanctioned building plan vide Sanction No **sanction building plan vide No61/11---2021 dated 12.11.2021** (for G+4 Building) from Konnagar Municipality said M/S **"MANNDEEP DEVELOPER REAL ESTATE"** started construction of multi-storied building upon the **Schedule "A"** Property consisting of several residential flats.

**AND WHEREAS** the vendor and developers offered to sell one self-contained residential flat being flat No ..... on the ..... **Floor**, measuring ..... Sq. ft (i.e., covered area of ..... Sq. ft. plus 25% super built-up area of ..... Sq.ft.), in the building namely M/S **"MANNDEEP DEVELOPER REAL ESTATE"** more fully described in schedule "B" hereunder written, together with undivided, proportionate, impartible share of underneath land of the 'A' schedule mentioned property, at or for the consideration amount of Rs. .... only and the **Purchasers** herein, after satisfying themselves regarding title of the vendors in respect of the "A" schedule mentioned property and the sanctioned building plan, and inspected municipal tax receipt, parcha, khazna receipt and all deeds and documents, agreed to purchase the said flat from the

**Continued.....p/7**

7.

vendors and the developers at or for the said consideration amount and the parties herein entered into an Agreement for Sale in this regard.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration or the said sum of Rs. .... fully paid by the Purchasers to the vendors and developers, at or before the execution of these presents (the receipt whereof the vendors and developers doth hereby as well as the receipt hereunder written, admitted and acknowledged) and the vendors and developers hereby jointly and/or severally grant, transfer, sell, convey, assign and assure, confirm and transfer unto and in favour of the **Purchasers** free from all sorts of encumbrances the **residential flat** , more fully described in the **Schedule "B"** hereunder written, together with undivided, proportionate, impartiabe share of underneath of the said building mentioned in the **Schedule "A"** hereunder written and together with the common areas, facilities and amenities as fully described in the **Schedule "C"** hereunder written and also some rights and obligations more fully described in **Schedule "D"** hereunder written and also together with half of the depth of all the joints with four corners of the said flat and also half of the depth of both floor and roof of the said flat with full ownership of sanitary fittings and also internal walls within the said flat together with half of the thickness of the common walls of the said flat together with common rights of using the staircase and all ways, paths, passages, **lift**, drains, water courses, pumps, septic tanks etc. in the ground to top floor overhead water reservoir on top floor roof of the said building and other rights, liberties, appendages, easements, appurtenances and right, title and interest on the property claim whatsoever of the vendors and developers with the full furnished flat free from all encumbrances to hold the same absolutely and forever with all estate, right, title, interest, claim or demand whatsoever of the vendors and developers into or upon the same and every part thereof and **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers, their heirs, executors, administrators, legal representatives and assigns absolutely and assigns absolutely and forever together with the title deeds, writings and other evidences of title and the vendors and developer/confirming party do hereby covenant with the Purchaser and their successors-in-interest that .

**Continued.....p/18**



notwithstanding any act, deeds and things hereto before granted, executed or knowingly suffered to the contrary and the vendors/developer now lawfully seized and possessed of the said property, free from all encumbrances whatsoever and that the vendors and developer has full power and absolute authority to sell the said flat in the manner aforesaid and the **Purchasers** hereafter peacefully and quietly possess and enjoy the said property in absolutely without any claim and demand whatsoever from the vendors and developer or any person claiming through or under them **AND FURTHER** that the vendors and developer/confirming party and their respective heirs, successors-in-interest/office indemnify and keep indemnified the **Purchasers** from or against all encumbrances, charges and equities whatsoever and the vendors and developer and their successors-in-interest/office further covenant that they shall at the request and cost of the **Purchasers** and their successors-in-interest do or execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the said flat and every part thereof in the manner aforesaid according to the true intent and meaning of true intent and meaning of this Deed.

### **THE SCHEDULE "A" ABOVE REFERRED TO**

(Description of the entire Property)

ALL THAT piece and parcel of 'Bastu' land measuring **6 Cottahs 08 Chhattaks 06 sq. ft.** be the same or a little more or less with structure measuring 660 Sq.ft situated thereon comprised in R.S. Plot No. 1984 Corresponding to **L.R Dag No 3642 & 3643** under R.S. Khatian No. 1227 Corresponding to **L.R Khatian No 18289, 18274, 18275, 18276** lying within Mouza Konnagar, J.L. No. 7, A.D.S.R. Office at Uttarpara, within the ambit of Konnagar Municipality, being, Municipal Holding No. **117/B Rajib Gandhi Road**, P.O. Konnagar, P.S. Uttarpara, District; Hooghly, Pin-712235 in the state of West-Bengal. **Entire property is butted and bounded:**

<b>By North</b>	<b>: Property of Mr.Sinha</b>
<b>By South</b>	<b>: Property of Municipal Drain</b>
<b>By East</b>	<b>: Property of Dr. Parimal Kumar Mitra</b>
<b>By West</b>	<b>: Property of Sudeb Dutta</b>

**Continued.....p/13**



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THE SCHEDULE "B" ABOVE REFERRED PROPERTY

(The said **FLAT** )

**ALL THAT** piece and parcel of one Self contained residential flat Unit measuring more or less ..... Sft ( including 25% Super built-up area ) ,being flat ..... ,on ..... floor of the Multi-storied Building "**MANINDRA APARTMENT** " holding No 3 Criper Bye Lane South P.O.Konnagar,P.S. - Uttarpara,A.D.S.R .Uttarpara , District -Hooghly, Pin -712235,within the ambit of the Konnagar Municipality along with Undivided proportionate Share of land underneath of "A' Schedule property together with proportionate share of common service area, together with all easement rights attached thereto, **in the state of West-Bengal. Flat/Shop property is butted and bounded:**

**By North** : flat .....  
**By South** : OPEN TO SKY,  
**By East** : OPEN TO SKY,  
**By West** : Common Lobby. **Lift & flat No 2B**

**THE SCHEDULE "C" ABOVE REFERRED PROPERTY**

(Common Service area)

1. Wiring and assemblies for lighting of common portions and wiring from the electrical Sub-station to one point inside or at the main gate of each unit.
2. Drains etc: Drains, Sewers and pipes.
3. Common walls and Main gate, Structures, Beam, Column, foundation elimination.
4. Common dustbins living area (if any)
5. Stair Case landings and midland on all floors in the Building, Roof.

**THE SCHEDULE "D" ABOVE REFERRED PROPERTY**

1. The cost of all maintenance and all other common parts of fixtures, fittings and equipment in under or upon the building enjoyed or used in common by the occupiers.
2. municipal and other Taxes and all electricity charges in common for the said Building and Salaries of Society/ Complex Caretak

Continued.....10

**IN WITNESS WHERE OF** the parties herein have hereunder set and subscribed their respective signatures and seals on the day, month and year first above written.

Amal Kanti Banerjee, Shyamal Banerjee alias Shyamal Kanti Banerjee, Suman Kanti Banerjee, Shipra Bhattacharjee & Sri Debabrata Mukherjee, **Being represented by their Constituted Attorney namely**

M/S **"MANDEEP DEVELOPER REAL ESTATE"** PAN ABAFM4050D in Principal place of business situated at **25/C/1, Bancharam Mitra Lane, P.O. Konnagar, P.S. Uttarpara, Dist: Hooghly Pin-712235** represented by its Partners namely-----**1. SHRI GOPAL AGARWAL, 2. SHRI DEEPAK KUMAR AGARWAL, 3. SHRI BHASKAR CHAKRABORTY, & 4. SMT KIRAN SINGH,**

**SIGNED, SEALED & DELIVERED**

In presence of:

Signature of Vendors

1.

Signature of Developer

2.

Signature of Purchasers

Continued.....

MEMO OF CONSIDERATION

Received of and from the within named purchaser a sum of ..... only, being the full and final consideration money in respect of Schedule mentioned flat property in the following manner:

<b>Dated</b>	<b>Mode of Payment</b>	<b>Amount</b>
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WITNESSES

Signature of Vendor

1.

2.

Signature of Developer

Drafted by me

**DEBASHISH CHAKRABORTY** ADVOCATE  
 REGISTRATION NO. : **W.B.708/1999**  
 Email I.D - **advocatechakraborty.debasish@gmail.com**  
 Address : **64 Surya Sen Street, P.O.Konnagar,**  
**P.S. Uttarpara, Dist : Hooghly,**  
 Mob : **9830391556 & 8910638247**