



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

9-182911/19

Notarized that the documents in connection with the registration, the signature sheets and the endorsement sheets attached thereto document the view of this document.

District Sub-Registrar-IV  
Kolkata, South 24-Pgs.

- 6 FEB 2019

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 06<sup>th</sup> day of February, Two Thousand Nineteen (2019).

BETWEEN

Amit Baugal

6 FEB 2019  
District Sub-Registrar  
Mysore, South 2-1-19

Witnessed by me  
[Signature]  
Advocate  
S/o Mr. B. B. B.S.  
Mysore District Court  
Kollur - 400021



884252

Govt. Stamp Vender  
SABYASHCHI DEB  
Bangalore A.D. S.R.O., Kol-150



SL No. 1002  
Date  
Name: Anil Kumar  
Address: 25/5, NRI, Chandra Nagar  
Value: Rs. 70000

01 FEB 2019

(1) **MR. RATAN SAHA (PAN CCRPS8996L)**, son of Late Krishna Chandra Saha, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at 47, Jagaddal School Road, Post Office - Dakshin Jagaddal, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas and (2) **MR. DEB NATH BOSE (PAN ADYPB8730B)**, son of Shri Bimal Kumar Bose, by Nationality - Indian, by religion - Hindu, by occupation - Retired, of 38/1, Mahatma Gandhi Road, Post Office - Haridevpur, Police Station - Regent Park, Kolkata - 700082, District - South-24 Parganas, presently residing at 47, Jagaddal School Road, Post Office - Dakshin Jagaddal, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas, duly represented by their constituted attorney namely (1) **MR. BIBHAS BISWAS (PAN AURPB8375N)**, son of Late. Mihirlal Biswas, residing at 510, N.S.C. Bose Road, Post Office - Rajpur, Police Station - Sonarpur, Kolkata - 700149, District - South-24 Parganas, and (2) **MR. BISWANATH BOSE (PAN AQXPB2733J)**, son of Late Shyam Lal Bose, residing at Jagaddal School Road, Post Office - Dakshin Jagaddal, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas, being the partners of **M/S. B.B.A. ENTERPRISES**, a Partnership Firm, having its registered office at 510, N.S.C. Bose Road, Post Office - Rajpur, Police Station - Sonarpur, Kolkata - 700149, District - South-24 Parganas, by virtue of Development Power of Attorney, registered in the office of A.D.S.R. Sonarpur, South-24 Parganas, on 28.08.2014 and recorded in Book No. 1, CD Volume No. 19, Pages from 4058 to 4071, Being No. 09145 for the year 2014, hereinafter called and referred to as the **"OWNERS/VENDORS"** (which expression shall unless excluded by or repugnant to the subject or context mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART.**

**AND**


**SHRI AMIT BANGAL (PAN APZPB3788E)**, son of Shri Praphulla Bangal, by religion - Hindu, by Nationality - Indian, by occupation - Business, presently residing at 25/5, Nafar Chandra Naskar Road, Post Office - Garia, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South-24 Parganas, West Bengal,

*Amit Bangal.*

here  
expi  
con  
rep

M  
h  
R  
2  
F  
:



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

6 FEB 2019

hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

**AND**

**M/S. B.B.A. ENTERPRISES (PAN AAMFB8110A)**, Partnership Firm, having its registered office at 510, N.S.C. Bose Road, Post Office - Rajpur, Police Station - Sonarpur, Kolkata - 700149, District - South-24 Parganas, represented by its partners namely (1) **MR. BIBHAS BISWAS (PAN AURPB8375N)**, son of Late. Mihirlal Biswas, residing at 510, N.S.C. Bose Road, Post Office - Rajpur, Police Station - Sonarpur, Kolkata - 700149, District - South-24 Parganas, (2) **MR. BISWANATH BOSE (PAN AQXPB2733J)**, son of Late Shyam Lal Bose, residing at Jagaddal School Road, Post Office - Dakshin Jagaddal, Police Station - Sonarpur, Kolkata - 700151, District - South-24 Parganas and (3) **AROJIT NANDY (PAN AKQPN4132J)**, son of Late Ramani Mohan Nandy, residing at Eshan Mittra Lane, Post Office - Rajpur, Police Station - Sonarpur, Kolkata - 700149, District - South-24 Parganas, all by religion - Hindu, all by Nationality - Indian, all by Occupation - Business, hereinafter called and referred to as the "**DEVELOPER/CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

**WHEREAS** one Durgamoni Dasi, Sudhamayee Dasi and others were seized and possessed of or otherwise well and sufficiently entitled to the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), as per Revisional Settlement Records of Rights and also L.R. Records of Rights without interruption, claim and demand whatsoever.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100.

*Amit Bangal.*

Pargan:  
Police  
Pargar  
23.11  
recod  
No.  
abso

AND  
the  
con  
Par  
Po  
Pa  
2  
re  
M  
E



*[Handwritten Signature]*  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

6 FEB 2019

Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 333 to 338, Deed No. 4500 for the year 1984, in favour of Smt. Bimala Rudra, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 339 to 345, Deed No. 4501 for the year 1984, in favour of Shri Dipankar Mitra, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 346 to 351, Deed No. 4502 for the year 1984, in favour of Shri Gouri Sankar Mukherjee, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 352 to 357, Deed

*Amrit Bhaugat*

No.  
abs  
**AN**  
th  
co  
Pr  
P  
P  
2  
1



*[Handwritten Signature]*  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

6 FEB 2019



No. 4503 for the year 1984, in favour of Shri Deb Nath Bose, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 358 to 364, Deed No. 4504 for the year 1984, in favour of Shri Baikuntheswar Banerjee, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 365 to 370, Deed No. 4505 for the year 1984, in favour of Shri Krishna Chanda Saha, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 371 to 376, Deed No. 4506 for the year 1984, in favour of Shri Amar Krishna Nath, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Durgamoni Dasi and Sudhamayee Dasi being the absolute owners jointly sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100,

*Amrit Banerjee*

Parga  
Police  
Parg  
23.1  
recc  
No.  
ab:  
**AM**  
tr  
J  
E  
I



*[Handwritten Signature]*  
District Sub-Registrar-IV  
Alipore, South 24 Parg.  
- 6 FEB 2019

Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 23.11.1984 registered in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 38, Pages from 377 to 382, Deed No. 4507 for the year 1984, in favour of Shri Manindra Bhusan Dey, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** one Radha Rani Dasi being the absolute owner sold transferred and conveyed the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular executed on 21.08.1985 in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Volume No. 58, Pages from 392 to 398, Deed No. 4655 for the year 1985, in favour of Smt. Bimala Rudra, Shri Dipankar Mitra, Shri Gouri Sankar Mukherjee, Shri Deb Nath Bose, Shri Baikuntheswar Banerjee, Shri Krishna Chanda Saha, Shri Amar Krishna Nath and Shri Manindra Bhusan Dey, absolutely and forever for a valuable consideration mentioned therein.

**AND WHEREAS** said Smt. Bimala Rudra, Shri Dipankar Mitra, Shri Gouri Sankar Mukherjee, Shri Deb Nath Bose, Shri Baikuntheswar Banerjee, Shri Krishna Chanda Saha, Shri Amar Krishna Nath and Shri Manindra Bhusan Dey thus become the absolute joint owners and for their own benefit they executed a Deed of Partition in Vernacular regarding their purchase property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, Police Station - Sonarpur, District - South-24 Parganas (formerly 24 Parganas), by dint of Deed of Conveyance in Vernacular registered on 07.11.1987 in the office of A.D.S.R. at Sonarpur and recoded in Book Bo. I, Deed No. 4893 for the year 1987.

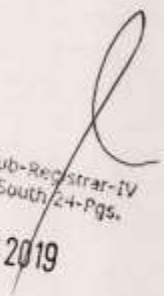
**AND WHEREAS** after partition said Krishna Chanda Saha, being the third party of the said Partition Deed, got all that the Shali Land measuring 2 Cottah 14 Chittacks 22 Sq. Ft. be the same a little more

*Amrit Banerjee*

or less cc  
No. 100,  
L. R. Da  
within t  
Pargan  
- "Ga"  
plan e  
recor

**AND**  
here  
that  
sarr  
R.S  
21  
Pe  
M  
n  
:



  
District Sub-Registrar-IV  
Alipore, South/24-Pgs.  
- 6 FEB 2019

or less comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, District - South-24 Parganas (formerly 24 Parganas), morefully described in the Schedule - "Ga" of the said Partition Deed and also marked as Plot No. C in the plan annexed therewith and also he had mutated his name in the records of municipality and had been paid tax thereon.

**AND WHEREAS** after partition said Deb Nath Bose, Owner No. 2 herein and being the fourth party of the said Partition Deed, got all that the Shali Land measuring 2 Cottah 14 Chittacks 37 Sq. Ft. be the same a little more or less comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, District - South-24 Parganas (formerly 24 Parganas), morefully described in the Schedule - "Gha" of the said Partition Deed and also marked as Plot No. D in the plan annexed therewith and also he has mutated his name in the record B.L. & L.R.O. and in the record of municipality, being L.R. Khatian No. 3200 and had been paid tax thereon.


**AND WHEREAS** said Krishna Chanda Saha died intestate leaving behind his wife Smt. Mina Saha, one son Shri Ratan Saha, Owner No. 1 herein, and one daughter Smt. Rinku Saha as his only legal heirs and successors of the property comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, District - South-24 Parganas (formerly 24 Parganas) and they having 1/3 share each of the Land measuring more or less 2 Cottah 14 Chittacks 22 Sq. Ft. of Krishna Chanda Saha.

**AND WHEREAS** said Smt. Mina Saha and Smt. Rinku Saha had jointly transferred their undivided 2/3 share of the total land measuring 2 Cottah 14 Chittacks 22 Sq. Ft. be the same a little more or less comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi

*Arnut Blaugat.*

No. 100  
L. R. D  
within  
Pargar  
hereir  
the c  
Volu  
year  
ANI  
the  
Ch  
M  
M  
2  
1  
,



  
District Sub-Registrar-IV  
Allpore, South/24-Pgs.  
- 6 FEB 2019

No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, District - South-24 Parganas, to their son and brother Shri Ratan Saha, Owner No. 1 herein, by dint of Gift Deed in vernacular registered on 30.10.2012 in the office of A.D.S.R. Sonarpur and recorded in Book No. 1, C.D. Volume No. 35, Pages from 1820 to 1833, Being No. 13216 for the year 2012, absolutely and forever.

**AND WHEREAS** thus said Ratan Saha, Owner No. 1 herein, became the absolute owner of all that the shali land measuring 2 Cottah 14 Chittacks 22 Sq. Ft. be the same a little more or less comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, District - South-24 Parganas, by dint of inheritance and Gift Deed dated 30.10.2012 and he has mutated his name in the record of B.L. & L.R.O. and also in the record of Rajpur-Sonarpur Municipality, and finally published ROR being L.R. Khatian No. 3221 and had been paying Government rent and taxes thereon.

**AND WHEREAS** said Ratan Saha, owner No. 1 herein and Deb Nath Bose, Owner No. 2 herein being the separate plot owners have executed two Gift Deeds to amalgamate their property and both deeds registered on 28.08.2014 in the office of A.D.S.R. Sonarpur, Being No. respectively 9139 for the year 2014 and 9140 for the year 2014.

**AND WHEREAS** thus said Ratan Saha, owner No. 1 herein and Deb Nath Bose, Owner No. 2 herein became the absolute joint owners of all that the Bastu Land measuring 5 Cottah 13 Chittacks 14 Sq. Ft. be the same a little more or less comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, L.R. Khatian No. 3200 and 3221, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, being municipal Holding No. 47, School Road, Ward No. 26, District - South-24 Parganas,

*Amrit Belayal.*

herein  
the "F

AND  
to de  
stor  
with  
Par  
Ra  
70  
na  
(3  
2  
N  
1



*[Handwritten Signature]*  
District Sub-Registrar-IV  
Allpore, South/24-Pgs.

- 6 FEB 2019



hereinafter referred to as the "Said Property" morefully described in the "First Schedule" hereunder written.

**AND WHEREAS** said Ratan Saha and Deb Nath Bose having intended to develop their aforesaid property by way of construction of a G+IV storied building thereon and entered into a Development Agreement with the **M/S. B.B.A. ENTERPRISES (PAN AAMFB8110A)**, Partnership Firm, having its registered office at 510, N.S.C. Bose Road, Post Office - Rajpur, Police Station - Sonarpur, Kolkata - 700149, District - South-24 Parganas, represented by its partners namely **(1) MR. BIBHAS BISWAS, (2) MR. BISWANATH BOSE and (3) AROJIT NANDY**, and the said agreement was registered on 28.08.2014 in the office of A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 19, Pages from 4100 to 4128, Being No. 9141 for the year 2014, on terms and conditions mentioned therein and as per clause of the said Development Agreement the owners herein and therein have executed Development Power Attorney in favour of said **(1) MR. BIBHAS BISWAS and (2) MR. BISWANATH BOSE**, same was registered on 28.08.2014 in the office of A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 19, Pages from 4058 to 4071, Being No. 9145 for the year 2014.

**AND WHEREAS** as per provisions of the said Development Agreement dated 28.08.2014 and also the Development Power of Attorney dated 28.08.2014 the Developer herein have obtained sanction building plan of G+IV storied building being No. 163/CB/26/65 dated 27.04.2015 duly sanctioned by Rajpur-Sonarpur Municipality and have completed the construction work of the said building as per said sanction building plan in and over the said property morefully described in the First Schedule hereunder written and the Developer herein also has taken the Completion Certificate from the Rajpur-Sonarpur Municipality being Completion No. 196/Comp/CB/26/57 dated 19.12.2018.

**AND WHEREAS** in terms of the said Development Agreement and Development Power of Attorney, the Developer has right and authority to enter the Agreement for Sale and execute the Deed of Conveyance of


*Amit Banerjee*

its alle  
or Pur

AND  
has  
the  
req  
to I  
int  
on

Al  
r  
a  
c



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
- 6 FEB 2019

allocated flat and car parking spaces with the intending purchaser  
Purchaser and receive advance/earnest money there from.

**AND WHEREAS** being so authorized as stated above the Developer  
expressed to desire to sell the flats and Car Parking Spaces out of  
the Developer's Allocation and coming to know of that and having a  
requirement of the self same flat in the like area, the Purchaser offered  
to purchase the same which the developer has accepted and entered  
into an Agreement for Sale with the purchaser herein on 21.12.2018,  
on the terms and conditions mentioned therein.


**AND WHEREAS** by virtue of an agreement for sale dated 21.12.2018  
made between the Purchaser herein and the Vendors/Owners herein  
and the Developer herein, the Purchaser herein agreed to purchase  
one self-contained Flat being No. **Flat No. C-2** having a super built up  
area of **819 Sq. Ft.** situated at **South facing** on the **2<sup>nd</sup> Floor**  
consisting of 2 (Two) Bed Rooms, 1 (one) Dining - cum - Drawing  
room, 1 (one) Kitchen, 1 (one) Bathroom, 1 (one) W.C. and 1 (one)  
Verandah, together with **one covered car parking space measuring**  
**120 Sq. Ft.** on the **Ground Floor** of the said G+IV storied building  
christened as "**TILOTTAMA**" hereinafter referred to as the "**Said**  
**Unit**", which is Developer Allocation, lying and situate Mouza -  
Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura,  
under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S.  
Khatian No. 636, L.R. Khatian No. 3200 and 3221, Police Station -  
Sonarpur, within the limits of Rajpur-Sonarpur Municipality, being  
municipal Holding No. 47, School Road, Ward No. 26, District -  
South-24 Parganas, together with undivided and indivisible  
proportionate share in the land underneath together with other  
facilities for and at a total price of **Rs. 23,00,000/- (Rupees Twenty**  
**Three Lacs)** only.

**AND WHEREAS** by virtue of an agreement for sale dated 21.12.2018  
made between the Purchaser herein and the Vendors/Owners herein  
and the Developer herein, the Purchaser herein agreed to purchase  
one self-contained Flat being No. **Flat No. C-2** having a super built up  
area of **819 Sq. Ft.** situated at **South facing** on the **2<sup>nd</sup> Floor**

*Amit Ranjan*

consisti  
room,  
Verand  
**120 S**  
christ  
**Unit"**  
Touz  
corro  
Kha  
limi  
47,  
a  
Le  
S  
i  
:



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
- 6 FEB 2019


...ing of 2 (Two) Bed Rooms, 1 (one) Dining - cum - Drawing  
1 (one) Kitchen, 1 (one) Bathroom, 1 (one) W.C. and 1 (one)  
...dah, together with **one covered car parking space measuring**  
**100 Sq. Ft.** on the **Ground Floor** of the said G+IV storied building  
...ed as "**TILOTTAMA**" hereinafter referred to as the "**Said**  
... lying and situate Mouza - Elachi, J.L. No. 70, R.S. No. 223,  
... No. 100, Pargana Magura, under R. S. Dag No. 2131  
... corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, L.R.  
... Khatian No. 3200 and 3221, Police Station - Sonarpur, within the  
... of Rajpur-Sonarpur Municipality, being municipal Holding No.  
... School Road, Ward No. 26, District - South-24 Parganas, at or for  
... valuable consideration of **Rs. 23,00,000/- (Rupees Twenty Three**  
... only and the same is more fully and particularly described in the  
**SECOND SCHEDULE** hereunder written together with undivided,  
... divisible proportionate share in the land describe in the First  
... schedule hereto alongwith proportionate share in the common spaces,  
... passages, paths, water and water courses, drainages, sewerages, stair  
... case, landing, boundary wall and other open spaces, common path of  
... properties necessary and convenient to its ingress to and egress  
... reservoir and tank, W.B.S.E.D.C.L. electricity connection etc. which  
... has been mentioned more fully and particularly in the Third Schedule  
... hereunder written with lawful aforesaid consideration subject to the  
... Purchaser' undertaking to pay proportionally all the common charges,  
... fees, duties, levies, taxes, rents, impositions, outgoings etc. which are  
... required for the purpose of the said premises and also for the  
... purposes of the said building along with other owners, occupiers of  
... the building or flat/apartment holders thereto as more fully and  
... particularly described in the Fourth Schedule hereunder written.

**AND WHEREAS** the Purchaser having paid the entire consideration  
money to the Developer herein, now call upon them to execute and  
register a proper Deed of Conveyance thereby selling, conveying and  
transferring the said unit unto and in favour of the Purchaser  
absolutely and forever, and the Developer doth hereby comply with the  
said requisition of the Purchaser.

*Amit Beugul.*

NOW  
pursue  
consid  
**Three**  
in the  
the r  
from  
rele  
Pur  
ind  
the  
ov  
g  
p  
r



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.


- 6 FEB 2019

**THIS DEED OF CONVEYANCE WITNESSETH** that in pursuance of the said agreement dated 21.12.2018 and in consideration of the said sum of **Rs. 23,00,000/- (Rupees Twenty Lacs)** only truly paid by the Purchaser to the Developer herein in the manner stated in the memo of consideration hereunder written, receipt whereof the Developer hereby admit and acknowledge and the payment of the same the Owners/Vendors/Developer acquit, exonerate and discharge every part thereof forever to the Purchaser as well as the said unit along with the undivided share and proportionate share and right, title and interest into the said land and premises with the facilities in common with other Owners/owners or occupiers thereto. The Owners/Vendors do hereby sell, transfer, convey, assign and assure unto the Purchaser a vacant and khas possession of **ALL THAT** a self contained residential flat measuring more or less 819 Sq. Ft. super built-up area being Flat No. C-2 on the 2<sup>nd</sup> floor at South facing having tiles flooring consisting of 2 Bed Rooms, 1 Dining cum Living Room, 1 Kitchen, 1 Toilet, 1 W.C. and 1 Verandah, together with **one covered car parking space measuring 120 Sq. Ft.** on the **Ground Floor** of the G-4 storied building christened as "**TILOTTAMA**" more fully delineated in the map or plan annexed hereto hatched in colour **RED** lying and situated at Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, L.R. Khatian No. 3200 and Municipality, being municipal Holding No. 47, School Road, Ward No. 26, District - South-24 Parganas, which is more fully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the "**Said Unit**" together with the undivided proportionate indivisible share in the land described in the **FIRST SCHEDULE** hereto together with easements, rights thereto and other rights, privileges, benefits, advantages, liabilities, liberties, duties in common with other owners/occupiers having covenants conditions and stipulations etc. to enjoy and to have the right of user in common of all the roads, passages, advantages thereto or reputed to belong to the estate, right, title, interest, claim and demand of the Owners/Vendors into or upon the said land proportionately agreeing

*Amit Bandyopadhyay*

to pa  
portir  
abso  
enct  
wha  
rigl  
SE  
Pu  
fo



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
- 6 FEB 2019



proportionate expenses for maintenance of the said common area and the other co-owners **TO HAVE AND TO HOLD** the same absolutely and forever in the manner aforesaid free from all encumbrances, charges, trusts, claims, demands in any manner whatsoever over the said unit of the said G+4 storied building having right to use, occupy, own possess the said unit as mentioned in **SECOND SCHEDULE** hereunder written exclusively, subject to the Purchaser paying and discharging taxes and impositions or outgoings for the same and common expenses as per imposed or levied for the said unit.

**THE VENDOR AND THE DEVELOPER DO HEREBY COVENANT WITH THE PURCHASER as follows:-**

1. **NOTWITHSTANDING** anything hereinbefore done or suffered to the contrary, the Owners/Vendors/Developer have good and absolute right, title and authority to grant, convey, transfer, assign and assure all that the said unit mentioned in the **SECOND SCHEDULE** hereunder written along with common area with amenities and facilities provided thereat and described hereunder and all the rights, privileges and appurtenances thereto belonging and hereby sold, conveyed and transferred unto the Purchaser in the manner aforesaid and that the Owners/Vendors and the Developer/confirming party have not done or suffered knowingly from anything whereby the said unit may be encumbered, affected or impeached in respect of the estate, title or otherwise.
2. That there is no encumbrances, charges, trust, liens, attachments, claim or demand whatsoever now subsisting etc. or proceeding pending and have not been offered as security or otherwise to any authority whatsoever or howsoever.
3. That the Purchaser shall henceforth peaceably and quietly hold, possess and enjoy the right, title and interest or profits derivable from and out of the said unit without any let or hindrance, interruption, claim, disturbances or demand from or by the

*Amit Bansal.*

C  
E  
4.



*[Signature]*  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
6 FEB 2019

Owners/Vendors or the Developer/confirming party or any person or persons claiming through or under or in trust for the Owner/Vendors without any lawful eviction, let, hindrance, interruption or disturbances by any person or persons whatsoever.

All the taxes, land revenue and other impositions payable in respect of the said unit up to the date of handing over the possession of the same to the Purchaser, shall be paid by the Owners/Vendors and if any portion of any tax, impositions etc. be found to have remained unpaid for the period as mentioned above, liability shall be of the Owners/Vendors to pay the same and if the same is paid by the Purchaser then it will be recoverable from Owners/Vendors prior to the date of delivery of possession of the said unit unto and in favour of the Purchaser and the Purchaser shall pay the entire taxes and outgoings in respect of the said unit after the instant Deed of Conveyance is registered, possession given subject to the formation of the Association as mentioned here to when the Purchaser shall pay the Government Rent and Municipal taxes and other outgoings exclusively for the said Flat and the unit and shall pay for all the common portions proportionately to the said Association as would be so directed.

5. The Owners/Vendors shall at all times do and execute all such acts, deeds, things and assurances as may be reasonably required by the Purchaser for better or further effectuating and assuring the conveyance hereby made or the title of the Purchaser to the property hereby sold and conveyed or any mistake or deficiency to the extent of description or other particulars of the said property.
6. The Purchaser and his heirs, executors and assigns shall have good right, title and full power and absolute authority to grant, transfer, sell, convey and assign the said unit jointly and severally.

*Amal Bangal*




District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
- 6 FEB 2019

7. The Purchaser shall not cause any obstruction to the others in any manner in the entrance or exit or to user of any common space in the premises, keep any dirt/rubbish/refuse etc. save and expect the place is reserved for the said purpose.
8. The Purchaser shall pay the proportionate share of tax of the premises with other co-owners until or unless their names are separately assessed by the Rajpur-Sonarpur Municipality.
9. That the Purchaser shall not store any inflammable article, fireworks install any machinery, electrical motor and/or start any hotel business in the said unit which may cause sound pollution/air pollution, smoke etc to the occupant of the other flats in the building.
10. That the Purchaser shall pay the proportionate share of premium of the Insurance for the said building if any.
11. The Purchaser shall also bear all other cost and expenses proportionately for the building or any common part or space thereof with the other flat owners inclusive of the Owners/Vendors (or previous land lord) herein.
12. Indemnification by the Vendors about the correctness of the Vendors title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Owners/Vendors about the correctness of the Owners/Vendors title, which if found defective or untrue at any time, the Owners/Vendors shall forthwith, take all necessary steps to remove and/or rectify the same.
13. That the Owners/Vendors shall co-operate with the Purchaser in getting the name of the purchaser mutated in the records of the Rajpur-Sonarpur Municipality.

*Amal Banerjee*



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
- 6 FEB 2019

**FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the Land)**

**ALL THAT** the piece or parcel of land Bastu Land measuring 5 **13** Chittacks 14 Sq. Ft. be the same a little more or less comprised in Mouza - Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. 2131 corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, L.R. Khatian No. 3200 and 3221, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, being municipal Holding No. 47 School Road, Ward No. 25, Post Office - Narendrapur, Kolkata - 700103, District - South-24 Parganas, butted and bounded in the manner following, that is to say:-


<b>ON THE NORTH</b>	:	By 60 Feet Wide Road;
<b>ON THE SOUTH</b>	:	By R.S. Dag No. 2131 (P);
<b>ON THE EAST</b>	:	By 10 Feet Wide Common Passage;
<b>ON THE WEST</b>	:	By R.S. Dag No. 2131(P);

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the Unit)**

**ALL THAT** a self-contained Flat being No. **Flat No. C-2** having a super built up area of **819 Sq. Ft.** situated at **South facing** on the **2<sup>nd</sup> Floor** having tiles flooring consisting of 2 (Two) Bed Rooms, 1 (one) Dining - cum - Drawing room, 1 (one) Kitchen, 1 (one) Bathroom, 1 (one) W.C. and 1 (one) Verandah, together with **one covered car parking space measuring 120 Sq. Ft.** on the **Ground Floor** of the said G+IV storied building christened as "**TILOTTAMA**", together with proportionate undivided share of land and all common rights and common service and expenses and also fixtures and fittings, electrical installation mentioned in the Third Schedule hereunder written and the Unit is being erected as per aforesaid sanction Building Plan being No. 163/CB/26/65 dated 27.04.2015, duly sanctioned by the Rajpur-Sonarpur Municipality, lying and situate Mouza - Elachi, J.L. No. 70,

*Printed & Published*



  
District Sub-Registrar-IV  
Alipore, South 24-Parganas  
- 6 FEB 2019



No. 223, Touzi No. 100, Pargana Magura, under R. S. Dag No. corresponding to L. R. Dag No. 2177, R.S. Khatian No. 636, L.R. No. 3200 and 3221, Police Station - Sonarpur, within the limits of Rajpur-Sonarpur Municipality, being municipal Holding No. School Road, Ward No. 26, Kolkata - 700103, District - South-24 Parganas, morefully described in the First Schedule herein above.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(COMMON RIGHTS AND SERVICES)**

1. The space within the building comprised of the entrance, Lift, stair-case, stair-head room, landing lobbies roof.
2. The foundation columns, girders, beams, supports, main wall, the main gate and passage lending to the building and stair-case.
3. Installation for common services such as drainage system, water supply arrangement and electric connection and other amenities, if any to the said premises.
4. Semi-underground and overhead water reservoirs, septic tank, pump, motor, pipes and all the other installation.
5. Common sewerage lines.
6. All other facilities and amenities in the premises which are intended for common use including entrance at the Ground floor.
7. Water pump with motor and water distribution pipes (save those inside the flat).
8. Electrical wiring, fittings and other accessories for lighting the staircase and other common areas/parts.
9. Water sewerages, evacuation pipes from the flat and sewers common to the building.

*Prasad Prasad*



District Sub-Registrar IV  
Alipore, South 24-Pgs.

- 6 FEB 2019

1. Main gate and boundary walls to the premises of the building.

Roof of the building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(Common expenses)**


The proportionate expenses of maintaining, repairing re-  
-pairing, etc. of the main structures and rain water pipes, sanitary  
-pipes and electric pipes wires, Lift and installations in under or upon  
-the building and enjoyed or used by the Purchaser in common with  
-the other Owners/Occupiers of the building compounds.

2. The proportionate capital or recurring expenditure for  
-replacement of all or any items comprised in general common areas  
-and facilities.

3. Such other proportionate expenses as are deemed necessary by  
-the society for the maintenance and up keep of the building on the  
-common areas and facilities.

*Abhishek Bhandari*



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

6 FEB 2019

**WITNESS WHEREOF** the parties hereto have hereunto set and  
signed their respective hands on the day, month and year first  
written.

**SEAL AND DELIVERED**  
**IN THE PRESENCE OF :-**

**WITNESSES:**

- 1. Subhojit Banerjee  
No. 11, R. Lal  
K-11-46
- 2. Dipak Chandra  
Dattadapally, 7  
Buvapur, Asansol.

*Bibhor Biswas*  
*Bibha Banerjee*  
As Constituted Attorney for  
RATAN SAHA  
&  
DEBNATH BOSE  
**SIGNATURE OF THE  
VENDORS**

*Amit Banerjee*  
**SIGNATURE OF THE  
PURCHSER**

*Bibhor Biswas*

*Bibha Banerjee*

*Amit Banerjee*


**SIGNATURE OF THE  
DEVELOPER**

Drafted by

*[Signature]*

Advocate  
Alipore Judges Court  
Kolkata - 700027.  
F/1646/2012



  
District Sub-Registrar-IV  
Alipore, South 24 Parg.

- 6 FEB 2019

**MEMO OF CONSIDERATION**

RECEIVED of from the above named Purchaser the within mentioned amount of Rs. 23,00,000/- (Rupees Twenty Three Lacs) only out of the within mentioned consideration money mentioned hereunder in the

**MEMO**

Srl. No.	Date	Bank, Branch Name & Cheque/D.D. No.	Amount (Rs.)
1	21.12.2018	Axis Bank, New Garia vide Cheque No. 061679.	5,00,000/-
2	02.02.2019	Axis Bank, New Garia vide Cheque No. 061678.	5,00,000/-
3	02.01.2019	Cash	1,99,000/-
4	06.02.2019	Axis Bank, New Garia vide Cheque No. 061680.	3,50,000/-
5	06.02.2019	Axis Bank, New Garia vide Cheque No. 061681.	4,01,000/-
6	06.02.2019	Axis Bank, New Garia vide Cheque No. 061682.	3,50,000/-

(Rupees Twenty Three Lacs) and Two Hundred) only Rs. 23,00,000/-

**WITNESSES:**

- Subhasjit Banerjee  
I.E.M.E. Law  
K-1-46

- Dipak Chandra


Bibhas Banerjee

Bimochi Banerjee

Amit Kumar

**SIGNATURE OF THE DEVELOPER**

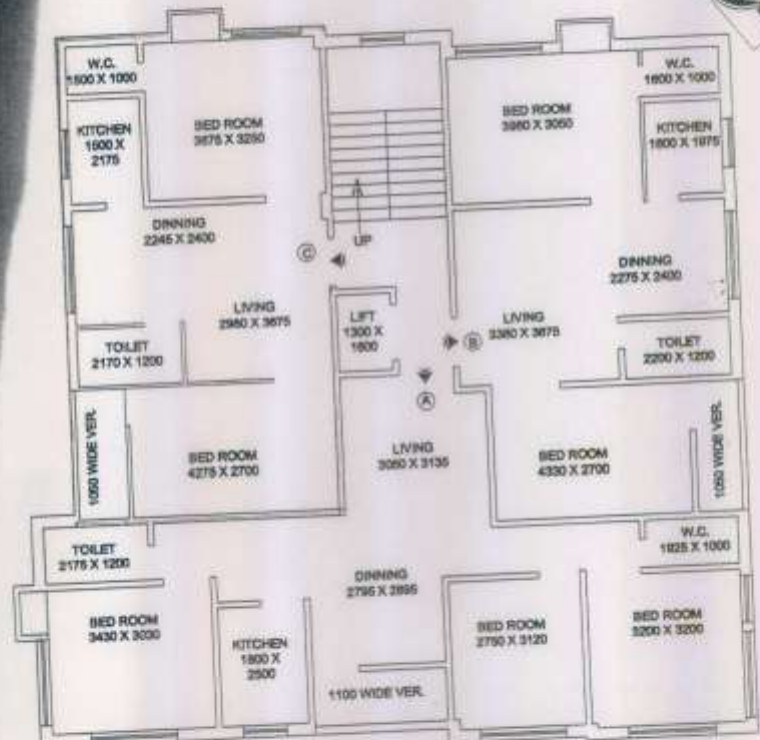


  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

6 FEB 2019



SITE PLAN OF THE RESIDENTIAL FLAT MEASURING 819-  
 SQ. FT. SUPER BUILT-UP AREA BEING FLAT NO. C-2 AT  
 SOUTH FACING ON THE 2<sup>nd</sup> FLOOR SITUATE AT MOUZA -  
 ELACHI, J.L.NO. - 70, R.S.NO. - 223, TOUZI NO. - 100, PARGANA  
 MAGURA, UNDER R.S. DAG NO. - 2131, CORRESPONDING TO  
 L.R. DAG NO. - 2177, R.S. KHATIAN NO. 636, L.R. KHATIAN NO.  
 3200 AND 3221, POLICE STATION - SONARPUR, WITHIN THE  
 LIMITS OF RAJPUR - SONARPUR MUNICIPALITY BEING  
 MUNICIPAL HOLDING NO. 47, SCHOOL ROAD, WARD NO. 26,  
 KOLKATA - 700103, DISTRICT - SOUTH 24 PARGANAS.



As Constituted Authority for  
 RAJAPUR, SASSA.


IN WITNESS WHEREOF  
 Bibhus Bhowmik  
 Prasenjit Bose  
 SIGN. OF VENDORS

Bibhus Bhowmik  
 SIGN. OF DEVELOPER

Anil Bhowmik  
 SIGN. OF PURCHASER/S

Prasenjit Bose Anil Bhowmik



  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

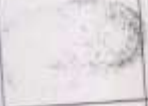



- 6 FEB 2019

NAME - .....  
 SIGNATURE - .....

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

NAME - *Bismah Bismas*  
 SIGNATURE - *Bismah Bismas*

SISMA NATH ROSE

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

NAME - *Bismah Bismas*  
 SIGNATURE - *Bismah Bismas*

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

District Sub-Registrar-IV  
Alipore, South 24-Pgs.  
- 6 FEB 2019



Seal