

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE is made on this
the day of , 2019**

B E T W E E N

Contd . . . P/2

1) SRI ANUP KUMAR PAL, son of Late Siddheswar Pal, by faith - Hindu, Citizen – Indian, by occupation - Business, having Permanent Account Number (PAN) – AFBPP2382Q and **2) SMT. UTPALA PAL**, wife of Sri Anup Kumar Pal, by faith - Hindu, Citizen – Indian, by occupation – Housewife, having Permanent Account Number (PAN) – AFBPP2383R, both are residing at 3, Baidik Para Ghat Lane, Post Office - Hindmotor, Police Station - Uttarpara, District – Hooghly, PIN – 712233, being represented by their Constituted Attorney namely **a) Sri Vinod Kumar Jajoo**, son of Late Phoos Raj Jajoo, by faith - Hindu, Citizen – Indian, by occupation - Business, residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, Post Office - Hindmotor, Police Station - Uttarpara, District – Hooghly, PIN – 712233, having Permanent Account Number (PAN) - ACSPJ4673Q, **b) Sri Moley Sadhukhan**, son of Sri Kanailal Sadhukhan, by faith - Hindu, Citizen – Indian, by occupation - Business, residing at 2, Baidikpara

Ghat Lane, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - AVNPS3686A, **c) Sri Durga Prasad Chowdhuri**, son of Late Sambhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 61, Hem Chandra Lane, Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, PIN - 712232, having Permanent Account Number (PAN) - ABYPC5192Q and **d) Sri Subhasis Ghosh**, son of Late Paresh Chandra Ghosh, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 56, Makhla Ghosh Para, Post Office - Makhla, Police Station - Uttarpara, District - Hooghly, PIN - 712245, having Permanent Account Number (PAN) - ADIPG1137H, hereinafter called and referred to as the "**VENDORS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, successors,

administrators, legal representatives and/or assigns) of the **FIRST PART**.

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A N D

SRI, son of, by faith - Hindu, Citizen – Indian, by occupation -, having Permanent Account Number (PAN) –, residing at, Post Office -, Police Station –, District –, PIN –, hereinafter called and referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors,

successors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

A N D

M/S. JAI HANUMAN PROJECTS PVT. LTD., a Company incorporated under the Companies Act, 1956, having its Registered Office at Room No. 410, Fourth Floor, 21, Hemanta Basu Sarani, Post Office - G.P.O., Police Station - Here Street, Kolkata - 700001, having Permanent Account Number (PAN) – AADCJ1314L, being represented by it's Directors namely **a) Sri Vinod Kumar Jajoo**, son of Late Phoos Raj Jajoo, by faith - Hindu, Citizen – Indian, by occupation - Business, residing at Flat No. 3D, Third Floor, Radha Gobinda Apartment, 22, R. G. Nagar Road, Post Office -

Hindmotor, Police Station - Uttarpara, District - Hooghly, PIN - 712233, having Permanent Account Number (PAN) - ACSPJ4673Q, **b) Sri Moloy Sadhukhan**, son of Sri Kanailal Sadhukhan, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 2, Baidikpara Ghat Lane, Post Office - Hindmotor, Police Station - Uttarpara, District - Hooghly,

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PIN - 712233, having Permanent Account Number (PAN) - AVNPS3686A, **c) Sri Durga Prasad Chowdhuri**, son of Late Sambhu Nath Chowdhuri, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at 61, Hem Chandra Lane, Post Office - Bhadrakali, Police Station - Uttarpara, District - Hooghly, PIN - 712232, having Permanent Account Number (PAN) - ABYPC5192Q and **d) Sri Subhasis Ghosh**, son of Late Paresh Chandra Ghosh, by faith - Hindu, Citizen - Indian, by occupation - Business, residing at

56, Makhla Ghosh Para, Post Office - Makhla, Police Station - Uttarpara, District - Hooghly, PIN - 712245, having Permanent Account Number (PAN) - ADIPG1137H, hereinafter called and referred to as the "**DEVELOPER / CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, transferees, legal representatives, administrators and / or assigns) of the **THIRD PART.**

WHEREAS all that piece and parcel of Bastu Land area measuring land area more or less 1 (one) Bigha 19 (nineteen) Cottahs 7 (seven) Chittacks 1 (one) Sq. Ft., lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag Nos. 3615, 3616, 3624, 3625 under R. S. Khatian Nos. 376, 848, corresponding to L. R. Dag Nos. 6612, 6609, 6586, 6585 under L. R. Khatian Nos. 5806, 136/3,

482/1, having Municipal Holding No. 6 (old 6, 8, 8/1, 9 & 9/1), Baidik Para Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office – Uttarpara (previously A.D.S.R. Office – Serampore), District – Hooghly, PIN – 712233, alongwith all easement rights attached therewith, which is specifically mentioned in the First Schedule written herein below and herein after referred to as ‘said property’, is the joint and absolute property of the Vendors herein.

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AND WHEREAS all that landed property measuring more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chittacks, together with other properties lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag Nos. 3615, 3616, 3625 under R.S. Khatian Nos. 376, 848, corresponding to L. R. Dag Nos. 6612, 6609, 6585 under L.R. Khatian No. 482/1, having Municipal Holding No. 6, Baidik Para

Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office – Uttarpara, District – Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Atul Chandra Majumdar.

AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a registered Deed of Gift executed on 28.05.1960 and duly registered

at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 4546 for the year 1969.

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AND WHEREAS said Sri Anil Chandra Majumdar obtained the aforesaid property measuring land area more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chittacks togetherwith other properties in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Anil Chandra Majumdar died intestate in the year 1984 leaving behind his wife Smt. Ashalata Majumdar, 2 (two) sons namely Sri Gobinda Majumdar, Sri Gadadhar Majumdar and 2 (two) daughters namely Smt. Jamuna Banerjee and Smt. Pratima Mukherjee, as his only legal heirs and successors and they jointly inherited the aforesaid property according to the Hindu Succession Act, 1956.

AND WHEREAS said Smt. Ashalata Majumdar, Sri Gobinda Majumdar, Sri Gadadhar Majumdar, Smt. Jamuna Banerjee and Smt. Pratima Mukherjee jointly sold the aforesaid property measuring land area more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chittacks to Smt. Utpala Pal, the Vendor No. 2 herein, through a Registered Deed of Sale executed on 15.02.1992 and duly Registered at the office of the A.D.S.R. – Serampore, District -

Hooghly, recorded therein in Book No. I, Volume No. 14, Pages from 403 to 418, Being No. 895 for the year 1992.

AND WHEREAS said Smt. Utpala Pal gifted land area measuring more or less 7 (seven) Cottahs 3 (three) Chittacks 34 (thirty four) Sq. Ft. out of her purchased property measuring land area more or less 1 (one) Bigha 3 (three) Cottahs 3 (three) Chittacks to her husband Sri Anup Kumar Pal through a registered Deed of Gift executed on 23.02.2015 and duly registered at the Office of the A.D.S.R. Serampore, District – Hooghly and recorded therein in Book No. I, CD Volume No. 3, Pages from 2308 to 2320, Being No. 01406 for the year 2015.

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AND WHEREAS thereafter said Smt. Utpala Pal gifted another plot of land measuring more or less 2 (two) Cottahs 1 (one) Chittack 10 (ten) Sq. Ft. out of her remaining landed property to her husband Sri

Anup Kumar Pal through a registered Deed of Gift executed on 25.02.2015 and duly registered at the office of the A.D.S.R. Serampore, District – Hooghly and recorded therein in Book No. I, CD Volume No. 3, Pages from 2338 to 2351, Being No. 01527 for the year 2015.

AND WHEREAS after transferring the land area measuring more or less 2 (two) Cottahs 1 (one) Chittack 10 (ten) Sq. Ft. and land area measuring more or less 7 (seven) Cottahs 3 (three) Chittacks 34 (thirty four) Sq. Ft. i.e. aggregating total land area measuring 9 (nine) Cottahs 4 (four) Chittacks 44 (forty four) Sq. Ft., the Owner No. 2 herein remains the owner in respect of a part of the First Schedule mentioned property measuring land area more or less 13 (thirteen) Cottahs 14 (fourteen) Chittacks 1 (one) Sq. Ft. and she mutated her name in the records of the local Uttarpara-Kotrung

Municipality as well as in the office of the B.L. & L.R.O by paying relevant taxes and rents therein in her own name.

AND WHEREAS a part of the First Schedule mentioned property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Sq. Ft., together with other properties lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag No. 3625 under R.S. Khatian No. 848, corresponding to L.R. Dag No. 6585 under L.R. Khatian No. 482/1, having Municipal Holding No. 8/1, Baidik Para Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office – Uttarpara, District – Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Atul Chandra Majumdar.

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AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar

and Sri Akhil Chandra Majumdar, as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a registered Deed of Gift executed on 28.05.1960 and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the

office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Sri Akhil Chandra Majumdar obtained the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Sq. Ft., together with other properties, in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Sri Akhil Chandra Majumdar settled the aforesaid property togetherwith other properties in favour of his sons namely Sri Anjan Majumdar, Sri Anindya Majumdar, Sri Atish Majumdar and Sri Dipankar Majumdar, through a registered Deed of Settlement and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 5863 for the year 1982.

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AND WHEREAS according to the terms and conditions of said Deed of Settlement said Sri Anjan Majumdar and Sri Anindya Majumdar jointly obtained the aforesaid property.

AND WHEREAS said Sri Anjan Majumdar and Sri Anindya Majumdar jointly sold the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Sq. Ft. to Smt. Utpala Pal, the Vendor No. 2 herein, through a registered Deed of Sale executed on 03.04.1992 and duly registered at the office of the A.D.S.R. Serampore, District - Hooghly and recorded therein in Book No. I, Volume No. 37, Pages from 413 to 426, Being No. 2335 for the year 1992.

AND WHEREAS after purchasing the above mentioned land area measuring more or less 6 (six) Cottahs 4 (four) Chittacks 22.5

(twenty two point five) Sq. Ft. said Smt. Utpala Pal mutated her name in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B.L. & L.R.O by paying relevant taxes and rents therein in her own name.

AND WHEREAS a part of First Schedule mentioned property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 25 (twenty five) Sq. Ft., together with other properties, lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag No. 3625 under R.S. Khatian No. 848, corresponding to L.R. Dag No. 6585 under L.R. Khatian No. 136/3, having Municipal Holding No. 9, Baidik Para Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office – Uttarpara, District – Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Atul Chandra Majumdar.

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AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a registered Deed of Gift executed on 28.05.1960 and duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 5093 for the year 1960.

AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra

Majumdar, partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) obtained the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 25 (twenty five) Sq. Ft., together with other properties, in his own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) sold the aforesaid property measuring land area more or less 6 (six) Cottahs 4 (four) Chittacks 25 (twenty five) Sq. Ft. to Sri Anup Kumar Pal, the Vendor No. 1 herein, through a registered Deed of Sale executed on 01.10.1999 and duly registered at the office of the A.D.S.R.

Serampore, District - Hooghly and recorded therein in Book No. I, Volume No. 33, Pages from 87 to 98, Being No. 1279 for the year 2000.

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AND WHEREAS after purchasing the aforesaid property said Sri Anup Kumar Pal mutated his name in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B.L. & L.R.O by paying relevant taxes and rents therein in his own name.

AND WHEREAS a part of the First Schedule mentioned property measuring land area more or less 6 (six) Cottahs 11 (eleven) Chittacks 20 (twenty) Sq. Ft., together with other properties, lying in Mouza - Kotrung, J.L. No. 8, comprised in R.S. Dag No. 3624 under R.S. Khatian No. 848, corresponding to L.R. Dag No. 6586 under L.R. Khatian No. 482/1, having Municipal Holding No. 9/1, Baidik Para

Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, A.D.S.R. Office – Uttarpara, District – Hooghly, was the joint and absolute property of Sri Anukul Chandra Majumdar and Sri Atul Chandra Majumdar.

AND WHEREAS said Anukul Chandra Majumdar died intestate leaving behind his 2 (two) sons namely Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar as his only legal heirs and successors and they jointly inherited undivided $\frac{1}{2}$ (half) share of the aforesaid property as per the Hindu Law.

AND WHEREAS said Sri Atul Chandra Majumdar gifted his undivided $\frac{1}{2}$ (half) share of the aforesaid property to Smt. Kalyani Devi (Majumdar) and Smt. Bivabati Devi (Majumdar) through a registered Deed of Gift executed on 28.05.1960 and duly registered

at the office of the Sub- Registrar, Serampore, District - Hooghly, vide Deed No. 5093 for the year 1960.

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AND WHEREAS said Smt. Kalyani Devi (Majumdar), Smt. Bivabati Devi (Majumdar), Sri Anil Chandra Majumdar and Sri Akhil Chandra Majumdar, partitioned their entire property including the aforesaid property through a Registered Deed of Partition duly registered at the office of the Sub-Registrar, Serampore, District - Hooghly, vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) obtained the aforesaid property measuring land area more or less 6 (six) Cottahs 11 (eleven) Chittacks 20 (twenty) Sq. Ft., together with other properties, in her own share through the above mentioned Deed of Partition vide Deed No. 4546 for the year 1969.

AND WHEREAS said Smt. Kalyani Devi (Majumdar) sold the aforesaid property to Smt. Utpala Pal, the Owner No. 2 herein, through a Registered Deed of Sale executed on 01.10.1999 and duly registered at the office of the A.D.S.R. - Serampore, District - Hooghly and recorded therein in Book No. I, Volume No. 33, Pages from 99 to 110, Being No. 1280 for the year 2000.

AND WHEREAS after purchasing the aforesaid property said Smt. Utpala Pal become the absolute owner of land measuring more or less 6 (six) Cottahs 11 (eleven) Chittacks 20 (twenty) Sq. Ft. and she mutated her name in the records of the Uttarpara-Kotrung Municipality as well as in the office of the B.L. & L.R.O. by paying relevant taxes and rents therein in her own name.