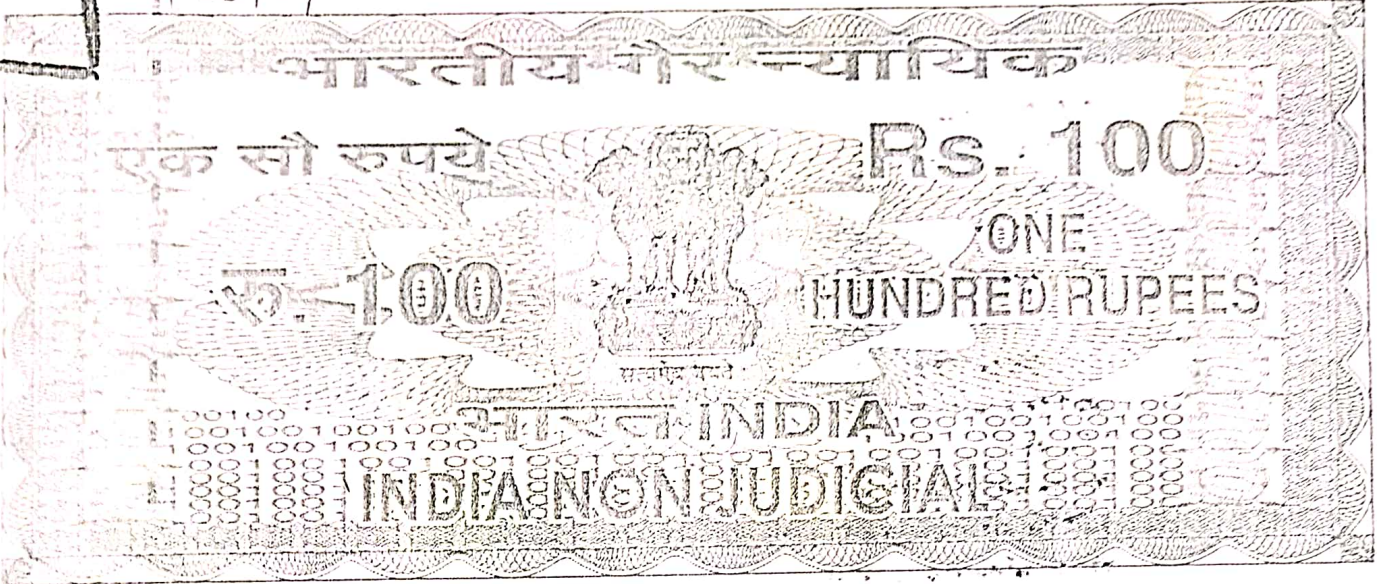


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L- 11869/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 226364

22/09/22

C-242809951

Kalpana Das

[Signature]

(ALIAS DEBORITA BANERJI)

[Faint text and signature]
 Dipankar Das
 Deputy Registrar
 West Bengal

22 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22nd day of September Two Thousand Twenty Two (2022).

BETWEEN

Kaberi Dey.

2

Deborpita

(ALIAS DEBORPITA DEY)

Dipannita Dey

(1) KABERI DEY [PAN NO. ACQPD4309P, AADHAAR NO. 3948 3476 3019, Mobile no. 9836512666], wife of Late Basab Dey by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at -9/4A/1E South Sinthee Road, Sinthee P.O. South Sinthee , P.S. Sinthee, Kolkata – 700050,
(2) DEBORPITA DEY alias DEBORPITA BAGCHI [PAN NO. AHKPD4422E , AADHAAR NO. 5375 8689 5395], wife of Sri Anish Bagchi daughter of Late Basab Dey by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at – 9D,Rajendra Nath Roy Chowdhury Lane,P.O.Baranagar & P.S. Cossipore, Kolkata – 700036,
(3) DIPANNITA DEY [PAN NO. AHKPD4421H , AADHAAR NO. 2477 4740 3828], daughter of Late Basab Dey by faith- Hindu, by Nationality- Indian, by occupation- Household , residing at at - 9/4A/1E South Sinthee Road, Sinthee P.O. South Sinthee , P.S. Sinthee, Kolkata – 700050, hereinafter called and referred to as the **VENDORS** [which 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 **ONE PART.**

AND

“M/S MANI OM CONSTRUCTION” a partnership firm registered office at 21/H/77/1, Raja Manindra Road, Paikpara P.O. Belgachhia, P.S. Chitpur , Kolkata – 700037, partners namely (1) **DILIP KUMAR SHAW [PAN NO. ATCP5 9872Q , AADHAAR NO. 8314 4636 9891, Mobile no. 8240831798]** son of Late Hiralal Shaw, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at -21/H/77/1, Raja Manindra Road, Paikpara P.O. Belgachhia, P.S. Chitpur , Kolkata – 700037, (2) **PINTU KUMAR SHAW [PAN NO. DLPPS 8802H , AADHAAR NO. 7112 8485 5437,]** son of Late Munirka Shaw by faith- Hindu, by Nationality- Indian, by occupation- Business ,residing

Indrani

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Dubaut

ALIAS DE

Dipamita

at 22/H/74, Raja Manindra Road Paikpara, P.O. Belgachhia, P.S. Chitpur, Kolkata - 700037, **(3) NILAM GUPTA [PAN NO. AFGPG4802H, AADHAAR NO. 6619 2748 7970,]** wife of Sri Mahesh Prasad Gupta, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at - 12C, B.T. Road, P.O. Cossipore, P.S. Chitpore Kolkata - 700002, hereinafter referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its representative's heirs executors, administrators, and assigns) of the **OTHER PART**

WHEREAS at all material times one Rajlakhmi Mullick was seized and possessed of all that piece or parcel of rent free land together with structure constructed thereon being Premises no. 15, Dum Dum Road, Calcutta-700030.

AND WEREAS by a Deed of Conveyance dated 11th August 1975 and registered with the Registrar of Assurances, Calcutta and recorded in Book No. I Volume No. 168 Pages 239 to 249 Being No. 4686 for the year 1975 the said Smt. Rajlakhmi Mullick sold, transferred conveyed and assigned all her right title and interest in the said Municipal premises 15, Dum Dum Road, Calcutta-700030, together with the structure constructed thereon for the consideration mentioned therein in favour of the Anil Kumar Mitra son of Akshoy Kumar Mitra.

AND WHEREAS the said Anil Kumar Mitra being seized and possessed of as absolute owner all that the entire premises No. 15, Dum Dum Road, Calcutta-700030.

Kadambu Dey.

Anil

4
Deborpita

CALIAS DEBORPITA BAGCHI

Dipannita Dey

AND WHEREAS the said Anil Kumar Mitra by way of Deed of conveyance dated 13th July 1983 registered in the office of the Registrar of Assurances - Calcutta , and recorded in Book -1, volume no.220, at pages 202 to 219 , being no. 680 for the year 1983 sold , conveyed , and transferred in favour of Basab Dey (now deceased) ALL THAT piece or parcel of land measuring an area of 5 Cottahs and 30 Sq.ft. more or less **TOGETHER WITH** the structure constructed thereon situated and lying at Municipal premises No .15, Dum Dum Road,(now known and numbered as Municipal Premises no. 31/2E, Beerpara Lane) Kolkata – 700030, Post office Ghughudanga Police Station – Chitpur, within the limits of ward no.004 and Borough no.1,of Kolkata Municipal Corporation, Sub Registration office A.D.S.R. Sealdah, District South 24 Parganas, West Bengal (hereinafter referred to as “**SAID PROPERTY** “) against the valuable consideration mentioned therein .

AND WHEREAS after purchasing the said property the said Basab Dey seized and possessed with right title and interest and/or sufficiently entitled to ALL THAT piece and parcel of the aforesaid property and recorded his name to the concern authority of Kolkata Municipal Corporation by paying all relevant rents and taxes regularly and enjoyed the same without any liens , lispendances, attachments , mortgage , lease , etc. from any corners whatsoever.

AND WHEREAS the said Basab Dey a Hindu Governed by Dayabhaga school of Hindu Law died intestate on 22nd March 2015 , leaving behind him , surviving his legal heirs and successors his wife namely , Kaberi Dey along with his two daughters,namely Deborpita Dey alias Deborpita Bagchi and Dipannita

Basab Dey

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Basab Dey

CALLIA DEORPITA

Bipasha Dey

Dey all are being the vendors herein as his only legal heiresses who jointly and equally inherited all right, title and interest of late Basab Dey in the said property, each having an undivided 1/3rd share and or interest therein as per the Hindu Succession Act. 1956.

AND WHEREAS the vendors got their names mutated after the demise of late Basab Dey and recorded in the records of the Assessment - collection Department of the Kolkata Municipal Corporation in respect of the said property vide Assessee no. 110040200629 on 26/05/2015 and duly paid Municipal Taxes regularly thereof.

AND WHEREAS in the above mentioned circumstances, the vendors by virtue of inheritance became the joint and absolute owners in respect of ALL THAT piece and parcel of land measuring an area of 5 Cottah and 30 Sq.ft. more or less TOGETHERWITH structure standing thereon measuring an area of 100 Sq.ft. Tin Shed, situate and lying at **Municipal Premises no. 31/2E, Beerpara Lane (previously 15, Dum Dum Road), Kolkata - 700030, Post office Ghugudanga, Police Station - Chitpur within the limits of ward no. 004, and Borough no.1, of the Kolkata Municipal Corporation [vide Assessee no. 110040200629]** Sub Registry office A.D.S.R.O. Sealdah, District South 24 Parganas, West Bengal (hereinafter referred as "SCHEDULE PROPERTY") more fully and particularly described in the Schedule below which the vendors herein have now offered for sale and purchaser's representatives partners herein, have agreed to purchase the Schedule Property against a total sale consideration of **Rs.2,28,00,000/- (Rupees Two crore Twenty eight Lakh) only.** The parties hereto have come forward to executed unregistered

A
Kobari
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CALIAS DESORPITA
Dipendra Dey

Agreement dated 27th day May for the year 2022 by which the vendors herein have already received of **Rs. 2, 10, 00,000/- (Two Crore Ten Lakh) only** as a earnest or advance money by several Cheques on diverse dates.

AND WHEREAS the vendors have agreed to sell the land measuring an area of 5 Cottahs 0 Chittacks 30 Sq.ft. along with a 100 Sq.ft. Tin Shed structure standing thereon under the under **Municipal Premises no. 31/2E, Beer Para Lane (previously 15, Dum Dum Road)** which have been referred above and the purchaser has agreed to purchase the same free from all encumbrances, charges, liens, lispences, attachments, acquisition and requisition and all other liabilities whatsoever at or for the total price of **Rs.2,28,00,000/- (Rupees Two crore Twenty eight Lakh) only.**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement dated 27/05/2022 and in consideration of the said sum of **Rs.2,28,00,000/- (Rupees Two crore Twenty eight Lakh) only.** well and truly paid by the purchaser's representatives partners to the Vendors on or before the execution of these presents (the receipt whereof the Vendors doth hereby admits and acknowledges as per memo of consideration hereunder written and of and from the final payment of the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the purchaser's representatives partners as well as the property hereby sold, transferred and conveyed the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the purchaser's representatives partners **ALL THAT** a piece and parcel of land measuring more or less 5 Cottahs 0 Chittacks 30 Sq.ft. along with a 100Sq.ft. Tin Shed structure standing thereon and situated at

Kobesi Dey.

BY

Dipankar Dey

CALLAS DEBORITA BAKSI

Dipankar Dey

Municipal Premises no. 31/2E, Beer Para Lane (previously 15, Dum Dum Road) within the limits of the Kolkata Municipal Corporation Ward No.004, Borough No.1, Kolkata – 700030, being Assessee no. 110040200629 under Police Station – Chitpur , Addl. District Sub Registrar Office Sealdah in the District South 24 Parganas morefully and specifically described in the Schedule hereunder written and delineated in the Map of Plan annexed hereto and (depicted by **RED** border lines therein OR HOWSOEVER OTHERWISE the said property and hereditament now is or are or heretofore was or were situated, butted and bounded, called, known, numbered, described or distinguished TOGETHER WITH all parts, passages, ways and all other former and ancient right, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said property belonging to or in anywise appertaining thereto or usually held, use, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said property and hereditaments and every part thereof AND all the deeds, pattahs, muniments, writings, Lispendences of title whatsoever which exclusively relates to the said property or every part thereof which now are or hereafter may be in the custody, power, control or possessions of the Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said property and hereditaments so to be unto the said purchaser's representatives partners absolutely forever free from all encumbrances AND the Vendors doth hereby covenant with the purchaser's representatives partners that notwithstanding any act, deed and matters whatsoever made ,

Kalpana Devi

or

Dipankar Das

or
CALINA DEBORA (BAGCHI)

Dipankar Das

done, executed or knowingly suffered to the contrary to the Vendors now have good right, full power, absolute Authority and indefeasible title to grant, transfer, convey the said property hereby sold or expressed or intended so to be unto and to the use of said purchaser's representatives partners in manner aforesaid and delivered vacant possession of the said property to the purchaser's representatives partners simultaneously with the execution of these presents. AND the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and pay the rents, issues Taxes to the appropriate authorities upon getting the name of the purchaser's representatives partners mutated within the records of the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person and persons more fully or equitably claiming from under or in trust for the vendors or any of their predecessor – in – title and that free and clear and freely and clearly and absolutely acquitted, exonerated discharge, saved harmless and keep the purchaser's representatives partners indemnified from or against all charges muniments encumbrances, created by the vendors or any of their predecessor – in – title and that free from all encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming as aforesaid.

AND FURTHER the vendors and all persons having lawfully equitably claiming any estates on interest upon the said property or any part thereof from under or in trust for shall and will from time to time or at all times at the costs and request of the purchaser's representatives partners do and cause to be done and executed all such acts, Deeds, things and matters whatsoever for better

Kabesi Dey,
Dipamita Dey
CALIAS DEBORITA (BANGSI)

Dipamita Dey

and more perfectly assuring and conveying the said property to and for the purchaser's representatives partners as shall or may be reasonably required .

THE vendors also declared that the property hereby sold and conveyed which is not been presently leased, mortgaged, sold nor in any transferred by the vendors and there is no charge, lien, lispence, encumbrances and attachments whatsoever the said property is not presently subject to any litigation and in any case, suit or proceeding is pending against the said property before any court of law. The vendors sold the said property while having good, clear, and Marketable title, and free from all encumbrances till-date.

By any of the statements or covenants made herein before the vendors are found to be false, untrue or any defect in any detected hereafter the vendor shall be liable for the said the consideration money together with the interest whatsoever shall paid by the vendors to the purchaser's representatives partners .

IF any error or omission is detected in this Deed the Vendors at the costs and request of the purchaser's representatives partners or their heirs, representatives, administrators and assigns shall do and execute or cause to be done and executed of any Declaration/ Rectification or any supplementary Deed in favour of the purchaser's representatives partners or their representatives and assigns.

Kalpana Dey.

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Dipankar Dey

CALPA DEODARITA BANERJEE

Dipankar Dey

THAT notwithstanding whatever contained herein, purchaser's representatives partners hereby assure the vendors that the purchaser's representatives partners have got themselves satisfied with the Lawful title of the vendors with regard to the Schedule property and hereby undertake to keep the vendors safe, indemnified and harmless from all claims, demands, disputes whatsoever in nature arising in future by the purchaser's representatives partners or any person /entity on its behalf.

THAT purchaser's representatives partners shall bear all necessary expenses pertaining to Electricity, Municipal Corporation taxes and other improvement charges in the Schedule property pursuant to the registration of this Deed of Conveyance and shall in no way demand any costs and expenses from the vendors in respect of the Schedule property.

THE SCHEDULE ABOVE REFERRED TO :

[Description of the "SCHEDULE PROPERTY"]

ALL THAT piece and parcel of land measuring an area of **05 Cottahs and 30 Square Feet, more or less, TOGETHER WITH 100 Sq. feet Tin Shed structure** standing thereon, situated and lying at Municipal Premises No.31/2E Beerpara Lane (previously 15 Dum Dum Road), Kolkata-700030, Police Station: Chitpur, within the limits of Ward No. 004 and Borough No. I of the Kolkata Municipal Corporation [**vide Assessee No. 110040200629**], Sub-Registration Office A.D.S. R.O. Sealdah, District South 24 Parganas, West Bengal which is butted and bounded as follows-

ON THE NORTH:-By 28 feet 6 Inch wide Beerpara Lane

ON THE SOUTH: By a portion of Premises No.31/2E, Beerpara Lane, Kolkata

ON THE EAST: By 28 feet 6 Inch wide Beerpara Lane.

ON THE WEST : By portion of Premises No.31/2E, Beerpara Lane, Kolkata.

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

WITNESSES:

1. Sudip Shaw.

2. Ramesh Ch. Mukherjee

Kaberi Deo.

(1) KABERI DEY

Deborpita Deo

(2) DEBOPITA DEY alias

DEBOPITA BAGCHI

Dipannita Deo

(3) DIPANNITA DEY

SIGNATURE OF THE VENDORS

M/S MANI OM CONSTRUCTION

Dilip Kumar Shaw
Partners

M/S MANI OM CONSTRUCTION

Nilam Gupta
Partners

M/S MANI OM CONSTRUCTION

Pintu Kumar Shaw

Partners
SIGNATURE OF THE PURCHASER'S

REPRESENTATIVE PARTNERS OF

M/S MANI OM CONSTRUCTION

Prepared by:-

Ramesh Mukherjee

Ramesh Mukherjee,
License No. DWXI-24

Cossipore Dum Dum Office.

Type by:-

Putul Chatterjee

Putul Chatterjee,
Cossipore Dum Dum office

MEMO OF RECEIPT

Recede: from within named purchaser's representatives partners the within mentioned sum **Rs. 2,28.00, 000/- (Rupees Two Crore Twenty Eight Lakh only)** towards the earnest advance money of the Schedule Property paid in the following manner:

MEMO

Date	Cheque/ Cash	Bank/Branch	Amount	In favour of
20/05/2022	6000001	Bandhan Bank/Paikpara	Rs. 10,00,000/-	Kaberi Dey
27/05/2022	308962	S.B.I/Dutta Bagan	Rs.9,00,000/-	Deborpita Dey
27/05/2022	000012	HDFC Bank/A.P.C. Road	Rs.9,00,000/-	Kaberi Dey
20/06/2022	617854	Bank of Boroda/Tala Park	Rs.8,00,000/-	Kaberi Dey
20/06/2022	617853	Bank of Boroda/Tala Park	Rs.17,00,000/-	Deborpita Dey
20/06/2022	617852	Bank of Boroda/Tala Park	Rs.25,00,000/-	Dipannita Dey
16/07/2022	617856	Bank of Boroda/Tala Park.	Rs.20,00,000/-	Kaberi Dey
16/07/2022	617855	Bank of Boroda/Tala Park	Rs.15,00,000/-	Deborpita Dey
16/07/2022	617851	Bank of Boroda/Tala Park	Rs.15,00,000/-	Dipannita Dey
10/08/2022	617860	Bank of Boroda/Tala Park	Rs.15,00,000/-	Deborpita Dey
25/08/2022	617859	Bank of Boroda/Tala Park	Rs.20,00,000/-	Kaberi Dey
25/08/2022	617861	Bank of Boroda/Tala Park	Rs.15,00,000/-	Dipannita Dey
19/09/2022	617862	Bank of Boroda/Tala Park	Rs.21,58,000/-	Kaberi Dey
19/09/2022	617864	Bank of Boroda/Tala Park	Rs.10,00,000/-	Dipannita Dey

22/09/2022	617863	Bank of Boroda/Tala Park	Rs.13,60,000/-	Deborpita Dey
22/09/2022	617865	Bank of Boroda/Tala Park	Rs. 3,60,000/-	Dipannita Dey
22/09/2022	BY CASH		Rs. 1,22,000/-	
			TOTAL: 2, 28,00,000/-	

WITNESSES: -

1. Sudip Shau.
21A/177H, Raja Manindra
Road Kol-37.

2. Parash Ch. Prakash
Reckjoani
P.S. - Rajasahab
Dist - (N) 24 Pgs
Kol - 700135.

Kaberi Dey.

(1) KABERI DEY

Deborpita Dey

(2) DEBOPITA DEY alias

DEBOPITA BAGCHI

Dipannita Dey

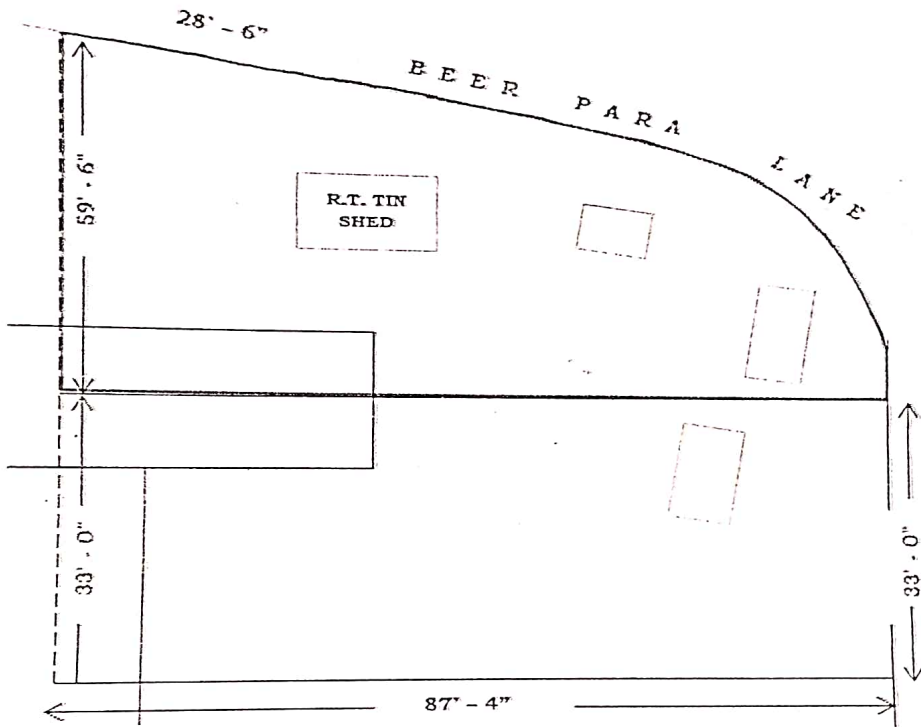
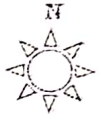
(3) DIPANNITA DEY

SIGNATURE OF THE VENDORS

SITE PLAN OF KOLKATA MUNICIPAL CORPORATION PREMISES NO. 31/2E, BEERPARA LANE
 (PREVIOUSLY 15 DUM DUM ROAD), KOLKATA - 700030, P.O. - GHUGHUDANGA, P.S. -
 CHITPUR, WITHIN THE LIMITS OF WARD NO. 004, BOROUGH NO. I OF THE KOLKATA
 MUNICIPAL CORPORATION, SOUTH 24 PARGANAS. [VIDE ASSESSEE NO. 110040200629.

AREA OF LAND = 05 K - 0 CH. - 30 SFT
 TIN SHED = 100 SFT

SCALE 20'-0"=1"



Kalpana Day
Debarpita Day
Dipanta Day

SIGNATURE OF THE VENDORS

PORTION OF NO. 15 DUM DUM ROAD

M/S MANI OM CONSTRUCTION
Ritip Kumar Shaw
 Partners

M/S MANI OM CONSTRUCTION
Nilam Gupta
 Partners

M/S MANI OM CONSTRUCTION
Pintu Kumar Shaw
 Partners

SIGNATURE OF THE PURCHASER
 REPRESENTED BY PARTNERS

DRAWN BY
Avijit Paul
 AVIJIT PAUL

SPECIMEN FORM FOR TEN FINGERPRINTS



Kaberi Devi

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

Kaberi Devi



Debopriya Devi

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

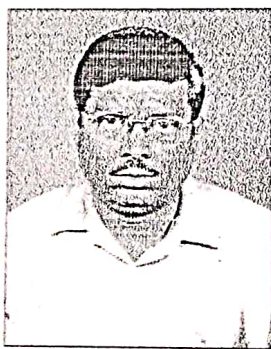
(ALIAS DEBOPRIYA BAGCHI)



Dipanta Devi

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

Dipanta Devi



Aditya Kumar Shaw

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Nilam Gupta

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

Nilam Gupta



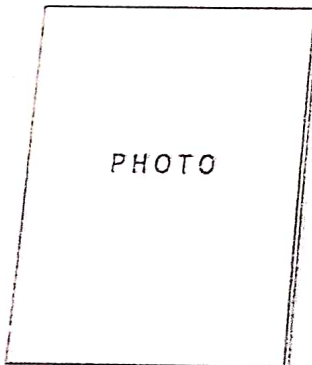
Pinto Kumar Shaw

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

Pinto Kumar Shaw



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



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