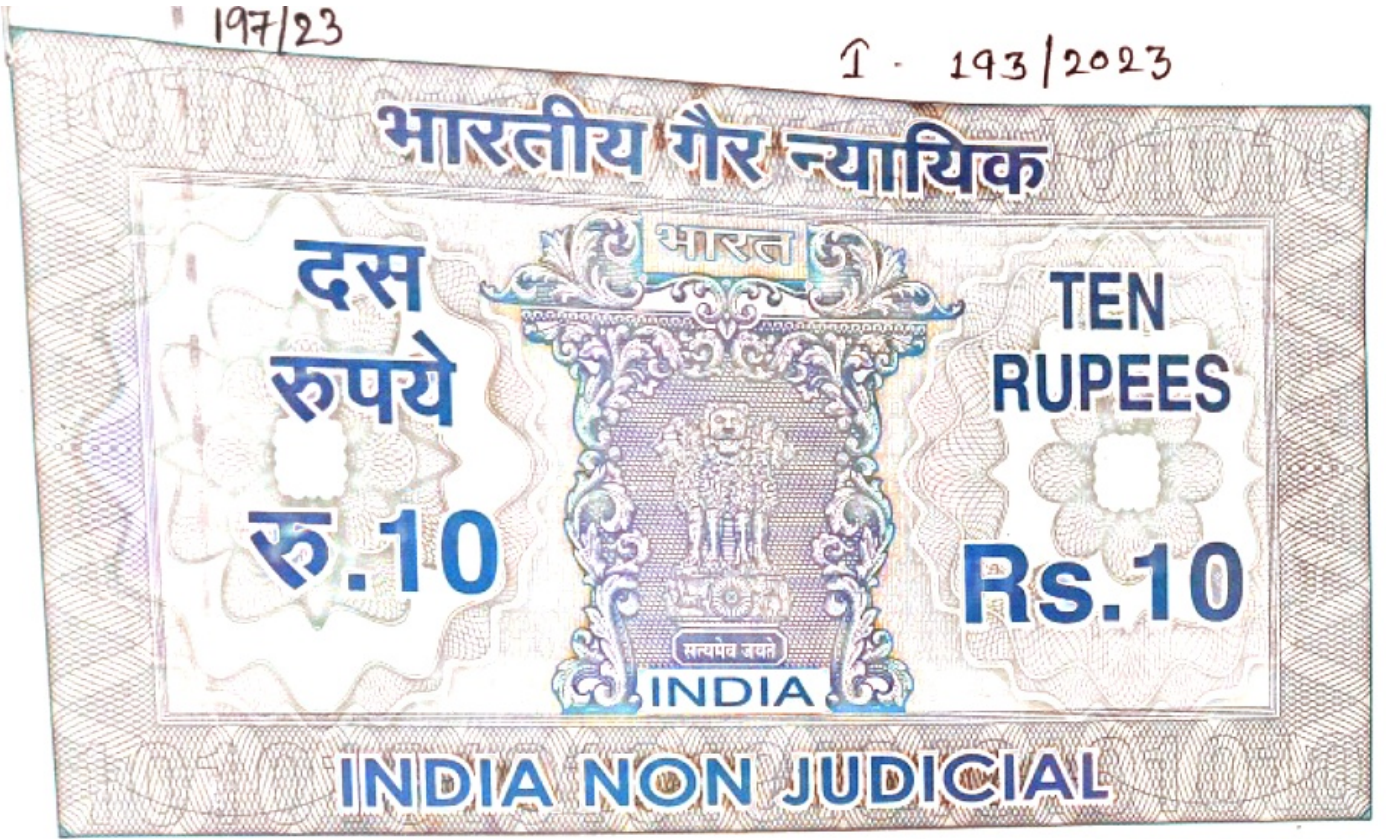


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Certify that the document is admitted to registration. The signature, seal and the endorsement sheets attached with this document are the same as this document.

Adtl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

31 JAN 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 27th day of January, 2023 (Two Thousand and Twenty-Three)

BETWEEN

1) **SUNITA JAISWAL (PAN - ARVPJ8930G; AADHAAR NO. 7975 7048 2412)**, wife of Late Pramod Jaiswal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Gopalpur, Jagardanga, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas;

2) **PRIYANSHU JAISWAL (PAN - CHVPJ3982L; AADHAAR NO. 5300 0227 2756)**, son of Late Pramod Jaiswal, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at Gopalpur, Jagardanga, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas;

3) **MINOR NIHARIKA JAISWAL**, daughter of Late Pramod Jaiswal, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at R. Gopalpur, Rajarhat Road, Dum Dum, Post Office - Gopalpur, Police Station - Airport, Kolkata - 700136, North 24 Parganas;

4) **Minor NATASHA JAISWAL**, daughter of Late Pramod Jaiswal, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at Gopalpur, Jagardanga, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas,

Both serial nos., 3 and 4 are represented by their biological mother SUNITA JAISWAL (PAN - ARVPJ8930G; AADHAAR NO. 7975 7048 2412), wife of Late Pramod Jaiswal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Gopalpur, Jagardanga, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas hereinafter called and referred to as the **OWNERS/VENDORS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

SRI SUSHANT MEHER (PAN - DUEPM0033C; AADHAAR NO. 8844 4538 2349), son of Late Tulsi Meher, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 3E, Sristi Plaza, Salua Bazar, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136 **JOINTLY WITH SRI VIKASH MADHOGARIA, (PAN AFLPM5871R), (AADHAAR NO. 3022 3127 3816)**, Son Of Ramutar Madhogaria, By Faith Hindu, By occupation Business, By Nationality Indian, Residing at Flat No. 402, 101 Bangur Avenue, Bangur Swimming Pool Block A, Jessore Road, North 24 Parganas, West Bengal 700055, hereinafter called and referred to as the **PURCHASERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS by and under one Deed of Gift dated 4th September, 2009 registered at the Office of the Additional District Sub Registrar Bidhannagar (Salt Lake City and recorded in Being no. 8124 for the year 2009, one Pramod Jaiswal became the sole and absolute owner, well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of three plots of Shali land measuring an area of more or less **04 Cottahs 14 Chhitaks 03 Sq.Ft. with 100 Sq.Ft. brick walled tin shed room** standing thereon comprised in R.S. Dag no. 2911, 2913 and 2914 wherein an area of more or less **03 Cottahs 08 Chhitaks 43 Sq.Ft.** is comprised in C.S. Khatian no. 361, C.S. Dag no. 3894 corresponding to **R.S. Khatian no. 491 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2911**; and an area of more or less **11 Chhitaks** is comprised in C.S. Khatian no. 1561, C.S. Dag no. 3896 corresponding to **R.S. Khatian no. 1104 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2913**; and an area of more or less **10 Chhitaks 05 Sq.Ft.** comprised in C.S. Khatian no. 1413, C.S. Dag no. 3897 corresponding to **R.S. Khatian no. 1505 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2914**, lying and situated at Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 125-B/1 within the local limits of Rajarhat-Gopalpur Municipality, Being Municipal Holding no. R.G.M. 5/13, Block-A, Jagardanga, Ward no. 5 (presently Ward no. 4) within the jurisdiction of Airport Police Station, under Additional District Sub-Registry Office at Bidhannagar (Salt Lake City), District - North 24 Parganas hereinafter referred to as the **Said Property** morefully described in the **First Schedule**, written hereunder.

AND WHEREAS the said Pramod Jaiswal died on 07.08.2011 intestate leaving behind his mother namely Asha Devi Jaiswal, wife Sunita Jaiswal, son namely Priyanshu Jaiswal and two minor daughters who all by virtue of law of inheritance became the owners of undivided 1/4th share of each over and in respect of the said property as per provisions of the Hindu Succession Act, 1956.

AND WHEREAS said Asha Devi Jaiswal died intestate on 21-06-2017 and the said death was recorded and registered before the **Government Of The West Bengal, Department Of Health And Family Welfare Bidhannagar Municipal Corporation** bearing **Registration Number WB_DR_2017/20010/1/1899 Dated 27-06-2017.**

AND WHEREAS said Sunita Jaiswal filed one application under Section 7 and 10 of the Guardian and Wards Act, 1890 for appointment as guardian for Niharika Jaiswal and Natasha Jaiswal being Act VIII Miscellaneous Case no. 210 of 2021 before the Ld. District Judge at Barasat and the Ld. District was pleased to pass an order inter alia **"The D.S.R. -II, North 24 Parganas/A.D.S.R.-Bidhannagar is directed to register the Deed of Sale with the signature of this Petitioner, Smt. Sunita Jaiswal, wife of Late Pramod Kumar Jaiswal @ Pramod Jaiswal on behalf of two minor children namely Niharika Jaiswal and Natasha Jaiswal for the transfer of the aforesaid property..."**

AND WHEREAS the Owners/Vendors herein are the Owners and seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of three plots of Shali land measuring an area of more or less **04 Cottahs 14 Chhitaks 03 Sq.Ft. with 100 Sq.Ft. brick walled tin shed** room standing thereon comprised in R.S. Dag no. 2911, 2913 and 2914 wherein **an area of more or less 03 Cottahs 08 Chhitaks 43 Sq.Ft.** is comprised in C.S. Khatian no. 361, C.S. Dag no. 3894 corresponding to R.S. Khatian no. 491 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2911; and an area of **more or less 11 Chhitaks is comprised** in C.S. Khatian no. 1561, C.S. Dag no. 3896 corresponding to R.S. Khatian no. 1104 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2913; and an area of **more or less 10 Chhitaks 05 Sq.Ft.** comprised in C.S. Khatian no. 1413, C.S. Dag no. 3897 corresponding to R.S. Khatian no. 1505 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2914, lying and situated at Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 125-B/1 within the local limits of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Being Municipal Holding no. R.G.M. 5/13, Block-A, Jagardanga, Ward no. 5 (presently Ward no. 4) within the jurisdiction of Airport Police Station, under Additional District Sub-Registry Office at Bidhannagar (Salt Lake City), District - North 24 Parganas hereinafter referred to as the Said Property, morefully and particularly described in the Schedule, written hereunder, and/or given and have been enjoying the possession and the right, title and interest, thereof free from all encumbrances, charges, liens, lis pendence and impendences.

AND WHEREAS the Owners/Vendors herein being desirous of selling, alienating and transferring the said Schedule property have been approached by the PURCHASERS herein and agreed about the full and final consideration amount as negotiated between them i.e. upon payment of total **consideration amount of Rs. 95,00,000/- (Rupees Ninety Five Lacs) only** in favour of the Vendors/Owners and the rest of the consideration money has been paid to the Owners/Vendors by the PURCHASERS herein on this day at the time of signing, execution and registration of this Deed of Conveyance, receipt of which has been mentioned and particulars given below in the Memo of Consideration.

NOW THIS INDENTURE WITNESSETH that **in consideration of the said sum of Rs. 95,00,000/- (Rupees Ninety Five Lacs) only** being the lawful money of India well and truly paid by the PURCHASERS to the Vendors on or before the execution of this Deed (the receipt whereof the said Vendors do hereby acknowledge and admit and of and from the same and every part thereof) the Vendors doth hereby acquit, release and for ever discharge them the said PURCHASERS and the said Vendors doth hereby sell, transfer, convey, grant and assure unto and to the use of the said PURCHASERS, his heirs, executors, administrators, trustees, representatives and assigns **ALL THAT** piece and parcel of three plots of Shali land measuring an area of

more or less **04 Cottahs 14 Chhitaks 03 Sq.Ft. with 100 Sq.Ft. brick walled tin shed room** standing thereon **comprised in R.S. Dag no. 2911, 2913 and 2914** wherein **an area of more or less 03 Cottahs 08 Chhitaks 43 Sq.Ft.** is comprised in C.S. Khatian no. 361, C.S. Dag no. 3894 corresponding to **R.S. Khatian no. 491** corresponding to **L.R. Khatian no. 11108** and **R.S. and L.R. Dag no. 2911**; and an area of **more or less 11 Chhitaks** is comprised in C.S. Khatian no. 1561, C.S. Dag no. 3896 corresponding to **R.S. Khatian no. 1104** corresponding to **L.R. Khatian no. 11108** and **R.S. and L.R. Dag no. 2913**; and an area of **more or less 10 Chhitaks 05 Sq.Ft.** comprised in C.S. Khatian no. 1413, C.S. Dag no. 3897 corresponding to **R.S. Khatian no. 1505** corresponding to **L.R. Khatian no. 11108** and **R.S. and L.R. Dag no. 2914**, lying and situated at **Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 125-B/1** within the local limits of **Rajarhat-Gopalpur Municipality (presently within Bidhannagar Municipal Corporation), Being Municipal Holding no. R.G.M. 5/13, Block-A, Jagardanga, Ward no. 5 (presently Ward no. 4)** within the jurisdiction of **Airport Police Station, under Additional District Sub-Registry Office at Bidhannagar (Salt Lake City), District - North 24 Parganas** hereinafter for the sake of brevity referred to as the said schedule property **OR HOWSOEVER OTHERWISE** the said schedule property or any part thereof now are or is or heretofore were or was situated butted, bounded, called, known, numbered, described or distinguished together with all sewers, drains, water ways, paths, passages, liberties, lights, privileges, easements appendages, land belonging or in anywise appertaining to or usually held or enjoyed there or reputed to belong or to appurtenant thereto free from all encumbrances and all the estate, right, title, interest property, claim and demand whatsoever of the Vendors unto and upon the said schedule property herein granted and conveyed and every part thereof together with all deeds, pattahs, muniments, evidence of title exclusively relating to or in anywise relating to or concerning the said demised property hereinbefore granted and conveyed or otherwise expressed or intended so to be which now is or any time in the possession, custody or control of the Vendors or any other person/s from them may procure the same without any action or suit **AND** reversion/s, remainder/s and profits thereof and/or every part thereof **TO HAVE AND TO HOLD** the said schedule property hereby granted and conveyed unto and to the use of the said **PURCHASERS**, his heirs, executors, administrators, trustees, representatives and assigns covenant the said **PURCHASERS** and declare that the Vendors have not in any way encumbered the property purported to be conveyed by this Deed of Conveyance **AND** that not with standing any act, deed, matter or things by the Vendors or by any of their ancestors or predecessors in title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully, rightfully and absolutely seized and possessed

or otherwise well and sufficiently entitled to the said demised property, the said Vendors have now in themselves in good right, full power and absolute authority to grant, transfer, sell, convey, assure and assign the said demised property and every part thereof in the manner hereinbefore granted and conveyed or otherwise expressed or intended so to be unto the PURCHASERS in the manner aforesaid **AND** that said PURCHASERS shall and may at all times whatsoever peaceably and quietly possess and enjoy the demised property and receive all arrears, rents, issues and profits of and every part thereof and also to enforce all benefit and that the PURCHASERS shall have the same right in place of the Vendors without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person/s having or lawfully or equitably claiming any estate or interest in the said demised property from under or in trust for him and the said Vendors and **ALL THAT** free and clear and freely and absolutely discharges, saved, harmless and kept indemnified against all estate or interest in the said schedule property from under or in trust for him and further the said Vendors and all person/s having or lawfully and equitably claiming any estate or interest in the said demised property or any part thereof from under or in trust for them the said Vendors shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS execute deeds, matters and things whatsoever for further better and more perfectly assuring the title and possession of the said schedule property lying at **ALL THAT** piece and parcel of three plots of Shali land measuring an area of more or less **04 Cottahs 14 Chhitaks 03 Sq.Ft. with 100 Sq.Ft. brick walled tin shed room** standing thereon **comprised in** R.S. Dag no. 2911, 2913 and 2914 wherein **an area of more or less 03 Cottahs 08 Chhitaks 43 Sq.Ft.** is comprised in C.S. Khatian no. 361, C.S. Dag no. 3894 corresponding to **R.S. Khatian no. 491 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2911;** and **an area of more or less 11 Chhitaks is comprised in** C.S. Khatian no. 1561, C.S. Dag no. 3896 corresponding to **R.S. Khatian no. 1104 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2913;** and an area of **more or less 10 Chhitaks 05 Sq.Ft.** comprised in C.S. Khatian no. 1413, C.S. Dag no. 3897 corresponding to **R.S. Khatian no. 1505 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2914,** lying and situated at **Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 125-B/1 within the local limits of Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Being Municipal Holding no. R.G.M. 5/13, Block-A, Jagardanga, Ward no. 5 (presently Ward no. 4) within the jurisdiction of Airport Police Station, under Additional District Sub-Registry Office at Bidhannagar (Salt Lake City), District - North 24 Parganas** or any part thereof unto and to the PURCHASERS in manner as shall or may be reasonably required. Be it also

stated that if it transpires that the property hereby conveyed by the Vendors to the PURCHASERS are not free from all encumbrances and/or any suppressed facts known to the Vendors, the Vendors shall be civilly and criminally liable to the PURCHASERS, his heirs, executors, administrators, trustees, representatives and assigns and shall be bound to make good any loss sustained by the PURCHASERS.

SCHEDULE

ALL THAT piece and parcel of three plots of Shali land measuring an area of more or less **04 Cottahs 14 Chhitaks 03 Sq.Ft. with 100 Sq.Ft. brick walled tin shed room** standing thereon **comprised in R.S. Dag no. 2911, 2913 and 2914** wherein **an area of more or less 03 Cottahs 08 Chhitaks 43 Sq.Ft.** is comprised in C.S. Khatian no. 361, C.S. Dag no. 3894 corresponding to **R.S. Khatian no. 491 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2911**; and an area of **more or less 11 Chhitaks is comprised in C.S. Khatian no. 1561, C.S. Dag no. 3896** corresponding to **R.S. Khatian no. 1104 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2913**; and an area of **more or less 10 Chhitaks 05 Sq.Ft.** comprised in C.S. Khatian no. 1413, C.S. Dag no. 3897 corresponding to **R.S. Khatian no. 1505 corresponding to L.R. Khatian no. 11108 and R.S. and L.R. Dag no. 2914**, lying and situated at **Mouza - Gopalpur, J.L. no. 2, R.S. no. 140, Touzi no. 125-B/1** within the local limits of **Rajarhat-Gopalpur Municipality (presently Bidhannagar Municipal Corporation), Being Municipal Holding no. R.G.M. 5/13, Block-A, Jagardanga, Ward no. 5 (presently Ward no. 4)** within the jurisdiction of **Airport Police Station, under Additional District Sub-Registry Office at Bidhannagar (Salt Lake City), District - North 24 Parganas**, butted and bounded in the manner as appearing hereunder as follows :-

| | | |
|--------------|---|--|
| On the North | - | R.S. Dag no. 2911(P), Plot No. A/1; |
| On the East | - | P.W.D. 40 feet wide road; |
| On the West | - | 10' wide common passage, R.S. Dag 2914,2911; |
| On the South | - | R.S. Dag no. 2913, 2911. |

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

WITNESSES :-

1) Sudip Maity
10/E Mohendra Roy Len
Kol-46

Sunita Jaiswal
Prayanshu Baiswal

Signatures of the Vendors

Suresh Mahan
Vikash Medhagani

Signature of the PURCHASERS

2) Sourav Baidya
Alipore Judges' Court,
Alipore, Kol-27.

Drafted and typed :-

S. J. Adh.
Alipore Judges' Court,
Kol-27.
(WB/2212/2013)

MEMO OF CONSIDERATION

Received on and from the within named PURCHASERS within mentioned sum of **Rs. 95,00,000/- (Rupees Ninety Five Lacs)** only being the total consideration amount in respect of the property mentioned in the schedule herein above written by the following manner :

| DATE | MODE OF PAYMENT | BANK/Br. | AMOUNT |
|------------|-----------------|----------|-------------|
| 27.01.2023 | TRANSFER | SBI | 15,00,000/- |
| 27.01.2023 | TRANSFER | SBI | 15,00,000/- |
| 27.01.2023 | TRANSFER | SBI | 15,00,000/- |
| 27.01.2023 | TRANSFER | SBI | 50,00,000/- |

WITNESSES :-

1) Sudip Maurya

- Sunita Jaiswal
Prayanshu Jaiswal

2) Sourav Baidya

Signature of the Vendors