

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the

day of _____, 2026 (Two Thousand and Twenty
Six)

BETWEEN

- 1.SAGNIK DAS [PAN: AOOPD9134N], [AADHAAR NO.:213642712084]** son of Mr. PRADIP KUMAR DAS by faith- hindu, by Nationality-Indian by occupation-Service, residing at 79/1/A, R.B Road, Birati P.O.- Birati, P.S.- Nimta Kolkata- 700051,
- 2.ABHIJITMUKHOPADHYAY[Panno:BOEPM2347P],[AADH AARNO:857822047344]** son of Late Amrita Lal Mukherjee , by nationality Indian by faith Hindu, by occupation-Service residing at 70,Kanai Lal Avenue , Sarisapara, ChandanNagar, Hooghly P.O &P.S- Chandannagar Pin-712136,
- 3.PANU RANJAN DAS [Panno:BHSPD6382C], [AADHAARNO: 937294149937]** son of Late Nityananda Das , by nationality Indian by faith Hindu,
- 4.BIJOY RANJAN DAS [Panno:ARKPD5170B], [AADHAAR NO: 731036277060]** son of Late NityanandaDas by nationality Indian by faith Hindu,
- 5.PADMA RANI DAS [Panno:EOTPD2355N], [AADHAAR NO: 722603140562]** wife of Late Kanu Ranjan Das, by nationality Indian by faith Hindu,

6.KUNTAL DAS [Panno:AKKPD3185B], [AADHAAR NO: 26462 0170772] son of Late Kanu Ranjan Das, by nationality Indian by faith Hindu,

7.KOUSHIK DAS [Panno:CEEPD7577M], [AADHAAR NO: 2311 25940580]son of Late Kanu Ranjan Das, by nationality Indian by faith Hindu, All are residing at Rishi Bankim Road , Nimta P.O-Birati P.s- Nimta Pin- 700049,

3. DIPTI CHATTERJEE[Pan no:BEPPC3157L] [AADHAAR NO :827261238 839], daughter of late Haridas Banerjee by nationality Indian by faith Hindu, by occupation-Housewife residing at 67 S.N Banerjee Road, P.O & P.s- Nimta Kolkata-700049,

4. DIBAKAR BANERJE [Pan no:ADMPB4815F][AADHAAR NO:458559 895181], son of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Business residing at10/A Kabi Nabin Nagar,R.B Road, P.O & P.s- Nimta Kolkata-700049,

5. TRIPTI MUKHERJEE[Pan no:AQFPM8752L] [AADHAAR NO:295692 861788] daughter of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Housewife residing at10/A Kabi Nabin Nagar,R.B Road, P.O & P.s- Nimta Kolkata-700049,

6.BHASKAR BANDYOPADHYA@ BANERJE [Pan no:AHEPB2026Q] [AADHAAR NO: 739964074597] son of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Business residing at10/A Kabi Nabin Nagar,R.B Road, P.O & P.s- Nimta Kolkata-700049,

7.SUVRA BANERJEE [Panno: BNKPB8044H] [AADHAAR NO:456451513 551] daughter of late Haridas Banerjee, by nationality Indian by faith Hindu, by occupation-Housewife residing at 10/A Kabi Nabin Nagar, R.B Road, P.O & P.s- Nimta Kolkata-700049,

8. ABHIJIT SAHA [Pan no:CTCPS6817E],[AADHAARNO: 913470032118] Sole Proprietor **SHINE CONSTRUCTIONS** son of Lt. Sunil Saha, by faith –Hindu , by occupation – Business, by nationality – Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049. The Vendor is represented by their Constituted Attorney **SHINE CONSTRUCTIONS** , having its office address at having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA [Pan no: CTCPS6817E] [AADHAAR NO:913470032118]** son of Lt.Sunil Saha, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049, hereinafter jointly called and referred to as the **"LAND OWNER/S"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her and each of her legal heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **FIRST PART**

AND

.....[Pan No:.....](.....) [Aadhaar No:.....]son of by faith, by occupation, residing at –
 Herein after called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) **SECOND PART.**

A N D

SHINE CONSTRUCTIONS, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole Proprietor named **SRI ABHIJIT SAHA**[Pan no: **CTCPS6817E**] [**AADHAAR NO:913470032118**] son of Lt Sunil Saha, by faith –Hindu , by occupation – Business, by nationality – Indian, residing at 101 R.B Road, P.s & P.o -Nimta Kolkata-700049 By occupation- Business, by Nationality- Indian, by faith Hindu Hereinafter called and referred to as the **“DEVELOPER”** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representative, and assigns) of the (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the **THIRD PART**. Landowners/Vendors, Purchaser and Developer collectively Parties and individually Party.

Background, Representations, Warranties and Covenants:-

PART -A

(SAGNIK DAS land)

1. One MRINALINI DEVI and KRISHNA MUKHOPADHYA is the sole owner and possessor of a plot of land measuring 10

(TEN) cottahs 00 (Zoro) chittacks 00 (Zoro) sqft an area comprising in C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161 , presently L.R Khatian No.1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No. 172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas, Which is absolutely free from all encumbrance whatsoever by virtue of purchases from PRIYABRATA GHOSH by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Cossipore Dum Dum. Office and recorded in for the year 1950,on 03/05/1950 against valuable consideration .

2. Since their purchase as above, the MRINALINI DEVI and KRISHNA MUKHOPADHYA is the sole owner and possessor of a plot of land measuring 10 (TEN) cottahs 00 (Zoro) chittacks 00 (Zoro) sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
3. MRINALINI DEVI and Other herein agreed to sell and the purchaser SATYA RANJAN ROY agreed to purchase land measuring 7 (Seven) cottahs 08(eight) chittacks 30(thirty) sqft out of the said 10(TEN) cottahs 00(Zoro) chittacks 00 (Zoro) sqft comprising in C.S Dag No. 2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No. : 2813/3605 under R.S. Khatian No. 1161, presently L.R Khatian No. 1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being

Municipal Ward No. 12 under present Municipal Holding No.- 61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas, ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 67 , pages 229 to 232 , being No.4030 for the year 1956,on 18/07/1956 against valuable consideration .

4. Since their purchase as above, the SATYA RANJAN ROY is the sole owner and possessor of a plot of land measuring 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

5. SATYA RANJAN ROY herein agreed to sell and the purchaser AJIT CHANDRA SARKAR agreed to purchase land measuring 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft comprising C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161 , presently L.R Khatian No. 1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.- 61(16), R.B. Road in the District North 24 Parganas,Kolkata-700051,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum against valuable consideration .

6. Since their purchase as above, the AJIT CHANDRA SARKAR as the absolute owner of the said 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
7. AJIT CHANDRA SARKAR herein agreed to sell and the purchaser PRADIP KUMAR DAS agreed to purchase agreed to purchase land measuring 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft out of the said total land 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft comprising C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161 , presently L.R Khatian No. 1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No. 172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No.: 35 , pages193 to196 , being No. 1994 for the year 1982,on 14/05/1982 against valuable consideration .
8. Since their purchase as above, PRADIP KUMAR DAS as the absolute owner of the said 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12(Twelve) chittacks

8(Eight) sqft more or less land free from all encumbrances, attachments liens etc of any manner and whatsoever nature and have the full right to dispose or transfer the same to anybody in any way as he will think fit and proper.

9. AND WHERE AS now Pradip Kumar Das gifted aforesaid total land to his own son said SAGNIK DAS by the strength of a Registered Deed of Gift, registered on 03/05/2021, in the office of the District Sub Registrar ,Barasat and recorded in Book No. I, Pages 1907 206493 to 206519, Being No. 150106112, in the year 2021, against love affection mentioned thereon.
10. That the virtue of above Gift Deed the said SAGNIK DAS (the Land Owner herein) is the absolute owner and possessor of plots land total 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft absolutely free from all encumbrances whatsoever by virtue of registered Deed of Gift from his father and have been absolutely free from all encumbrances and have been enjoying the peacefully ,free, absolutely and without any interruptions from any corner whatsoever and have full right to enter and execute all Agreement, dispose or transfer the same to anybody in any way as they will fit and proper.

11. **Registered Development Agreement** : The said **SAGNIK DAS** measured the land and 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft feet more or less in their khas possession, and entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 24.06.2024, in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 - 2024, Pages 83260 to 83290 , Deed No. 152602808 of 2024.

12. **Registered Power of Attorney** : The said **SAGNIK DAS** also executed a Registered General Power of Attorney, registered on in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 83451to83470 , Deed No. 152602813 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART -B

(ABHIJIT MUKHOPADHYAY land)

1. One SANTI RANI BANDYOPADHYA is the sole owner and possessor of a plot of land measuring an area of was 10 cottahs 15 chittacks 00 sqft comprising in C.S Dag No 2796 corresponding to R.S Dag No 2796/3722 ,2796/3726, under R.S khatian No - 778 & 1019 , of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality,

being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from SAMARENDRA NATH BASU by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 38, pages 180 to 182 , being no 2671 for the year 1961, against valuable consideration mentioned thereon.

2. One SANTI RANI BANDYOPADHYA is the sole owner and possessor of a plot of land measuring an area of was 1 cottashs 00 chittacks 00 sqft comprising in R.S Dag No 2813 under R.S.khatian No.1161, of the Mouza Uttar Nimta , J.L.No . 2, Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No 12 in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from Smt Krishna Mukhopadhyaya by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 110 , pages 19 to 21 , being No. 6951 for the year 1963, against valuable consideration mentioned thereon.
3. Since there is Two (2) time purchase as above, the SANTI RANI BANDYOPADHYA as the absolute owner of the said 11 (cottashs) 15 (Fifteen) chittacks 00(Zoro) sft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
4. The said SANTI RANI BANDYOPADHYA gift **11 cottashs 15 chittacks 00(Zoro) sft** more or less to her daughter in

law BARNALY CHATTERJEE, by the strength of a Registered Deed of Gift, registered on 05/02/2008, in the office of the A.D.S.R. Office, Cossipore Dumdum and recorded in Book No. I, CD Volume No. 105, Pages 43 to 48 , Being No. 3873, in the year 2007, against love affection mentioned thereon.

5. That the virtue of above Gift Deed the said **BARNALY CHATTERJEE** is the absolute owner and possessor of plots of Bastu land total **11 cottahs 15 chittacks 00(Zoro) sft** more or less comprised in R.S.Dag No 2796/3722 ,2796/3726, 2813 under R.S. khatian No.778, 1019 & 1161 , of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No12 in the District North 24 Parganas,Kolkata-700049 .
6. Said **BARNALY CHATTERJEE** was died on 25.04.2021 leaving behind her husband **ABHIJIT MUKHOPADHYAY** as her legal heirs.
7. Thus on this basis of the aforesaid facts and circumstances the said above mention **ABHIJIT MUKHOPADHYAY** became the absolute owner of the aforesaid land measuring **11 cottahs 15 chittacks 00(Zoro) sft** .
8. **Registered Development Agreement** : The said **ABHIJIT MUKHOPADHYAY** measured the land and 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft feet more or less in their khas possession, and entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement

was registered on 24.06.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 83526 to 83556 , Deed No. 152602818 of 2024.

- 9. Registered Power of Attorney :** The said **ABHIJIT MUKHOPADHYAY** also executed a Registered General Power of Attorney, registered on in the office of A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 83609 to 83627 , Deed No. 152602821 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART -C

(PANU RANJAN DAS, BIJOY RANJAN DAS, PADMA RANI DAS, KUNTAL DAS, KOUSHIK DAS land)

1. One SANTI RAMA DAS is the sole owner and possessor of a plot of land measuring an area of was 10 cottashs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019 , of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from MADAN MOHON DAS by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 67, pages 125 to 128 , being no 4199 for the year 1956,

against valuable consideration mentioned thereon.

2. Since there is purchase as above, the SANTI RAMA DAS as the absolute owner of the said 10 cottahs 15 chittacks 00 sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

3. The said SANTI RAMA DAS and Other herein agreed to sell and the purchaser PANU RANJAN DAS agreed to purchase land measuring 2 cottahs 15(eight) chittacks 13 sqft out of the said 10 cottahs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019 , of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas, Kolkata-700049, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 84, pages 329 to 334 , being No.03627 for the year 1999, on 02/07/1998 against valuable consideration .

4. Said SANTI RAMA DAS and her husband namely Nityananda Das was died leaving behind the following person respectively as her legal heirs.

NAME	RELATIONSHIP	WITH	THE
DECEASED			
1) PANU RANJAN DAS		SON	

- 2) BIJOY RANJAN DAS
3) KANU RANJAN DAS

SON
SON

all are the son of Late Nityananda Das & Santi
Rama Das from residing at Rishi Bankim
Road , Nimta P.O-Birati P.s- Nimta Pin-700049
by faith Hindu, by nationality Indian.

5) Thus on this basis of the aforesaid facts and
circumstances the said above mention(i) PANU
RANJAN DAS, (ii) BIJOY RANJAN DAS (iii) KANU
RANJAN DAS all became the absolute joint owner
of the aforesaid land measuring 7 cottashs 15
chittacks 32 sqft.

6) The said KANU RANJAN DAS was died on 21.02.2022
leaving behind the following person respectively as
her legal heirs.

NAME DECEASED	RELATIONSHIP WITH THE
PADMARANI DAS	WIFE
KUNTAL DAS	SON
KOUSHIK DAS	SON

The Said present landowner namely (i) **PANU RANJAN DAS**, (ii) **BIJOY RANJAN DAS** (iii) **PADMARANI DAS** (iv) **KUNTAL DAS** (V) **KOUSHIK DAS** herein amalgamated the said two plots of land and converted the same into a single plot / Holding from the concerned North Dum Dum Municipality and after amalgamation the said property comes into total area of **7 cottashs 15 chittacks 32 sqft .**

7) Registered Development Agreement : The said (i) PANU RANJAN DAS, (ii) BIJOY RANJAN DAS (iii) PADMARANI DAS (iv) KUNTAL DAS (V) KOUSHIK DAS measured the land and 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft feet more or less in their khas possession, and entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 04.07.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 89604to89637 , Deed No. 152603034 of 2024.

8)Registered Power of Attorney : The said (i) PANU RANJAN DAS, (ii) BIJOY RANJAN DAS (iii) PADMARANI DAS (iv) KUNTAL DAS (V) KOUSHIK DAS also executed a Registered General Power of Attorney, registered on in the office of the 2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 89667to89690 , Deed No. 152603038 of 2024.appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART -C(i)

(PANU RANJAN DAS, land)

1. One SANTI RAMA DAS is the sole owner and possessor of a plot of land measuring an area of was 10 cottashs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019 , of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from MADAN MOHON DAS by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 67, pages 125 to 128 , being no 4199 for the year 1956, against valuable consideration mentioned thereon.
3. Since there is purchase as above, the SANTI RAMA DAS as the absolute owner of the said 10 cottashs 15 chittacks 00 sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
4. The said SANTI RAMA DAS and Other herein agreed to sell and the purchaser PANU RANJAN DAS agreed to purchase land measuring 2 cottahs 15(eight) chittacks 13 sqft out of the said 10 cottashs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019 , of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 84, pages 329 to

334 , being No.03627 for the year 1999,on 02/07/1998 against valuable consideration .

5. The said PANU RANJAN DAS gift 2 cottahs 15(eight) chittacks 13 sqft more or less to his brother BIJOY RANJAN DAS, by the strength of a Registered Deed of Gift, registered on 05/02/2008,in the office of the D.S.R.-1 Office, and recorded in Book No. I, CD Volume No. 1501-2016, Pages 17930 to 17946 , Being No. 0656, in the year 2016, on 28/01/2016 against love affection mentioned thereon.

5. That the virtue of above Gift Deed the said BIJOY RANJAN DAS is the absolute owner and possessor of plots of Bastu land total 2 cottahs 15(eight) chittacks 13 sqft more or less land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

6. The said BIJOY RANJAN DAS gift 2 cottahs 15(eight) chittacks 13 sqft more or less to his brother PANU RANJAN DAS, by the strength of a Registered Deed of Gift, registered on 05/02/2008,in the office of the A.D.S.R. Office Belghoria , and recorded in Book No. I, CD Volume No. 1526-2019, Pages 46499 to 46522 , Being No. 152601415, in the year 2019, on 04/01/2019 against love affection mentioned thereon.

7. Thus on this basis of the aforesaid facts and circumstances the said above mention PANU RANJAN DAS became the absolute owner of the aforesaid land measuring 2 cottahs 15(eight) chittacks 13 sqft.

8. **Registered Development Agreement** : The said PANU RANJAN DAS, measured the land and 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft feet more or less in

their khas possession, and entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 04.07.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 89638to89666 , Deed No. 152603033 of 2024.

9.Registered Power of Attorney : The said PANU RANJAN DAS, also executed a Registered General Power of Attorney, registered on in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 89691to89710, Deed No. 152603037 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART -D

(DIPTI CHATTERJEE, DIPAK KUMAR BANERJEE,DIBAKAR BANERJEE, TRIPTI MUKHERJEE,BHASKAR BANDYOPADHYA, SUVRA BANERJEE land)

1. One RADHA NATH DAS is the sole owner and possessor of a plot of land measuring an area of was **10 cottashs 15 chittacks 00 sqft** comprising in C.S dag no. 2796,2797 under C.S khatian no.778, of the Mouza Uttar Nimta , J.L.No . 8 , Touzi No.172 within the jurisdiction of Nimta

Police station , within the local limit of North Dumdum Municipality, being Municipal Ward No12,in the District North 24 Parganas,Kolkata-700049 , Which is absolutely free from all encumbrance whatsoever by virtue of purchases from SAMARENDRA NATH BASU by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 95, pages 221to 222 , being no6659 for the year 1955,on 29/07/1955 against valuable consideration mentioned thereon.

2. Since their purchase as above, the RADHA NATH DAS as the absolute owner of the 10 cottashs 15 chittacks 00 sqft land free from all encrumbrances, attachments liens etc of any manner and whatsoever nature.

3. RADHA NATH DAS herein agreed to sell and the purchaser HARI DAS BANDHOPADHYA agreed to purchase land measuring 10 cottashs 15 chittacks 00 sqft more or less comprising C.S dag no. 2796/2797 under C.S khatian no.778 , of the Mouza Uttar Nimta , J.L.No . 8 , Touzi No.172 within the jurisdiction of Nimta Police station , within the local limit of North Dumdum Municipality, in the District North 24 Parganas,Kolkata-700049 ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 15, pages 167-169 , being no 719 for the year 1959,on

04/02/1959 against valuable consideration mentioned thereon.

4. Since their purchase as above, the HARI DAS BANDHOPADHYA as the absolute owner of the 10 cottashes 15 chittacks 00 sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
5. HARI DAS BANDHOPADHYA herein agreed to sell and the purchaser Manik Das agreed to purchase land measuring 3cottashes 15 chittacks 00 sqft more or less out of total land 10 cottashes 15 chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 154-157 , being no 6569, on 17/08/1959 against valuable consideration mentioned thereon .Said Manik Das herein agreed to sell and the purchaser Biswarsar Roy agreed to purchase land measuring 3cottashes 15 chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 134-137, being no 4816, on 22/06/1959 against valuable consideration mentioned thereon .
6. Said the above fact, the HARI DAS BANDHOPADHYA son of Nalini Mohon Bondhapadhyas as the absolute owner with indefeasible eight title and interest therein have and are lawfully seized and possessed of the said land measuring **7cottashes 00chittacks 00 sqft** more or less land free from all encumbrances, attachments liens etc of any manner and what so ever nature. Said HARI DAS BANDHOPADHYA was

died on 23.08.2008 leaving behind his wife Santi Rani Banerjee who also died on 08/08/2012 the following person respectively as her legal heirs.

<u>NAME</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1)DIPTI CHATTERJEE	
DAUGHTER	
2)DIPAK KUMAR BANERJEE	SON
3)DIBAKAR BANERJEE	SON
4)TRIPTI MUKHERJEE	
DAUGHTER	
5)BHASKAR BANDYOPADHYA	SON
6) SUVRA BANERJEE	
DAUGHTER	

all are the son & daughter of late HARI DAS BANDHOPADHYA & SANTI RANI BANDYOPADHYA. Thus on this basis of the aforesaid facts and circumstances the said above mention (i) DIPTI CHATTERJEE (ii) DIPAK KUMAR BANERJEE (iii) DIBAKAR BANERJEE (iv) TRIPTI MUKHERJEE (v)BHASKAR BANDYOPADHYA, (vi) SUVRA BANERJEE, all became the absolute joint owner of the aforesaid land measuring 7 cottashs 00 chittacks 00 sqft more or less more or less equally that means 1cottashs 2chittacks 30 sft each.

7. DIPAK BANERJEE sell his share that means **1 cottashs 2 chittacks 30sft** against valuable consideration.
8. Now (i) DIPTI CHATTERJEE(ii) DIBAKAR BANERJEE (iii) TRIPTI MUKHERJEE (iv)BHASKAR BANDYOPADHYA, (v) SUVRA

BANERJEE, presently jointly owner of **5cottashs 13 chittacks 15 sqft** land.

9. Registered Development Agreement : The said PANU RANJAN DAS, measured the land and 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft feet more or less in their khas possession, and entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 11.07.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 96044to96073 , Deed No. 152603204 of 2024.

10.Registered Power of Attorney : The said PANU RANJAN DAS, also executed a Registered General Power of Attorney, registered on in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 95598to95620 , Deed No. 152603218 of 2024., appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART -E

(SHINE CONSTRUCTIONS Sole Proprietor named SRI ABHIJIT SAHA)

1. The DIPAK BANERJEE herein agreed to sell his share that means **1 cottashs 2 chittacks 30sft** to SHINE CONSTRUCTIONS, having its registered place of business at 101 R.B Road, Kolkata-700049, represented its Sole

Proprietor named SRI ABHIJIT SAHA . After hearing such intention of the DIPAK BANERJEE, the said ABHIJIT SAHA offered to the DIPAK BANERJEE for such purchase the said plot of land measuring an area 1cottashs 02chittacks 30 sft together with all easement rights along with common passage comprised in Dag No 2796 ,2797, under khatian No.778 of the Mouza Uttar Nimta , J.L.No . 2 , Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North DumDum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, Rishi Bankim Road Kolkata-700049 and after long discussion, the DIPAK BANERJEE have agreed to sell the said property to the present purchaser ABHIJIT SAHA

2. Now the DIPAK BANERJEE hereby agreed to execute and register the

proper Deed of Conveyance unto the favour of the Purchaser ABHIJIT SAHA. The said Deed of Conveyance was registered on 28.02.2024, in the office of the A.D.S.R.Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 34558 to34578 , Deed No. 152600934 of 2024.

3. The above fact, the ABHIJIT SAHA Sole Proprietor of SHINE CONSTRUCTIONS the absolute owner of the said land measuring 1cottashs 02chittacks 30 sft more or less land free from all encumbrances, attachments liens etc of any manner and what so ever nature.

PART -F**Amalgamated Land**

The Said present landowner namely SAGNIK DAS, ABHIJIT MUKHOPADHYAY, PANU RANJAN DAS, BIJOY RANJAN DAS, PADMA RANI DAS, KUNTAL DAS, KOUSHIK DAS, DIPTI CHATTERJEE, DIPAK KUMAR BANERJEE, DIBAKAR BANERJEE, TRIPTI MUKHERJEE, BHASKAR BANDYOPADHYA, SUVRA BANERJEE, ABHIJIT SAHA herein amalgamated their amalgamated their above said plots of land which described in the Part -A,B,C,C(i)D & E and converted the same into a single plot/Holding which no 61(16) from the concerned North Dum Dum Municipality and the said authority issue a certificate no.NDDM/ASST/AMLG date on 08.05.2025 in the year 2025 and after amalgamation the said property comes into total area of 36 cottahs 14chittacks 38 sqft is which described in the First Schedule here under written. The said land measuring 36 cottahs 14chittacks 38 sqft more or less, comprised in as follow:-

PART NO	LAND MEASURING
PART NO A	7(Seven) Cottahs 08(eight) chittacks 38(thirty) sqft
PART NO B	11 cottahs 15 chittacks 00(Zoro) sft
PART NO C	7 cottahs 15 chittacks 32 sqft
PART NO C(i)	2 cottahs 15(eight) chittacks 13 sqft
PART NO D	5cottahs 13 chittacks 15 sqft land
PART NO E	1cottahs 02chittacks 30 sft
TOTAL LAND	36 cottahs 14chittacks 38 sqft

While seized and possessed of the aforesaid plot of Bastu land measuring an area of total 36cottashs 14chittacks 38 Square feet more or less, the said DEVELOPER constructed multi storied building consisting with various flats/shops space thereon, in accordance with the building sanction plan approved by North DumDum Municipality dated 17.01.2025,Vide Sanctioned Plan No: **SWS-OBPAS/2122/2026/0118 date on 01.04.2026**,including one Flat No:..... On the**Floor** North, West side of the building, measuring **square feet carpet area square feet cover area and square feet super built up area** of the building called and known as “**TULIP ENCLAVE**”, which is completed in all respect.

With a view to sell out the aforesaid one Flat No:..... On the**Floor** on Block side of the building, measuring **square feet carpet area square feet cover area and square feet super built up area** of the building called and known as “**TULIP ENCLAVE**”, together with the proportionate rights on all common areas and facilities of the building particularly mentioned in the Third Schedule hereinafter written, the **DEVELOPER** with the present purchasers herein at or for the total consideration of **Rs...../- (Rupees)****only** free from all sorts of encumbrances and other terms and conditions mentioned thereon.

Now the Vendor/Developer hereby agreed to execute and register the proper Deed of Conveyance unto the favour of the Purchasers herein conveying the ownership right title and interest over the being one Flat No:..... On the**Floor** on Block side of the building, measuring **square feet carpet area square feet cover area and**

square feet super built up area of the building called and known as **“TULIP ENCLAVE”** together with the proportionate undivided interest or share on the land along with all proportionate rights on all common areas and facilities of the said building mentioned in the Second Schedule hereinafter written at or for the total consideration **Rs...../- (Rupees)** only free from all sorts of encumbrances and for greater clearance of the said **Flat** one site plan is annexed herewith and delineated in **red** mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs...../- (Rupees)** only to the vendor/developer paid by the purchasers as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor/developer do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharged the purchasers from the said amount and every part thereof) the vendor/developer hereby herein sell, grant, transfer, convey and assign unto the purchasers herein free from all encumbrances ALL THAT brick built self contained one complete one Flat No:..... On the**Floor** on Block side of the building, measuring **square feet carpet area square feet cover area and square feet super built up area** of the building called and known as **“TULIP ENCLAVE”** together with the proportionate undivided interest or share on the land along with all proportionate rights on all common areas and facilities of the said building as more fully and particularly

described in the schedule hereunder written together with right of power and enjoy common space including stair case, together with right to use the common entrance and stair up to the said flat TOGETHER WITH the undivided absolute ownership of the proportionate impartiable share on area of the said land as mentioned in the First schedule hereinafter written AND ALSO TOGETHER WITH BENEFITS AND LIBERTIES and rights of support and easements and appurtenances and right of egress and ingress and common user as more fully set forth hereinafter written OR HOWSOEVER OTHERWISE the said flat called known numbered described and distinguished together with the common open side space shown in fixtures, sewers, drains, ways, paths, passages, fences, walls, easements, appurtenances whatsoever to the said complete flat and the said property belonging to or anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenances thereto and all the estate right title interest and claims and demand whatsoever of the vendor/developer together with all deeds, things of title whatsoever exclusively relating to or covering the said complete flat or any part thereof which now is or hereafter shall or may be in any possession, power, control of the vendor or any other person or persons from whom he/she or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said complete flat together with undivided proportionate impartiable share in the said land hereby granted, transferred and conveyed or expressed so to be unto and to the use of the purchasers absolutely and forever subject nevertheless to the covenants and conditions including respective rights duties, obligations to be enjoyed performed and carried out by the purchasers as contained

in the schedule hereunder written which shall be deemed to be part of these presents and shall run with the said flat and the said property respectively and the vendor/developer doth hereby covenants with the purchasers that notwithstanding any act, deed or things by the vendor/developer doth executed or knowingly suffered to the contrary the vendor/developer is now lawfully right fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said complete flat together with proportionate undivided impartiable interest or share in the said property hereby granted, transferred or conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or encumbrances, charges, conditions user or trust or any other, thing whatsoever to alter, defect, encumber and to make void the said and that notwithstanding any such act, deed or thing whatsoever as aforesaid the vendor/developer have now in themselves/himself good right and full power and absolute authority to grant, convey assign and assure the said complete flat with vacant possession as per agreement together with the other appurtenances thereto and together with proportionate right title and interest in the said land described in the First schedule hereinafter written hereby granted, transferred or conveyed or expressed so to be unto the use of the purchasers in the manner aforesaid and the purchasers shall and may at all times hereafter peacefully and quietly hold possess and enjoy the said complete flat with full right to transfer the said flat by way of sell, gift mortgaged, lease whatsoever, together with other appurtenances thereto and to receive the rents issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the vendor/developer or any

person or persons lawfully equitably claiming from under or in trust for the vendor/developer and that free and clear, freely and clearly and absolutely exonerated, discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor/developer or any person or persons having lawfully or equitably claiming any estate or interest in the said flat or the said land or any of them or any part thereof from under or in trust for the vendor/developer shall and will from time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done or executed all such acts deeds and things whatsoever for further more perfectly assuring the said complete flat space and every part thereof and also the undivided proportionate impartible share in the land unto and to the use of the purchasers absolutely and forever in manner aforesaid as shall pay proportionate share or rent and taxes of the said land and flat to the Government of West Bengal and local authority and that the purchasers have further agreed to have the flat registered under the West Bengal Apartment ownership act or any other similar act along with the other flat owners and comply with all times and conditions as specified hereinafter written.

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

(Description of Entire amalgamated land)

ALL THAT The Said present landowner namely SAGNIK DAS, ABHIJIT MUKHOPADHYAY, PANU RANJAN DAS, BIJOY RANJAN DAS, PADMA RANI DAS, KUNTAL DAS, KOUSHIK DAS, DIPTI CHATTERJEE, DIPAK KUMAR BANERJEE, DIBAKAR BANERJEE, TRIPTI MUKHERJEE, BHASKAR BANDYOPADHYA, SUVRA BANERJEE

,ABHIJIT SAHA herein amalgamated their amalgamated their above said plots of land which described in the Part – A,B,C,C(i)D & E and converted the same into a single plot/Holding which no 61(16) from the concerned North Dum Dum Municipality and the said authority issue a certificate no.NDDM/ASST/AMLG date on 08.05.2025 in the year 2025 and after amalgamation the said property comes into total area of 36 cottashs 14chittacks 38 sqft is which described in the First Schedule here under written. The said land measuring 36 cottashs 14chittacks 38 sqft more or less, comprised in as follow:-

PART NO	LAND MEASURING
PART NO A	7(Seven) Cottahs 08(eight) chittacks 38(thirty) sqft
PART NO B	11 cottashs 15 chittacks 00(Zoro) sft
PART NO C	7 cottashs 15 chittacks 32 sqft
PART NO C(i)	2 cottahs 15(eight) chittacks 13 sqft
PART NO D	5cottashs 13 chittacks 15 sqft land
PART NO E	1cottashs 02chittacks 30 sft
TOTAL LAND	36 cottashs 14chittacks 38 sqft

Which is butted and bounded as follows:-

ON THE NORTH: Other Land

ONTHEEAST: RB Road

ON THE SOUTH: Other land

ONTHEWEST: Other land

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED

TO:-(Description of flat hereby Deed Of Conveyance hold)

ALL THAT one complete and independent residential flat Tiles flooring one Flat No:..... On the**Floor** on Block side of the building, measuring **square feet carpet area square feet cover area and square feet super built up area** and Flat is comprising Bed Room,..... Drawing cum Dinning, Kitchen Room, Toilets, balcony **Lift facilities available** of the building called and known as **“TULIP ENCLAVE”** duly constructed on the land mentioned in the First schedule hereinabove written together with common areas and facilities of the said building along with undivided interest or share of the said land as mentioned in the **First Schedule** hereinabove written. **For greater clearance one site plan is annexed herewith marked by red border which will be treated as a part of this indenture.**

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Common areas and facilities)

1. Lift & Stair case and stairs and landing on all floors
2. Grills and Windows in the stair case and landings.
3. Common passage on the ground floor roads for ingress and egress to and from the main stair case roof, beam, pillars.
4. Pump and Electrical panels, wirings, switches, plugs etc. and all electrical installation in common portion.

5. Overhead Water tank, water pipes and other common plumbing installation etc.
6. Drainage and Sewerages.
7. Boundary walls and Main Gate of the building.
8. Such other common parts, areas, equipments, installation furniture and fitting and spaces in or about the said building and necessary passages to other user and occupier of the units in common and as are specified by the Vendor expressly to be common parts.
9. Other common facilities admissible under the laws.
10. 24(twenty four) hours water supply
11. Right of use of last roof of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Common expenses)

1. The expenses for maintenances, operating, white washing painting, repairing, re-decorating and lighting the common portions, including the outer walls of the building and boundary walls, water pump with motor etc. which shall be paid by the purchasers proportionately.

2. The salaries and other expenses for all persons employed for the common purposes.
3. Corporation/Municipal and other rates taxes and levies and all over outgoings save those separately assessed or incurred in respect of any unit.
4. Cost of establishment and operations of the association relating to the common purposes.
5. Litigations expenses incurred for the common purposes.
6. Office administrative over-head expenses incurred for maintaining the office for the common purposes.
7. All other expenses and outgoings are deemed by the association upon its formations and taking over maintenance and management of the building as necessary or incidental for the common purposes including for creating a fund replacement, renovated, painting and/or periodical repairing of the common portion or areas.
9. **Extra work:** Any work other than specified above would be regarded as extra work for which separate payment is required to be paid by the purchasers.
10. **The Purchaser will not be entitled to do the following act as Owner of the flat so purchased hereunder :**
 - i) Make in the flat any structural addition / alteration and / or modification of permanent nature.
 - ii) Use the flat / Apartment of any illegal or immoral purpose or transform the same into a place of business or work flat of any nature.
 - iii) Do or cause to be done any act or thing which may prevent the Owners and / or Occupiers of other flat s of the building from peaceful enjoyment of their respective flat /s.

iv) Keep or store any goods or articles on the common passages or in any other place of common use of the building so to create nuisance and / or disturbance in free use and enjoyment of the common portions, facilities and amenities by the other flat Owners and or Occupiers of the building.

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

SIGN SEAL AND DELIVERED

By the parties at Kolkata, in presence of -

1.

As constituted Attorney of

All above mention landowner

SIGNATURE OF THE VENDOR

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

Cheque No.	Date	Drawn on	Amount (Rs.)

Received with thanks from the within named purchaser a sum of **Rs...../- (Rupees)**only being the full amount of the schedule mentioned Flat and payment as per Memo Below.

Rs...../-

(Rupees)only

WITNESSES :-

1.

2.

SIGNATURE OF THE DEVELOPER/ VENDORS