

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on this the      day  
of \_\_\_\_\_, 2023 (Two Thousand Twenty Three)

**BETWEEN**

Shine Enterprise  
*Shankar Das*  
Proprietor

1) **SMT. JHARNA HALDAR**, PAN- AYLPH4521J, Aadhaar No.- 7045 6603 2958, wife of Late Prasad Haldar, daughter of Late Bipin Behari Haldar, by faith – Hindu, by occupation – Housewife, residing at Purba Hotar, P.O.- Hotar, P.S.- Magrahat, District – South 24 Parganas, Pin.- 743610, 2) **SMT. RIMA PAILAN**, PAN- BWUPP2498G, Aadhaar No.- 9005 0101 4222, wife of Sri Shanti Pailan, daughter of Late Nalini Chandra Halder, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at Sitala Park, P.O. & P.S.- Bansdroni, Kolkata – 700070, District – South 24 Parganas, 3) **SRI RABINDRA HALDER**, PAN- BIAPH8508K, Aadhaar No.- 9420 8617 3638, son of Late Nalini Chandra Halder, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas,, 4) **SRI BISWAJIT HALDAR**, PAN- BHWPH9277A, Aadhaar No.- 8890 8107 6193, 5) **SRI SURAJIT HALDAR**, PAN- BHWPH9278R, Aadhaar No.- 9994 0543 4428, both sons of late Dulal Halder, both by faith – Hindu, by occupation –Business, by Nationality – Indian, both sons of late Dulal Halder, both are residing at Mirpur, P.O.- Daulatpur, P.S.- Baruipur, Pin.- 743610, District – South 24 Parganas, 6) **SMT. SWAPNA DAS**, PAN- FGQPD6807R, Aadhaar No.- 9812 7325 1393, wife of Sri Manik Das, daughter of Late Dulal Halder, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 13, Kali Bari Lane, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas, 7) **SMT. MAYA SARKAR**, PAN- NUMPS7381K, Aadhaar No.- 8595 8910 9450, wife of Tarak Sarkar, daughter of Late Nalini Chandra Halder, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas, 8) **SRI ASHOK HALDER**, PAN- AOHPH0906B, Aadhaar No.- 5852 9495 8086, 9) **SRI RAMESH CHANDRA HALDER**, PAN- AJBPH7030B, Aadhaar No.- 6571 7123

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6881, both sons of Late Nalini Chandra Halder, both by faith – Hindu, by occupation – Business, by Nationality – Indian, both are residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas, 10) **SMT. PURNIMA DAS**, PAN- ESBPD0975C, Aadhaar No.- 5199 3484 1309, wife of Sri Babu Das, daughter of Late Nalini Chandra Halder, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas, Represented by their Constituted Attorney **SRI SHANKAR DAS**, PAN- AHZPD1306N, Aadhaar No. 2314 2204 2226, son of late Nemai Chandra Das, by faith Hindu by Occupation Business, by Nationality Indian, residing at 17/4, Lokenath Bose Garden Lane, P.O.- Gobinda Khatick Road, P.S.- Topsia, Kolkata – 700046, District – South 24 Parganas, proprietor of “**SHINE ENTERPRISE**”, a Proprietorship Firm, by virtue of registered Development Power of Attorney dated 30.05.2022, which was registered at the office of A.R.A.-IV, Kolkata vide Book No.I, Volume No. 1904-2022, Pages from 617104 to 617149 Being No. 190408915, for the year 2022, hereinafter called and referred to as the “**OWNER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the **FIRST PART**.

**AND**

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hereinafter to be referred as the "**PURCHASERS**" (which expression shall, unless excluded by or repugnant to the context or the subject, always be deemed to mean and to include their heirs, executors, administrators, representatives, receivers, nominees and assigns) of the **SECOND PART**.

**AND**

"**SHINE ENTERPRISE**", a Proprietorship Firm, represented by its sole Proprietor **SRI SHANKAR DAS**, PAN- AHZPD1306N, Aadhaar No. 2314 2204 2226, son of late Nemaï Chandra Das, by faith Hindu by Occupation Business, by Nationality Indian, residing at 17/4, Lokenath Bose Garden Lane, P.O.- Gobinda Khatick Road, P.S.- Topsia, Kolkata - 700046, District - South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **OTHER PART**.

**WHEREAS** one Bipin Behari Halder was the C.S. Recorded owner of **ALL THAT** piece and parcel of Bastu land measuring about 14 decimals equivalent to 08 (eight) Cottahs, 08 (eight) Chittaks be the same or a little more or less, lying and situated at Mouza - Rajapur, Touzi No.- 109 J.L. No.-23, under C.S. Khatian No.- 339, C.S. Dag No.- 262, corresponding to R.S. Dag No. 303, P.S.- Jadavpur, Dist.- 24 Parganas.

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**AND WHEREAS** said Bipin Behari Halder while being owned, seized, possessed and sufficiently entitled to the above referred property died intestate on 06.04.1971 leaving behind his wife Subodhbala Halder, one son Nalini Chandra Halder and one daughter Smt. Jharna Halder as his legal heirs and successors.

**AND WHEREAS** said Subodhbala Halder died intestate in the year 1998 leaving behind her one son Nalini Chandra Halder and one daughter Smt. Jharna Halder as his legal heirs and successors and they became the joint owners each having undivided  $\frac{1}{2}$  share of the aforesaid property left by their father Bipin Behari Halder and the said Nalini Chandra Halder recorded his name in the office of the Kolkata Municipal Corporation and the said property became known numbered and identified as K.M.C. Premises No. 75, Chittaranjan Colony - "A" and assessed for taxation vide Assessee No. 311020700754 and paying taxes regularly to the concerned municipal offices.

**AND WHEREAS** Smt. Chhaya Halder, wife of Late Dulal Halder, one of the daughter of Nalini Chandra Halder, died intestate on 06.07.2017 predeceased her father Nalini Chandra Halder, leaving behind her two sons namely Biswajit Halder and Surajit Halder and one daughter namely Swapna Das as her legal heirs and successors and they became the joint owners of undivided property left by their mother.

**AND WHEREAS** the said Nalini Chandra Halder died intestate on 20.01.2021 leaving behind his three sons namely Rabindra Halder, Ashok Halder and Ramesh Chandra Halder and three daughters namely Rima Pailan, Maya Sarkar and Purnima Das and two grandsons namely Biswajit Halder, Surajit Halder and one granddaughter

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namely Swapna Das (who are sons and daughter of Smt. Chhaya Halder, since deceased) as his legal heirs and successors and they became the joint owners of undivided ½ share left by Nalini Chandra Halder.

Be it mentioned here that the wife of said Nalini Chandra Halder namely Parulbala Halder died intestate on 13.09.2016 predeceased her husband Nalini Chandra Halder.

**AND WHEREAS** the said 1) Smt. Jharna Haldar, 2) Smt. Rima Pailan, 3) Sri Rabindra Halder, 4) Sri Biswajit Haldar, 5) Sri Surajit Haldar, 6) Smt. Swapna Das, 7) Smt. Maya Sarkar, 8) Sri Ashok Halder, 9) Sri Ramesh Chandra Halder, and 10) Smt. Purnima Das, are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring about 14 decimals equivalent to 08 (eight) Cottahs, 08 (eight) Chittaks be the same or a little more or less, lying and situated at Mouza – Rajapur, Touzi No.- 109 J.L. No.-23, under C.S. Khatian No.- 339, C.S. Dag No.- 262, corresponding to R.S. Dag No. 303, within the limits of Kolkata Municipal Corporation Ward No. 102, being K.M.C. Premises No. 75, Chittaranjan Colony "A", P.S.- Jadavpur, District - South 24 Parganas, Kolkata – 700032 together with 100 square feet brick built tile shed structure standing thereon altogether with the all right of easement through the common passage leading to the main road of the land, more fully described in the **FIRST SCHEDULE** hereunder written and mutated their name in the office of Kolkata Municipal Corporation vide Assessee No. 311020700754 and enjoying the same by paying taxes regularly to the competent authority.

**AND WHEREAS** the present owners having been desirous of the development of their respective aforesaid properties had entered and executed a Development Agreement dated 30.05.2022, in favour of Developer / Confirming Party herein in respect of aforesaid property and the said Development Agreement was registered at the office of A.R.A.-IV Kolkata and recorded in Book No.I, Volume No.

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1904-2022, Pages from 617104 to 617149, Being No. 190408898, for the year 2022 and the owners herein also executed and registered a Development Power of Attorney dated 30.05.2022, which was registered at the office of A.R.A.-IV, Kolkata vide Book No.I, Volume No. 1904-2022, Pages from 617104 to 617149 Being No. 190408915, for the year 2022.

**AND WHEREAS** the Developer/Confirming Party herein has started construction of G+IV storied building at the **FIRST SCHEDULE** property as per Sanctioned Building Plan Sanctioned by the Kolkata Municipal Corporation vide B.P. No. 2023120305.

**AND WHEREAS** the Developer/Confirming agreed to sell and the purchaser herein agreed to purchase in respect of **ALL THAT** piece and parcel one self contained residential flat on the \_\_\_\_\_, measuring an area \_\_\_\_\_ square feet super built up area, Marble flooring, consisting of \_\_\_\_\_ bed rooms, \_\_\_\_\_ kitchen, \_\_\_\_\_ dining, \_\_\_\_\_ toilet, and \_\_\_\_\_ verandah, of the said G+3 storied building, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at Premises No. 75, Chittaranjan Colony "A" , within the Kolkata Municipal Corporation under Ward No. 102, P.S.- Jadavpur, Kolkata 700 032, District - South 24 Parganas, Kolkata - 700032, more fully described in the **FIRST SCHEDULE** hereunder written according to the terms and conditions and /or from Developer's Allocation as mentioned in the said registered Development Agreement dated \_\_\_\_\_ in consideration money of Rs. \_\_\_\_\_ only free from all encumbrances.

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**IN THIS INDENTURE WITNESSETH** as follows :-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. ~~13,00,000/-~~ (Rupees ~~Thirteen Lakhs~~) only of the lawful money of the Union of India well and truly paid by the purchasers to the confirming party (the receipt whereof the developer/confirming party in respect of the value of construction as well as the proportionate share of land and doth hereby admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the purchasers as also the said flat on the \_\_\_\_\_, together with undivided proportionate share of land comprised in the said premises hereby transferred) the owners/vendors and confirming party doth hereby grant, transfer, sell, convey, assure and assign the same to the purchasers **ALL THAT** piece and parcel one self contained residential flat on the \_\_\_\_\_, measuring an area \_\_\_\_\_ square feet super built up area, Marble flooring, consisting of \_\_\_\_\_ bed rooms, \_\_\_\_\_ kitchen, \_\_\_\_\_ dining, \_\_\_\_\_ toilet, and \_\_\_\_\_ verandah, of the said G+3 storied building, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at Premises No. 75, Chittaranjan Colony "A", within the Kolkata Municipal Corporation under Ward No. 102, P.S.- Jadavpur, Kolkata 700 032, District - South 24 Parganas, Kolkata - 700032, more fully described in the **FIRST SCHEDULE** hereunder written **TO HAVE AND TO HOLD** the said flat together with undivided proportionate share of land underneath the building absolutely and forever unto and in favour of the purchasers **TOGETHER WITH** all the rights pertaining thereto absolutely and forever and free from all encumbrances whatsoever and **ALSO**

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