

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made at Kolkata on this \_\_\_\_ day of \_\_\_\_\_, Two Thousand \_\_\_\_\_.

**BETWEEN**

A. Vendor: **SNL REALTY INFRA PRIVATE LIMITED, (PAN NO. AAXCS3405P)** a Company registered under the Companies Act, 2013 having its Registered office at 7/1, Heysham Road, Ground Floor, Kolkata - 700020 represented by Manideep Srivastava, **(PAN NO. AVGPS1229L)** Son of Sri. Kaushal Kumar Srivastava Director vide Resolution dated on 02.05.2018 hereinafter called the “Developer/Promoter” represented by its Director hereafter called Vendor (which expression includes and shall include its successor in interest and/or assigns), hereinafter collectively called “The Vendor” of the First Part

... **FIRST PART**

= **A N D** =

B. **Purchaser/s :**

**XXXXXXXXXX (PAN \_\_\_\_\_), Son of \_\_\_\_\_,**  
**by faith Hindu, by Occupation \_\_\_\_\_, by Nationality - Indian,**  
**presently \_\_\_\_\_ residing \_\_\_\_\_ at**

.....

**SECOND PART**

Report on Title in respect of Agriculture/Vastu Land all within P.S. Bisnupur, Mouza-Chandandaha J.L. No. 37 L.R. Khatian No. 2831 (a) R.S. & L.R. Dag No. 505 Area 13/42 dec. out of 3 & 1/4th Dec. (Shali) (b) R.S. Dag No. 503, Area 2 79/84 dcml. out of 3 1/4th dcml. danga (c) R. S. and L. R. Dag No. 511 Area 4 Dec. (Shali) (d) R.S. & L.R. Dag No. 511 Area 0.3 Dcml. (Shali) (e) R.S. & L. R. Dag No. 503-0.12 dcml. (Danga), R. S. & L. R. Dag No. 504-0.20 ½ dcml. (Vastu) owned by Suraj Kumar Shaw son of Late Pachulall Shaw of Chandandaha P.S. Bishnupur.

(a) In the year 1967 one Megnath Bera and one Smt. Matibala Dassi (Bera) both resident of the then Kanchan Beria in the District 24 Pgs. South were owners of the aforesaid property. Subsequently by a Registered Deed dated 20-9-1967 being Deed No. 4889 for the year 1967 with D.R. Alipore a portion of the said land was sold to one Lakshmi Rani Kundu.

(b) The said Lakshmi Rani Kundu while being possessed of the said property died intestate leaving her husband Ratanlal Kundu and sons Kamal Kundu, Subrata Kundu, Dilip Kundu and Raja Kundu who by efflux of the succession Act became Joint Owner of the said property. Subsequently the said Joint owners sold the said property for and in favour of Suraj Kumar Shaw vide Deed No. 3229 with ADSR, Bishnupur for the year 1995.

(c) A part of the said aforesaid property being 2 dcml. under dag No. 505 was owned by Brindavan Jana and Shakhibala Jana as free hold land. Which the said Shakhibala Jana by a Deed No. 8561 for year 1961 gifted to Naba Kumar Jana whereas the said Brindaban Jana by a Deed No. 8563 for the year 1962 gifted to the said Naba Kumar Jana who in turn by Deed No. 1839 for the year 1982 with ADSR Bishnupur gifted to his son Deepak Jana which was sold to Suraj Kumar Shaw by Deed No. 669 with ADSR-Bishnupur. Subsequent thereto the Deed of Exchange took place in between the present owner and Alpana Mallick and/or Ashok Kumar Mallick separately whereby the ownership of Suraj Kumar Shaw was confirmed on the aforesaid properties.

(d) The other portion of the property at Dag No. 511 was recorded ancestral property of Dharendra Nam alias Nabin Chandra Bera on his death his legal heirs sold the said property by Deed No. 5180 for the year 1956 to Indumati Bera who sold the said property vide deed no. 214 for the year 1962 with ADSR Bishnupur to one Panu Chayan Pal who passed away intestate leaving his legal heirs out of whom one Dilip Pal duly authoised by other legal heirs sold the said property vide Deed No. 2947/2948 for the year 1995 to and in favour of the Natural Gurdian Gunadhar Pal for his two minor sons Sanjay and Bikash. Vide Deed No. 2620 for the year 1997 the said Gunadhar Pal sold the property to Suraj Kumar Shaw.

Title in respect of Agricultural Land all within P.S. Bishnupur, Mouza – Chandandha, J.L. No.37, L.R. Khaitan No.2832, (a) R.S. and L.R. Dag No.510/1987 area 11 satak out of 25 satak, (b) R.S. and L.R. Dag No.510, area 35 satak out of 1.35 satak, (c) R.S. and L.R Dag No.513, area 05 satak out of 10 satak, (d) R.S and L.R Dag No.518, area 23 3/4 satak out of 1.06 satak, (e) R.S. and L.R. Dag No.510/1987, area 14 1/16 satak out of 25 satak and (f) R.S. and L.R. Dag No.513, area 5 satak out of 10 satak . (hereinafter called “the said Agricultural Land”) at present owned by Smt. Kiran Shaw daughter of Shri Arjun Lal Shaw of Chandandha, P.S. Bishnupur (hereinafter called “the present Owner/Occupier”).

- a) Vernacular Cobala dated 14th December 2001 made between Nisharan Bibi, Sabuda Bibi, Jabeda Bibi, Shahida Bibi, Tanuja Babi all represented by Illias Shek (Vendors) and Smt. Kiran Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 05, Pages 15 to 20, Being 299 for the year 2005,
- b) Vernacular Cobala dated 13th July 2001 made between Piyar Ali, Jarina Bibi, Sabuda Bibi, Jabeda Bibi, Shahida Bibi, Tanuja Bibi all represented by Illias Shek (Vendors) and Smt. Kiran Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 04, Pages 193 to 198, being 238 for the year 2005,
- c) Vernacular Cobala dated 13th July 2001 made between Chati Ram Orofe (Vendor) and Smt. Kiran Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 05, Pages 21 to 25, being 300 for the year 2005,
- d) Vernacular Cobala dated 13th October 2002 made between Badal Chandra Das (Vendor) and Smt. Kiran Shaw (purchaser) and Registered

at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 05, Pages 25 to 32, being 301 for the year 2005.

- e) Vernacular Cobala dated 28th February 2000 made between Md. Piyar Ali Shek, Md. Iliash Shek, Jarina Bibi (Vendors) and Smt. Kiran Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 09, Pages 491 to 496, being 680 for the year 2000,
- f) Vernacular Cobala dated 22nd February 2000 made between Chati Ram Orfe alias Ratan Chandra Samanta (Vendor) and Smt. Kiran Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 28, Pages 293 to 296, being 2563 for the year 2001.

From the Recital of the Vernacular Cobala mentioned in item no. (a) above referred to above it appears as follows :-

On 06.07.1984 Smt. Ashalata Paul sold the captioned land to Shek. Tai Ruddin vide Deed No.5455 for the year 1984 registered at the office of A.D.S.R., Bishnupur in Book No.I and the said Tai Ruddin died intestate leaving the legal heirs mentioned in item no.(a) above. The said legal heirs sold the captioned land to Smt. Kiran Shaw.

From the Recital of the Vernacular Cobala mentioned in item no. (b) above referred to above it appears as follows :-

On 06.07.1984 Smt. Ashalata Paul sold the captioned land to Shek. Tai Ruddin vide Deed No.5455 for the year 1984 registered at the office of A.D.S.R., Bishnupur in Book No.I and the said Tai Ruddin died intestate leaving the legal heirs mentioned in item no.(b) above. The said legal heirs sold the captioned land to Smt. Kiran Shaw.

From the Recital of the Vernacular Cobala mentioned in item no. (c) above referred to above it appears as follows :-

Sri Chatiram alias Ratan Chandra Samanta inherited the captioned land from his father late Kedarnath Samanta. The said Chatiram sold the captioned land to Smt. Kiran Shaw.

From the Recital of the Vernacular Cobala mentioned in item no. (d) above referred to above it appears as follows :-

On 12.03.1986 vide two Deeds being Nos.1688 and 1690 for the year 1986 registered at the Office of A.D.S.R, Bishnupur in Book No.I Badal Chandra Das purchased the captioned land from Sambhu Chandra Ghosh. Thereafter said Badal Chandra Das sold the captioned land to Smt. Kiran Shaw.

From the Recital of the Vernacular Cobala mentioned in item no. (e) above referred to above it appears as follows :-

On 6.07.1984 vide Deed No.5455 Registered at the Office of A.D.S.R, Bishnupur in Book No.I, Ashalata Paul sold the captioned land to Sekh Tai Ruddin. After the death of Sekh Tai Ruddin the vendors mentioned item no.(e) above inherited the captioned land. Thereafter the legal heirs of Sekh Tai Ruddin sold the captioned land to Smt. Kiran Shaw.

From the Recital of the Vernacular Cobala mentioned in item no. (f) above referred to above it appears as follows :-

Chatiram alias Ratan Chandra Samanta inherited some land from his father and on 21.03.1964 vide Deed No.2059 Registered at the office of A.D.S.R, Bishnupur in Book No.I, Nilratan Samanta sold the captioned land to Chatiram alias Ratan Chandra Samanta. The said Chatiram alias Ratan Chandra Samanta sold the captioned land to Smt. Kiran Shaw.

Title in respect of Agricultural/Bastu Land all within P.S. Bishnupur, Mouza – Chandandha, J.L. No.37, L.R. Khaitan No.2830 (a) R.S. and L.R. Dag No.512, area 11 satak (Sali), (b) R.S. and L.R. Dag No.504 - .09 <sup>1/2</sup> dec. (Bastu), R.S. and L.R. Dag No.514 – 0.12 dec. (Bastu), R.S. and L.R. Dag No.515 – 0.10 <sup>1/2</sup> dec. (Danga) (hereinafter called “the said Land”) at present owned by Smt. Usha Shaw wife of Suraj Kumar Shaw of Chandandha, P.S. Bishnupur (hereinafter called “the present Owner/Occupier”).

(a) Vernacular cobala dated 28<sup>th</sup> August 1995 made between Tapan Kumar Poyali (Vendor) and Smt. Usha Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 30, Pages 21 to 26, being 2380 for the year 1995 and

(b) Deed of Conveyance dated 1<sup>st</sup> November 1995 made between Ratan Kundu son of Late Ashu Kundu, Kamal, Subrata, Dili, Raja all sons of Ratan Kundu (Vendors) and Smt. Usha Shaw (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, Volume – 38, Pages 117 to 126, being 3228 for the year 1995.

From the Recital of the Vernacular Cobala mentioned in item no. (a) above referred to above it appears as follows :-

The said Tapan kumar Poyali inherited the captioned land from his father late Shib Charan Poyali and recorded his name in the record of the B.L. & L.RO and thereafter the said Tapan Kumar Poyali sold the captioned land to Smt. Usha Rani Shaw.

From the Recital of the Vernacular Cobala mentioned in item no. (b) above referred to above it appears as follows :-

On 27<sup>th</sup> September 1967 by a registered cobala Sri Megh Nath Bera and Sm. Moti Bala Dasi (Bera) jointly sold the captioned land to Sm. Lakshmi Rani Kundu vide Deed No.4889 for the year 1967 Registered at the Office of D.R. Alipore, in Book No.1. The said Lakshmi Rani Kundu died intestate on 18<sup>th</sup> August 1993 living Ratan Kundu, Kamal Kundu, Subrata Kundu, Dilip Kundu, Raja Kundu as her only heirs and legal representative. Thereafter the said Ratan Kundu and others jointly sold the captioned land to Mrs. Usha Rani Shaw.

Set out herein below the devolution of Title as is appearing from the Recital of the Chain Deed whereby the erstwhile owner Kartick Chandra Pal son of Atul Chandra Pal purchased the Properties comprising in Land R.S. & L.R. Dag No. 518 with L.R.

Khatian Nos. 20 and 2258, Mouza Chandandaha within the District- South 24 Parganas having an area of 0.12 Acre and 0.17 Acre respectively.

It appears that one Sambhu Charan Ghosh by a Deed of Gift registered in Book No. I, Deed No. 12729 for the year 1975 became seized and possessed of which the said Sambhu Charan Ghosh vide Deed No. 1694 for the year 1986 with ADSR, Bishnupur transferred in favour of Kartick Chandra Pal and the said Kartick Chandra Pal Vide Deed No. 03552 for the year 2017 with ADSR, Bishnupur transferred in favour of the present owner i.e. Ashok Kumar Sarawagi.

Set out herein below the devolution of Title as is appearing from the Recital of the Chain Deeds whereby the erstwhile owner Tapas Kumar Pal son of Kartick Chandra Pal purchased the Properties comprising in R.S. & L.R. Dag No. 518 with L.R. Khatian No. 2795, Mouza Chandandaha within the District- South 24 Parganas having an area of 0.24 Acre.

It appears that by three Bengali Cobala being Deed Nos. 2740, 2741 and 2743 for the year 1992 with ADSR, Bishnupur the said erstwhile owner Tapas Pal purchased the said properties. It appears that Late Rajab Ali Sekh and Late Tairuddin Sekh and Late Ashu Sekh were the recorded owners with the records of BL&LRO long back and on their demise their legal heirs Anwar Ali Sekh and others legal heirs of Late Rajab Ali Sekh and Khoda Bux Sekh and others and Piyar Ali Sekh others legal heirs of Tairuddin Sekh became Owners by Laws of Inheritance. Subsequently, the said Tapas Pal Vide Deed No. 03553 of 2017 with ADSR, Bishnupur transferred the said property to and in favour of Smt. Anita Srivastava.

Title in respect of Agricultural Land all within P.S. Bishnupur, Mouza – Chandandha, J.L. No.37, L.R. Khatian No.2106 R.S. and L.R. Dag No.510, area 50 satak (Sali) and 510/1988 area 0.085 satak (Sali), Police Station and Sub-Registry Office – Bishnupur, in the District of South 24 Parganas (hereinafter called “the said Land”) at present owned by Rabindra Nath Santra son of Dulal Chandra Santra of Chandandha, P.S. Bishnupur, South 24 Parganas (hereinafter called “the present Owner/Occupier”).

With the Recital of the Vernacular cobala dated 6<sup>th</sup> July 1984 made between Tai Ruddin Sekh (Vendor) and Rabindra Nath Santra (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, being 5458 for the year 1984.

From the Recital of the Vernacular Cobala referred to above it appears as follows :-

- a. Originally one Chanchalbala Dasi was the recorded owner of the captioned land and on 13.02.1970 by a Registered Deed of Gift being No.871 for the year 1970 registered at the office of A.D.S.R Bishnupur, Book No. I, she gifted the captioned land to one Ashalata Paul.
- b. The said Ashalata Paul on 06.07.1984 by a Registered deed no. 5455 for the year 1984 registered at the office A.D.S.R Bishnupur in Book No. I sold the captioned land to Tai Ruddin Sekh. After purchase the said Tai Ruddin Sekh was recorded as owner of the land.
- c. In the year 1984 the said Tai Ruddin Sekh sold the said land to one Sri Rabindranath Santra.

Title in respect of Agricultural Land all within P.S. Bishnupur, Mouza – Chandandha, J.L. No.37, L.R. Khatian No.2106 R.S. and L.R. Dag No.510, area 50 satak (Sali) and 510/1988 area 0.085 satak (Sali) Police Station and Sub-Registry Office – Bishnupur, in the District of South 24 Parganas (hereinafter called “the said Land”) at present owned by Smt. Purnima Santra wife of Bhola Nath Santra of Chandandha, P.S. Bishnupur, South 24 Parganas (hereinafter called “the present Owner/Occupier”).

Recital of the Vernacular cobala dated 6<sup>th</sup> July 1984 made between Tai Ruddin Sekh (Vendor) and Smt. Purnima Santra (purchaser) and Registered at the office of A.D.S.R – Bishnupur, in Book-I, being 5457 for the year 1984.

From the Recital of the Vernacular Cobala referred to above it appears as follows:-

- a. Originally one Chanchalbala Dasi was the recorded owner of the captioned land and on 13.02.1970 by a Registered Deed of Gift being No.871 for the year 1970 registered at the office of A.D.S.R Bishnupur, Book No. I, she gifted the captioned land to one Ashalata Paul.
- b. The said Ashalata Paul on 06.07.1984 by a Registered deed no. 5455 for the year 1984 registered at the office A.D.S.R Bishnupur in Book No. I sold the captioned land to Tai Ruddin Sekh. After purchase the said Tai Ruddin Sekh was recorded as owner of the land.



- c. In the year 1984 the said Tai Ruddin Sekh sold the said land to one Smt. Purnima Santra.

**NOW THIS DEED WITNESSETH** as follows:-

WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land and premises situated at **“Shaw Palace, Nibaran Dutta Road, Bibirhat, Mouza Chandandaha, P.S. Bishnupur, Pin – 743503”** and more particularly described In the Schedule hereunder written.

AND WHEREAS the Vendor has agreed to sell the said property to the Purchaser at the price of Rs. **XXXXXXXXXX/-** and has received from the Purchaser a sum of Rs. **XXXXXXXXXX/-** as earnest money on the execution of the agreement for sale.

AND WHEREAS the Purchaser has requested the Vendor to execute these presents which he has agreed to do,

AND WHEREAS the consideration /market value on which stamp Is payable on this deed is Rs **XXXXXXXXXX/-** and stamp duty is paid accordingly.

NOW THIS DEED WITNESSETH;

That pursuant to the said agreement and in consideration of the sum of Rs **XXXXXXXXXX/-** paid as earnest money and of the sum of Rs **XXXXXXXXXX/-** paid on or before the execution of these presents, making together the said sum of Rs **XXXXXXXXXX/-** by the Purchaser to the Vendor (receipt whereof the Vendor hereby admits). He, the Vendor Doth hereby convey and transfer by way of sale unto the Purchaser all that piece of land with the building and structures standing thereon situated **at .....** In the Registration Sub-District of ..... and more particularly described in the Schedule hereunder written and delineated on the Plan thereof hereto annexed by red coloured boundary line TOGETHER WITH ALL the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and

appurtenances whatsoever to the said land and other the premises or any part thereof belonging or anywise appertaining thereto And ALL the estate, right, title, Interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said piece of land and other the premises hereby conveyed and every part thereof TO HOLD the same unto and to the use and benefit of the Purchaser absolutely and for ever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter In respect of the same to the Government or the Municipal Corporation or Council of ..... or any other public body or local authority in respect thereof.

AND the Vendor doth hereby covenant with the Purchaser that,

(1) the Vendor now has in himself good right and full power to convey and transfer by way of sale the said piece of land, and other the premises hereby conveyed or Intended so to be unto and to the use of the Purchaser in the manner aforesaid.

(2) the Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy. or possess and enjoy the said land. and premises hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Vendor or his heirs or any of them or by any person or persons claiming or to claim, from, under or in trust for him or any of them.,

(3) the Purchaser shall hold the said land and premises free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended. kept harmless and indemnified of. from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Vendor or by any other person or persons claiming or to claim by, from, under or in trust for him;

(4) the Vendor and all persons having or claiming any estate, right, title or Interest In the said land, and premises hereby conveyed or any part thereof by, from.

under or in trust for the Vendor or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the Purchaser in manner aforesaid as by the Purchaser, his heirs, executors or administrators and assigns shall be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT X BHK Flat, Flat No. XXX in Block No. - X, having a Chargeable Area of XXX square feet (as per RERA calculation) at the Sabar Sathe Bibirhate project being situated at Shaw Palace, Nibaran Dutta Road, Mouza Chandandaha, Bibirhat, South 24 Parganas, Pin – 743503.

<b>Carpet Area of the Flat</b>							
<b>Floor</b>	<b>Bedroom-I (in sqft)</b>	<b>Toilet-I (in sqft)</b>	<b>Kitchen (in sqft)</b>	<b>Drawing Room (in sqft)</b>	<b>Dining Room (in sqft)</b>	<b>Lobby Area (in sqft)</b>	<b>Balcony (in sqft)</b>
<b>Ground Floor</b>	XXX	XXX	XXX	XXX	XXX	XXX	XXX
<b>First Floor</b>	XXX	XXX	XXX	XXX	XXX	XXX	XXX
<b>Total</b>	XXX	XXX	XXX	XXX	XXX	XXX	XXX

Balcony Area/ Open Terrace (in sqft) – XXX

Cupboard Area (in sqft) – XXX

On the North -

On the South -

On the East -

On the West -

ALL THAT One number of open parking space to be allotted by Vendor to the purchaser.

MEMO OF CONSIDERATION

RECEIVED Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) being the full consideration money paid by the abovenamed Purchaser to the abovenamed Vendor in the following manner :-

1. Bank Draft/Cashier's Order No. \_\_\_\_\_ dated

\_\_\_\_\_ drawn on \_\_\_\_\_

in favour of the Vendor for the amount of Rs. \_\_\_\_\_/-

(Rupees \_\_\_\_\_ only) Rs.

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Total Rs.

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(Rupees \_\_\_\_\_ only)

Witnesses:-

VENDOR

1.

2.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day,  
month and year first above written.

**SIGNED, SEALED & DELIVERED**

by the Owner/Vendor at Kolkata

in presence of :

**SIGNED, SEALED & DELIVERED**

by the Purchaser at Kolkata

in presence of :

**SIGNED SEALED AND DELIVERED**

By the said Anita Srivastava and  
Ashok Sarawagi the Confirming parties

At Kolkata in presence of \_ :

Dated this ..... day of ..... 2018

**B E T W E E N**

