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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted to registration. The...  
the endorsement...  
this document...

  
Registrar (G-2) (N)  
District Registrar-II  
North 24 Parganas, Barasat

02 MAY 2023

## DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made on this 28<sup>th</sup> day of April, Two Thousand Twenty Three A.D.

**B E T W E E N**

**SMT. SANJULA HOLANI**, wife of Sri Mahendra Kumar Holani, having **PAN No.AARPH7423B, Voter ID**

ক্রমিক নং 1967 তারিখ 19/4/23  
মুদ্রা : M  
জেলা :  
ডিক্রিট :  
ভেঙার :  
কালি :  
কালিপুর দফতর :  
আর. অফি :

MANIK LAL DE  
ADVOCATE  
HIGH COURT, CALCUTTA

Ranjita Paul

ভেঙারের নাম - রঞ্জিতা পাল  
ডিক্রিটের নাম :- ব্যারাকপুর  
টি ভি নং :  
স্ট্যাম্প খরিদের তারিখ 13 APR 2023  
ঐ টি.ভি. নং মোট কত টাকার 150000  
স্ট্যাম্প খরিদ করা হইয়াছে।

Vinita Kabra



1054



Vinita Kabra



1055

Vinita Kabra

Registrar-1 (2)  
District Registrar-II  
North 24 Parganas, Barisal



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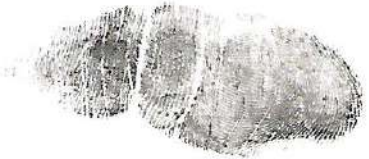
Manisha Kiyal

(2)

**No.URU1830314** and **Aadhaar No.8103 5062 1129**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 347-TF, Kohat Enclave, Pitampura, North-West Delhi Saraswati Vihar, P.O. - Saraswati Vihar, Police Station - Maurya Enclave, Delhi - 110034, hereinafter called the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean an include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**A N D**

**(1) SMT. VINITA KABRA**, wife of Sri Vikash Kabra, having **PAN No.AKGPK7818L, Voter ID No.XOY1354356** and **Aadhaar No.5034 1777 8302**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-243, Lake Town, Block - B, 2nd Floor, P.O.- Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal, **(2) SMT. NITU KABRA**, wife of Late Prakash Kabra, having **PAN No.AGHPK2521K, Voter ID No.XOY2039287** and **Aadhaar No.6164 4312 1196**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, P.O.- Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal, AND **(3) SMT. MANISHA KIYAL**, wife of Sri Manish Kiyal, having **PAN No.AFWPA1425L, Voter ID No.XOY1187897** and **Aadhaar No.5154 5396 6754**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Lake Town Complex, Block - F, 3rd Floor, 862, Jessore Road, P.O.- Bangur Avenue, Police



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Sanjula Kotani



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Identify by me.  
Atank Das  
S/o Lt. Krishna Kumar Das  
32, Vivekananda Nagar  
Belghoria, WB  
Service

(3)

Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal, hereinafter jointly referred to as the '**PURCHASERS**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** by an Indenture dated 11th day of June, 1959, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 71, Pages 101 to 107, Being No. 4703 for the year 1959, The Amalgamated Development Limited, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Plot/ Premises No. 194/1, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A' thereunder written, unto Anukul Chandra Biswas, the purchaser therein, at or for the valuable consideration mentioned thereunder.

**AND WHEREAS** after the said purchase, Sri Anukul Chandra Biswas, duly mutated his property and registered his name in the records of the South Dum Dum Municipality and obtained a Municipal Holding No. 522, Bangur Avenue, Block - B.



  
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**AND WHEREAS** the said Anukul Chandra Biswas, died intestate on 23rd day of December, 1963, leaving behind him surviving his widow namely, Smt. Amiya Biswas and two sons namely, Sri Sukumar Biswas and Sri Jayanta Biswas and only married daughter namely, Smt. Swapna Neogie, as his only legal heirs, heiress and successors in respect of the said property and they became the co-owners of the property left by the said Anukul Chandra Biswas, according to Hindu Succession Act, 1956, as amended up to date.

**AND WHEREAS** after obtaining the said property, by way of inheritance, the said Smt. Amiya Biswas, Sri Sukumar Biswas, Sri Jayanta Biswas and Smt. Swapna Neogie, became the co-owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situate at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 522, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur at present Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas.

**AND WHEREAS** by an Indenture dated dated 10th day of April, 1974, registered at the office of the Registrar of Assurances, Kolkata, and recorded in Book No. I, Volume No. 111, Page Nos. 177 to 188, as Being No. 2214 for the year 1974, the said Smt. Amiya Biswas, Sri Sukumar Biswas,



  
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Sri Jayanta Biswas and Smt. Swapna Neogie, the Vendors therein, jointly sold, conveyed and transferred the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, togetherwith pucca brick built boundary walls on the North, East and West of the said plot lying and situated at Plot/ Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 522, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur at present Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Sri Profulla Kanti Bose and Smt. Kamala Bose, described as the Purchasers therein, at or for the consideration as mentioned therein.

**AND WHEREAS** after the said purchase, Sri Profulla Kanti Bose and Smt. Kamala Bose, duly mutated their property and registered their names in the records of the South Dum Dum Municipality and obtained a renumbered Municipal Holding No. 820, Bangur Avenue, Block - B, in fact and subsequently constructed a partly two storied building upon the said plot of land as per sanction plan No. 150 dated 19-08-1974 from the South Dum Dum Municipality.

**AND WHEREAS** the said Sri Profulla Kanti Bose and Smt. Kamala Bose, became the joint owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated



  
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partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 820 (formerly 522), Bangur Avenue, Block - B, Police Station - Lake Town (formerly Dum Dum), in Mouza - Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas (formerly 24-Parganas).

**AND WHEREAS** the said Kamala Bose, died intestate on 31st day of December, 1999, leaving behind surviving her widower namely, Sri Profulla Kanti Bose and two sons namely, Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, as her only legal heirs and successors in respect of her undivided one equal half part or share in the said property and they became the co-owners of the share in property left by the said Kamala Bose, according to Hindu Succession Act, 1956, as amended up to date. [Be it noted that Sri Profulla Kanti Bose became the owner of undivided 2/3rd (two-third) part or share in the property; and Sri Tushar Kanti Bose became the owner of undivided 1/6th (one-sixth) part or share in the property; and Sri Subhra Kanti Bose became the owner of undivided 1/6th (one-sixth) part or share in the property].



  
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**AND WHEREAS** the said Profulla Kanti Bose, died intestate on 03rd day of December, 2007, leaving behind him surviving his two sons namely, Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, as his only legal heirs and successors in respect of his undivided 2/3rd (two-third) part or share in the said property and they became the joint owners of the property left by the said Profulla Kanti Bose, according to Hindu Succession Act, 1956, as amended up to date. [Be it noted that each of them became the undivided one equal half part or share in the aforesaid property].

**AND WHEREAS** after obtaining the said property, by way of inheritance, the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, jointly mutated their property and registered their names in the records of the South Dum Dum Municipality and obtained a renumbered Municipal Holding No. 1500, Bangur Avenue, Block - B, Ward No. 29, in fact.

**AND WHEREAS** the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, became the co-owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500 (formerly 820), Bangur



  
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Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20 (formerly 17), Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas.

**AND WHEREAS** by a Deed of Conveyance dated 24th day of October, 2008, registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 12, Pages 9726 to 9739, Being No. 12888 for the year 2008, the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, the Vendors therein, jointly sold, conveyed and transferred the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500 (formerly 820), Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Smt. Sanjula Holani, the purchaser therein, at or for the valuable consideration mentioned thereunder.



  
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**AND WHEREAS** after the said purchase, the said Smt. Sanjula Holani, duly mutated her property and registered her name in the records of the South Dum Dum Municipality and obtained a Municipal Holding No. 1500, Bangur Avenue, Block - B, Ward No. 29, in fact.

**AND WHEREAS** the said Smt. Sanjula Holani, became the sole and absolute owner and thus seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor; and 500 (five hundred) square feet more or less on the First floor, togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas.

**AND WHEREAS** the Vendor herein, applied for sanction of the building plan before the South Dum Dum Municipality vide Plan No. 847 dated 31-03-2021, for construction of a new multi-storied building upon the said premises but the Vendor due to paucity of funds could not pay the fees



  
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required for the said sanction and thereafter decided to sell the property along with the said plan.

**AND WHEREAS** the Vendor was desirous of selling the property hereby sold and the purchasers thus approached the Vendor to purchase the same and after due negotiations, the vendor agreed to sell the said property.

**AND WHEREAS**, the Vendor herein, declares that the property, is free from all sorts of encumbrances, debts, liabilities, claims, demands, liens, charges, trusts, mortgage, attachments, lis-pendens, etc., whatsoever, in all respect, and there is no notice in existence respecting the property hereby sold from any Governmental, or Semi-Governmental Authorities or statutory or any other authorities, and she further declares that she neither executed any instrument and/or documents and/or indenture in favour of any third party, nor mortgaged the property hereunder sold to any financial institution nor there is any pending litigation as on date of execution of these presents against the property herein sold.

**AND WHEREAS** the Vendor herein, declares that the Vendor has paid all taxes, rates and outgoings, due to local bodies, revenue authorities in respect of the property hereunder sold, more fully and particularly described in the SCHEDULE hereunder written, up to the date of execution of these presents and in case any arrears are found due of the earlier period after execution of these presents, the same shall be discharged by the Vendor, her heirs, executors, administrators, representatives and assigns, or any person or persons lawfully or equitably claiming any right over the estate.



  
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**AND WHEREAS** the Vendor further affirms that if and in case any sort of instruments/documents/indentures surfaces/appears after execution of this document, the same shall be treated as null and void and shall be invalid and inoperative in the eye of law.

**AND WHEREAS** the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area **1500 (one thousand five hundred) square feet** more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor; and 500 (five hundred) square feet more or less on the First floor, togetherwith piece or parcel of Bastu land, measuring an area **03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet** be the same a little more or less, lying and situated at Premises No. **194/1, Bangur Avenue, Block - B, Kolkata - 700055**, Holding No. **1500, Bangur Avenue, Block - B, Police Station - Lake Town**, in **Mouza - Shyamnagar**, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in **C.S. Dag No. 1305/1328** under **Khatian No. 834**, in **Ward No. 29**, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, hereinafter called the '**SAID PROPERTY**', morefully and particularly described in the Schedule hereunder written, alongwith the building plan for construction of a multi-storeyed building after demolishing the existing structure on the said premises, at or for the



  
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price of **Rs.1,98,00,000/- (Rupees one crore ninety eight lakh)** only free from all encumbrances.

**NOW THIS DEED OF CONVEYANCE WITNESSES** that in pursuance of this deed arrived at between the Vendor and Purchasers and in consideration of payment of a sum of **Rs.1,98,00,000/- (Rupees one crore ninety eight lakh)** only by the Purchasers to the Vendor, being the full agreed consideration money at or immediately before execution of these present, the receipt whereof the Vendor do hereby admits and acknowledges by a Memo of Consideration written hereunder, and of and from the receipt of the same and every part thereof, the Vendor acquits, releases and discharges the '**SAID PROPERTY**' and every part thereof, and do hereby **GRANT, TRANSFER, SELL, CONVEY, ASSIGN and ASSURE** the sell unto the Purchaser the '**SAID PROPERTY**' free from all encumbrances and attachments, being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area **1500 (one thousand five hundred) square feet** more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor; and 500 (five hundred) square feet more or less on the First floor, togetherwith piece or parcel of Bastu land, measuring an area **03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet** be the same a little more or less, lying and situated at Premises No. **194/1, Bangur Avenue, Kolkata - 700055, Block - B, Holding No. 1500, Bangur**



  
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**Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29,** within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, hereinafter called the said '**PROPERTY**', morefully and particularly described in the Schedule hereunder written **OR HOWSOEVER,** otherwise the said **PROPERTY** now or heretofore was situated, bounded, called, known, numbered, described and distinguished alongwith the building plan for construction of a multi-storeyed building after demolishing the existing structure on the said premises, **TOGETHERWITH** the land or ground whereupon or on part whereof the same remains erected and built together further with all houses, out-houses, erections, fixtures, walls, yards, courtyards and benefit and advantages of existing electric lines, liberties, easements, privileges, appendages and appurtenances whatsoever, along with other benefits, privileges, appendages and appurtenances whatsoever thereto or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof, **FURTHERMORE WITH** all the estate, right, title,



  
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inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor into and upon or in respect of the said **PROPERTY** and every part thereof **AND** of all deeds, monuments, writings and evidence of title which in any wise relate to the said "**PROPERTY**" or every part or parcel thereof and which now are or hereafter shall, or may be in the custody, power or possession of the Vendor, her heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity, and hereby & hereunder deliver the possession of the said **PROPERTY** unto the Purchasers **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the delivered possession of the said **PROPERTY** and every part thereof, for their sole use and benefit absolutely and forever, which has been granted, sold, conveyed and transferred or expressed and intended so to be, with their rights, members and appurtenances unto and to the use of the Purchasers, their heirs, executors, administrators, representatives and assigns, forever freed and discharged from or otherwise by the Vendor, well and sufficiently indemnified of and against all lawful encumbrances, attachments, charges, debts, legal claims and liens etc. whatsoever created or suffered by the Vendor from to these presents or any of her predecessors in the title or any person or persons lawfully or equitably claiming as aforesaid, **AND** the Vendor also do hereby for herself, her



  
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heirs, executors, administrators, representatives and assigns, covenants with the Purchasers their heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever, by the Vendor or by any of her predecessors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have proper right title and interest to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN and ASSURE** her said **PROPERTY**, hereby granted, sold, conveyed, transferred, assigned and assured, expressed intended so to be, unto and to the use of the Purchasers their heirs, executors, administrators, representatives and assigns, in the manner as aforesaid **AND THAT** the Purchasers and their heirs, executors, administrators, representatives and assigns, shall and may at all times hereafter peacefully and quietly enter into, hold, possess and enjoy the said **PROPERTY** and every part thereof, and receive the rents, issues and profits thereof, if any, **WITHOUT** any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming any right over the estate, or in trust for them or from or under any of her predecessors in title **AND THAT** free and clear and freely, clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor, well and sufficiently save indemnified of, from and against all and



*[Handwritten Signature]*  
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all manner of claims, charges, liens, debts, attachment and encumbrances whatsoever made or suffered by the Vendor or any of her predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendor or from or under any of her predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers their heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said **PROPERTY** and every part thereof unto and to the use of the Purchasers and their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this present as shall or may be reasonably required **AND FURTHERMORE,** the Vendor and her heirs, executors and administrators, shall at all time hereafter indemnify and keep indemnified the Purchasers, their heirs executors, administrators and assigns against any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained and the purchasers shall be entitled to take all necessary steps in case of such defects.



*NA*  
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**SCHEDULE ABOVE REFERRED TO:**

ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area **1500 (one thousand five hundred) square feet** more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of Bastu land, measuring an area **03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet** be the same a little more or less, lying and situated at Premises No. **194/1, Bangur Avenue, Block - B, Kolkata - 700055**, Holding No. **1500, Bangur Avenue, Block - B, Police Station - Lake Town**, in Mouza - **Shyamnagar**, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in **C.S./R.S. Dag No. 1305/1328** under **C.S./R.S. Khatian No. 834**, in **Ward No. 29**, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, alongwith the building plan for construction of a multi-storeyed building after demolishing the existing structure on the said premises, and delineated in the map or plan annexed hereto and marked with '**RED**' border.

**The Property is butted and bounded by:**

ON THE NORTH : 20' feet wide Municipal Road;  
 ON THE SOUTH : Plot No. 190;  
 ON THE EAST : Plot No. 194/2;  
 ON THE WEST : Plot No. 194.

All of Bangur Avenue, Block - B.

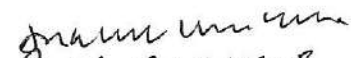



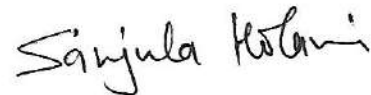
  
Registrar (187(2))  
District Registrar-II  
North 24 Parganas, West Bengal

28 APR 2023

**IN WITNESS WHEREOF** the parties hereto abovenamed set and subscribe their respective hands and signatures the day, month and year first above written.

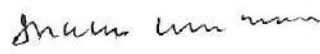

SIGNED AND DELIVERED  
BY THE VENDOR AT KOLKATA  
IN THE PRESENCE OF:

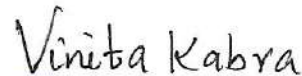
1.   
P-1A, BLOCK-B,  
LAKE TOWN  
KOLKATA-700089
2.   
347 KOHAT ENCLAVE  
4th FLOOR, PITAMPURA  
DELHI - 110034



MRS. SANJULA HOLANI  
...VENDOR/ONE PART

SIGNED AND DELIVERED  
BY THE PURCHASERS AT KOLKATA  
IN THE PRESENCE OF:

1. 
2. 



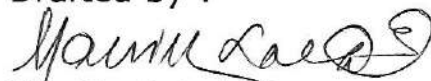
MRS. VINITA KABRA



MRS. NITU KABRA

As per instruction and documents  
furnished by the parties herein.

Drafted by :



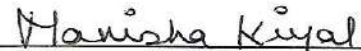
Mr. Manik Lal De

Advocate

High Court, Calcutta.

Bar Association Room No. 12,

Reg. No. WB/632/1988.



MRS. MANISHA KIYAL  
...PURCHASERS/OTHER PART



*91*  
Registrar-III 7(2)  
District Registrar-II  
North 24 Parganas, Bardhaman

28 APR 2023

(19)

**RECEIVED** on and from the within named PURCHASER a sum of **Rs.1,98,00,000/- (Rupees one crore ninety eight lakh)** only the total consideration in respect of the said property, as per Memo hereunder written.

Memo of Consideration

Cheque No./ RTGS/DD	Dated	Drawn on	Amount
018634	27-04-2023	HDFC Bank, Lake Town Branch.	65,34,000.00
018635	27-04-2023	HDFC Bank, Lake Town Branch.	65,34,000.00
299215	27-04-2023	IDFC First Bank Ltd., Lake Town Branch.	30,00,000.00
299216	27-04-2023	IDFC First Bank Ltd., Lake Town Branch.	35,34,000.00
		T.D.S.	1,98,000.00
<b>TOTAL RUPEES ONE CRORE NINETY EIGHT LAKH ONLY .</b>		<b>TOTAL Rs.</b>	<b>1,98,00,000.00</b>

**WITNESSES**

1. *[Signature]*

2.

*[Signature]*  
Holani

*Sanjula Holani*

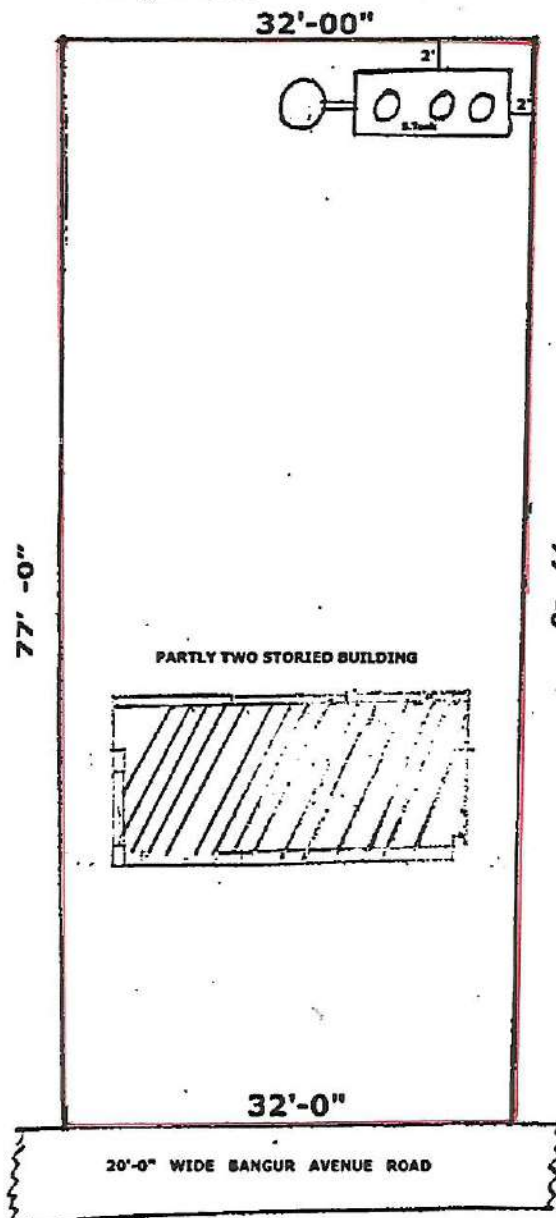
MRS. SANJULA HOLANI  
...VENDOR/ONE PART



  
Registrar (S 7(2))  
District Sub Registrar-II  
North 24 Parganas, Barasat

28 APR 2023

Site plan in respect of ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area **1500 (one thousand five hundred) square feet** more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of Bastu land, measuring an area **03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet** be the same a little more or less, lying and situated at Premises No. **194/1, Bangur Avenue, Block - B, Kolkata - 700055**, Holding No. **1500, Bangur Avenue, Block - B, Police Station - Lake Town**, in **Mouza - Shyamnagar**, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in **C.S./R.S. Dag No. 1305/1328** under **C.S./R.S. Khatian No. 834**, in **Ward No. 29**, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas.



*Sanjula Holani*

MRS. SANJULA HOLANI  
SIGNATURE OF THE VENDOR

*Vinita Kabra*

MRS. VINITA KABRA

*Nitu Kabra*

MRS. NITU KABRA

*Manisha Kiyal*

MRS. MANISHA KIYAL  
SIGNATURE OF THE PURCHASERS



*3A*  
Registrar (42)  
District Sub Registrar-II  
North 24 Parganas, Bakhat

28 APR 2023




































SL  
No.

Signature  
of the executants/  
Presentants

**Under Rule 44A of the I.R. Act 1908**  
**SPECIMEN FOR TEN FINGER PRINT**

Page No.....

 <i>Sanjula Hishini</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
 <i>Vinita Kabra</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
 <i>Divya Keshava</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					



*[Signature]*  
Registrar (B 742)  
District Registrar-II  
North 24 Parganas, Bardhaman












28 APR 2023

SL  
No.

Signature  
of the executants/  
Presentants

**Under Rule 44A of the I.R. Act 1908**  
**SPECIMEN FOR TEN FINGER PRINT**


Page No.....


					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
	Little	Ring	Middle (Left)	Fore Hand)	Thumb



*[Handwritten Signature]*  
Registrar (2)  
District Sub Registrar-II  
North 24 Parganas, Barasat


28 APR 2023

  
 ভারতের নির্বাচন কমিশন  
 Election Commission of India  
**IDENTITY CARD**  
 DIW.2956449



নির্বাচকের নাম : অলোক দাস  
 Elector's Name : Alok Das  
 পিতার নাম : কৃষ্ণমোহন দাস  
 Father's Name : Krishnamohan Das  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : XX / XX / 1975  
 Date of Birth : XX / XX / 1975

**DIW2956449**  
 ঠিকানা:  
 32 বিবেকানন্দ নগর কামারহাটী 33 বেলঘরিয়া উত্তর 24  
 পর্শ্বনর 700056  
 Address:  
 32 Vivekananda NagarKamarhatti 33  
 Belgharia North 24 Parganas 700056



Date: 11/08/2007  
 136-কামারহাটী নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রন  
 আধিকারিকের প্রত্যক্ষ অনুমতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 136-Kamarhatti Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ফোটো সিলেট করে  
 তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাঠান  
 অন্য নিন্মি করে এই পরিচয়পত্রের নম্বরের উল্লেখ করুন।  
 In case of change in address mention the Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.





Alok Das



Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15022001019026/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SANJULA HOLANI 347-TF, Kohat Enclave, Pitampura, Saraswati Vihar, City:- Not Specified, P.O:- Saraswati Vihar, P.S:- Maurya Enclave, District:-North, Delhi, India, PIN:- 110034	Seller			<i>Sanjula Holani</i> 28/4/2023
2	Mrs VINITA KABRA P- 243, Lake Town, Block/Sector: B, Flat No: 2nd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Buyer			<i>Vinita Kabra</i> 28.04.2023



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs NITU KABRA P-1A, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Buyer			<i>Nitu Kabra</i> 28/4/2023
4	Mrs MANISHA KIYAL Lake Town Complex, 862, Jessore Road, Block/Sector: F, Flat No: 3rd Floor, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055	Buyer			<i>Manisha Kiyal</i> 28/4/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK DAS Son of Late K M Das 32, Vivekananda Nagar, City:- Not Specified, P.O:- Belgharia, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056	Mrs SANJULA HOLANI, Mrs VINITA KABRA, Mrs NITU KABRA, Mrs MANISHA KIYAL			<i>Alok Das</i> 28.04.2023



  
(Rita Lepcha)  
DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -  
II NORTH 24-PARGANAS  
North 24-Parganas, West  
Bengal



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240030386108

GRN Details

GRN: 192023240030386108 Payment Mode: SBI Epay  
GRN Date: 26/04/2023 21:38:37 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9156685834623 BRN Date: 26/04/2023 21:39:25  
Gateway Ref ID: 231163236361 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 260420232003038609 Payment Init. Date: 26/04/2023 21:38:37  
Payment Status: Successful Payment Ref. No: 2001019026/3/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr VIKASH KABRA  
Address: 23B KALAKAR STREET GROUND FLOOR KOLKATA 700007  
Mobile: 9831106473  
EMail: vikashkabra79@gmail.com  
Period From (dd/mm/yyyy): 26/04/2023  
Period To (dd/mm/yyyy): 26/04/2023  
Payment Ref ID: 2001019026/3/2023  
Dept Ref ID/DRN: 2001019026/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001019026/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	990020
2	2001019026/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	198014
			<b>Total</b>	<b>1188034</b>

IN WORDS: ELEVEN LAKH EIGHTY EIGHT THOUSAND THIRTY FOUR ONLY.





## Major Information of the Deed

Deed No :	I-1502-03270/2023	Date of Registration	02/05/2023
Query No / Year	1502-2001019026/2023	Office where deed is registered	
Query Date	24/04/2023 10:50:06 AM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,98,00,000/-	Rs. 1,98,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,90,120/- (Article:23)	Rs. 1,98,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B, Mouza: ShyamNagar, Premises No: 194/1, , Ward No: 29, Holding No:1500 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1305/1328	RS-834	Bastu	Bastu	3 Katha 6 Chatak 29 Sq Ft	1,78,00,000/-	1,78,00,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -12888-2008
<b>Grand Total :</b>					5.6352Dec	178,00,000 /-	178,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1500 sq ft	20,00,000 /-	20,00,000 /-	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs SANJULA HOLANI</b>  Wife of Mr Mahendra Kumar Holani 347-TF, Kohat Enclave, Pitampura, Saraswati Vihar, City:- Not Specified, P.O:- Saraswati Vihar, P.S:-Maurya Enclave, District:-North, Delhi, India, PIN:- 110034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AAxxxxxx3B, Aadhaar No: 81xxxxxxxx1129, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023  , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/04/2023  , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs VINITA KABRA (Presentant)</b>  Wife of Mr Vikash Kabra P-243, Lake Town, Block/Sector: B, Flat No: 2nd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx8L, Aadhaar No: 50xxxxxxxx8302, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023  , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mrs NITU KABRA</b>  Wife of Late Prakash Kabra P-1A, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx1K, Aadhaar No: 61xxxxxxxx1196, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023  , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Pvt. Residence</p>
3	<p><b>Mrs MANISHA KIYAL</b>  Wife of Mr Manish Kiyal Lake Town Complex, 862, Jessore Road, Block/Sector: F, Flat No: 3rd Floor, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx5L, Aadhaar No: 51xxxxxxxx6754, Status :Individual, Executed by: Self, Date of Execution: 28/04/2023  , Admitted by: Self, Date of Admission: 28/04/2023 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr ALOK DAS</b>  Son of Late K M Das  32, Vivekananda Nagar, City:- Not Specified, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056</p>			
Identifier Of Mrs SANJULA HOLANI, Mrs VINITA KABRA, Mrs NITU KABRA, Mrs MANISHA KIYAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SANJULA HOLANI	Mrs VINITA KABRA-1.8784 Dec, Mrs NITU KABRA-1.8784 Dec, Mrs MANISHA KIYAL-1.8784 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs SANJULA HOLANI	Mrs VINITA KABRA-500.00000000 Sq Ft, Mrs NITU KABRA-500.00000000 Sq Ft, Mrs MANISHA KIYAL-500.00000000 Sq Ft

**Endorsement For Deed Number : I - 150203270 / 2023**

**On 27-04-2023**

**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 1,98,00,000/-

**Rita Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 28-04-2023**

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

Presented for registration at 18:20 hrs on 28-04-2023, at the Private residence by Mrs VINITA KABRA , one of the Claimants.

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

Execution is admitted on 28/04/2023 by 1. Mrs SANJULA HOLANI, Wife of Mr Mahendra Kumar Holani, 347-TF, Kohat Enclave, Pitampura, Saraswati Vihar, P.O: Saraswati Vihar, Thana: Maurya Enclave, , North, DELHI, India, PIN - 110034, by caste Hindu, by Profession House wife, 2. Mrs VINITA KABRA, Wife of Mr Vikash Kabra, P-243, Lake Town, Sector: B, Flat No: 2nd Floor, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 3. Mrs NITU KABRA, Wife of Late Prakash Kabra, P-1A, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 4. Mrs MANISHA KIYAL, Wife of Mr Manish Kiyal, Lake Town Complex, 862, Jessore Road, Sector: F, Flat No: 3rd Floor, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife  
Indetified by Mr ALOK DAS, , , Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

**Rita Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 02-05-2023**

**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 : 23 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,98,046.00/- ( A(1) = Rs 1,98,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,98,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/04/2023 9:39PM with Govt. Ref. No: 192023240030386108 on 26-04-2023, Amount Rs: 1,98,014/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 9156685834623 on 26-04-2023, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,90,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,90,020/-

### Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 1967, Amount: Rs.100.00/-, Date of Purchase: 17/04/2023, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2023 9:39PM with Govt. Ref. No: 192023240030386108 on 26-04-2023, Amount Rs: 9,90,020/-, Bank: SBI EPay ( SBIPay), Ref. No. 9156685834623 on 26-04-2023, Head of Account 0030-02-103-003-02



**Rita Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 92421 to 92455  
being No 150203270 for the year 2023.



Digitally signed by RITA LEPCHA  
Date: 2023.05.08 13:42:18 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/05/08 01:42:18 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)