1816 -2023



পশ্চিমকণ पश्चिम बंगाल WEST BENGAL

84AB 775664

288/2

2L 2L 2251-229L



0.6 Jul 2023

क्रिक नर 3164 विक्रातन छार	111 2023
	M.D.Osman Advocate
স্ট্যান্সের মূল্য	Sealdah Court
স্ট্যাম্প ভেডার - ন্যাজাট প্রশান্ত দালাল	
ট্টেজারী অফিস, বসিবহাট	
চালানের তারিখচালান মলা	

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Addi District Sub Registres
Sidhannages, (See Less City)
26(7W)





পক্ষিমৰুগ पश्चिम बंगाल WEST BENGAL

82AB 229756

San Con San Co

DEED OF CONVEYANCE

this deed of conveyance is made on this 18th day of July, Two Thousand Twenty Three (2023).

BETWEEN

UTTAM KUMAN TOOK

 169892



Stold shir sharker Sinss Stold shir sharker Sinss Seasolch crust complex Seasolch crust complex Rayno 101, 1 of plant Po and pl- Evidally [Kellcoto-Jood) 4 SMT. KUNDASREE CHOWDHURY, PAN: ANUPC8861C, Aadhaar No. 4044 8975 9126, daughter of Bidyut Moitra, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 47, Bangur Avenue, Block A, P.O. - Bangur Avenue, P.S. Laketown, South Dum Dum Municipality, Kolkata - 700055, hereinafter jointly called and referred to as the "OWNER/VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

SRI YASH KANSAL (PAN: BARPK5278A & AADHAR NO. Age-19 ref Sri Sanjay Kansal, by faith - Hindu, by occupation - Student, by Nationality - Indian, residing at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, 9th floor, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, hereinafter called and referred to as the "PURCHASER" (which expression, unless repugnant to the context or meaning thereof, shall be deemed to mean and include its successors-in-interest and/or assigns) of the SECOND PART.

WHEREAS one the Amalgamated Development Limited had sold, transferred and conveyed a piece and parcel of land measuring about 2

(two) Cottahs 12 (twelve) Chittacks 2 (two) sq. ft. little more or less lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A' under Mouza - Krishnapore, J.L. No. 17, R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 within the limits of South Dum Dum Municipality, Police Station - Dum Dum, now Lake Town, District 24 Parganas now North 24 Parganas to Sri Bijoy Mohan Chowdhury son of Kishori Mohan Chowdhury by an Indenture dated 9th day of January, 1959 duly registered before Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 5, pages 253 to 259, being no. 142 for the year 1959 against a valuable consideration thereof free from all sorts of encumbrances.

and absolute owner and seized and possessed of/or otherwise well sufficiently entitled to inter-alia ALL THAT piece and parcel of land measuring about 2 (two) Cottahs 12 (twelve) Chittacks 2 (two) sq. ft. as per physical measuring measurement 2 Cottahs 14 Chittacks 2 sq. ft. little more or less lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A' under Mouza - Krishnapore, J.L. No. 17, R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 within the limits of South Dum Dum Municipality, Police Station - Dum Dum, now

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Lake Town, District 24 Parganas now North 24 Parganas and enjoying the right title and interest thereof free from all sorts of encumbrances.

AND WHEREAS the said Bijoy Mohan Chowdhury recorded his name before South Dum Dum Municipality and being Holding No. 1050, Bangur Avenue, under Ward No. 29, Kolkata – 700055 and pay rates and taxes regularly to the concerned authority.

AND WHEREAS the said Bijoy Mohan Chowdhury during his lifetime executed a Will in favour of Kundasree Chowdhury and after demise of Bijoy Mohan Chowdhury the said Kundasree Chowdhury obtained a probate granted by District Judge of North 24 Parganas, Barasat vide Misc Case No. 476 of 1997.

AND WHEREAS thereafter the said Kundasree Chowdhury wife of Dilip Chowdhury became the sole and absolute owner and seized and possessed of/or otherwise well sufficiently entitled to inter-alia ALL THAT piece or parcel of land measuring about 2 (two) Cottahs 14 (fourteen) Chittacks 2 (two) sq. ft. little more or less along with two buildings (1) Two storied building measuring about 860 Sq. ft. more or less on the ground floor and 860 sq. ft. more or less on the first floor totaling 1720 sq.ft and another (2) Four storied building measuring

about 393 Sq. ft. more or less on the ground floor and 382 sq. ft. more or less on the first floor and 1082 sq. ft. more or less on the second floor and 393 sq. ft. more or less on the third floor totaling 2250 sq. ft. lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A' under Mouza - Shyamnagar, J.L. No. 32/20, (formerly Mouza - Krishnapur, J.L. No 17) R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 and 850, being municipal Holding no. 1884, Bangur Avenue previously 1050, Bangur Avenue, under Ward No. 29 within the limits of South Dum Dum Municipality, Police Station - Dum Dum, now Lake Town, District North 24 Parganas, and enjoying the right, title and interest thereof free from all sorts of encumbrances, more fully and particularly mentioned described, enumerated, possessed and given under the **SCHEDULE** hereunder written.

AND WHEREAS the said Kundasree Chowdhury recorded her name before South Dum Dum Municipality being Municipal Holding no. 1884, Bangur Avenue previously 1050, Bangur Avenue, under Ward No. 29 within the limits of South Dum Dum Municipality, Police Station – Dum Dum, now Lake Town, District North 24 Parganas, Kolkata – 700 055 and pay rates and taxes regularly before the concern authority.

AND WHEREAS the said Kundasree Chowdhury the Owner/Vendor herein is searching for intending Purchaser or Purchasers herein being aware of such sale have approached the Owner/Vendor for sale, transfer of the property which is more fully and particularly described in the SCHEDULE.

AND WHEREAS the said Kundasree Chowdhury, the Owner/Vendor herein have agreed to sell and transfer and Purchaser have agreed to purchase and acquire the same ALL THAT piece or parcel of land measuring about 2 (two) Cottahs 14 (fourteen) Chittacks 2 (two) sq. ft. little more or less along with two buildings (1) Two storied building measuring about 860 Sq. ft. more or less on the ground floor and 860 sq. ft. more or less on the first floor totaling 1720 sq. ft. and another (2) Four storied building measuring about 393 Sq. ft. more or less on the ground floor and 382 sq. ft. more or less on the first floor and 1082 sq. ft. more or less on the second floor and 393 sq. ft. more or less on the third floor totaling 2250 sqft, lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A' under Mouza - Shyamnagar, J.L. No. 32/20, (formerly Mouza - Krishnapur, J.L. No 17) R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 and 850, being municipal Holding no. 1884, Bangur Avenue previously 1050, Bangur Avenue, under Ward No. 29 within the limits of South Dum Dum Municipality, Police Station -

Dum Dum, now Lake Town, District North 24 Parganas, more fully and particularly described in the SCHEDULE hereunder free from all sorts of encumbrances, charges, lines, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and all being agreed thereof and for the total consideration memo of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs) only.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in consideration of the same of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs) only paid by the Purchaser herein to the Owner/Vendor herein at or before the execution of these presents, the receipt whereof the Owner/Vendor herein doth hereby admit and acknowledge by the intent paragraph and also by a memo of consideration hereunder written and/or given and of and from the same and every part thereof acquit, reliable, exonerate discharge, demise, devise, grant, provide and give the Purchaser herein, its successors, successors-in-interest and assigns, the said property doth hereby grant, transfer, convey, assign and assure forever to the Purchaser, their heirs, representatives, successors, administrators, executors and assigns, free from all sons of liens, lispendenses, demands, claims, encumbrances, charges, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any persons whomsoever and corner and manner whatever and debts and adverse claims whatsoever and ALL THAT the SCHEDULE property AND HOWSOEVER OTHERWISE the said property and land and any part thereof now are or is or at any time heretofore was situated butted and bounded, called, known, numbered, described or distinguished TOGETHERWITH all the areas, drains, water courses, ways/paths, passages, rights, lights, advantages, easements, privileges, emoluments, appendages and appurtenances of the Schedule property and WHATSOEVER belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto and all the estates, interests, claims and demands whatsoever of the Owner/Vendor herein at law and in equity into, upon, over and concerning the said property or any part thereof AND ALL the reversion or reversions, remainder or remainders, issues and profits there from hereby granted or expressed or intended so to be unto and to the use of the Purchaser herein, its successors, successors-in-interests and assigns absolutely and forever TOGETHER WITH ALL the writings whatsoever exclusively relating to or concerning the said property hereby granted, conveyed, transferred, alienated, granted and handed over which now are or hereinaster shall or may be in the custody, power, control, possession of the Owner/Vendor herein or any other person or persons from whom she may procure the same without any action or suit and TO HAVE AND TO HOLD the said property and every part thereof hereby granted, conveyed and transferred or expressed or to intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, lispendences, debts, attachments, hindrances, acquisitions, requisitions, dues and adverse claims AND THAT NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Owner/Vendor herein or her ancestors or predecessors-in-title made done or executed or knowingly suffered to the contrary the Owner/Vendor herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to be unto and to the Purchaser herein absolutely and forever free from all encumbrances. charges, liens, lispendences, demands, claims, hindrances, attachments debts, dues, acquisitions, requisitions and adverse claims AND THAT NOTWITHSTANDING any act, deed matter or thing whatsoever by the Owner/Vendor herein or his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Owner/Vendor herein is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or intended so to before a perfect and indefeasible estate of inheritance without any conditions use, trust or other thing whatsoever to alter encumber or make void the same AND THAT NOTWITHSTANDING any such, act, deed, matter or thing whatsoever aforesaid the Owner/Vendor herein have good right, full power and absolute authority and indefeasible right, title and interest and is well and sufficiently entitled to grant, transfer, convey, assign and assure the said presently hereby granted and expressed so to be unto and to the use of the Purchaser herein, in the manner aforesaid, its successors, successors-in-interests and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owner/Vendor herein or any person or persons lawfully and equitably claiming under or in trust for the Owner/Vendor herein or their heirs, representatives, successors, administrators, executors and assigns and also free from all encumbrances, charges, attachments, liens, lispendenses, adverse claims. debts and hindrances whatsoever made or suffered by the Owner/Vendor herein their ancestors or predecessors-in-title AND FURTHER the

Owner/Vendor herein covenants with the Purchaser herein, its successors, successors-in-interests and assigns that the said property or any part thereof has not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Development Authority or any Improvement Trust AND the Owner/Vendor herein and all person under him shall and will from time and at all times hereafter at the request and costs of the Purchaser herein, its successors, successors-in-interests and assigns do and execute or cause to be done and executed such acts, deeds, matter and things whatsoever for further better and more perfectly assuring the said property unto and to the use of the Purchaser herein its successors, successors-in-interests and assigns at all reasonable times upon prior notice and at the costs of the Purchaser herein and persons claiming under it and the Owner/Vendor herein shall take all reasonable steps and execute and register all relevant documents relating to the said property hereby conveyed.

IT IS HEREBY FURTHER DECLARED BY THE OWNER/ VENDOR HEREIN THAT:

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- 1. That Schedule property hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstructions whatever from any person whomsoever and corner and manner whatever.
- 2. The Purchaser herein is having the absolute and unfettered right, title and interest at and upon the Schedule property hereunder written and/or given and is having full right, title and interest to alienate, transfer, demise, device, grant and provide the same to any person whomsoever for valuable consideration's within without encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstructions' whatever from any person whomsoever and corner and manner whatsoever as per the choice and discretion of the Purchaser herein.
- 3. The Purchaser herein shall be having all the right, title and interest to mortgage and transfer the Schedule property hereunder written and/or given permanently or otherwise unto and in favour of any

person, body corporate, financial institution and other as per the choice and discretion of the Purchaser herein with or without encumbrances, charges, liens, lispendences, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interferences, disturbances and obstruction whatever from any person whosesoever and corner and manner whatever as per the choice and discretion of the purchase herein.

- 4. The Owner/Vendor herein state and declare further that the Owner/Vendor herein have delivered all the papers and documents relating to the Schedule property hereunder written and/or given in original and photocopy whatsoever the case may be as per the applicability.
- 5. The Owner/Vendor herein further declare and state that the Owner/Vendor have not deposited any original Title Deed/s in connection with the property herein conveyed, alienated, transferred, demised, devised, provided and given hereby unto and in favour of the Purchaser herein with the executor and registration of the presents in any financial institution by way of equitable mortgage against any loan from any persons, body corporate, financial institution and others encumbrances charges, liens,

lispendences, demands, claims, hindrances, attachments debts dues, acquisitions and requisition whatsoever without any interference, disturbances and obstructions whatever from any person whomsoever and corner and manner whatever.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring about 2 (two) Cottahs 14 (fourteen) Chittacks 2 (two) sq. ft. little more or less along with two cemented flooring residential buildings (1) Two storied cemented flooring residential building measuring about 860 Sq.ft. more or less on the ground floor and 860 sq. ft. more or less on the first floor totaling 1720 sq. ft. and another (2) Four storied cemented flooring residential building measuring about 393 Sq. ft. more or less on the ground floor and 382 sq. ft. more or less on the first floor and 1082 sq. ft. more or less on the joining with Building previously mentioned second floor and 393 sq. ft. more or less on the third floor totaling 2250 sq. ft. lying and situated at being Plot No. 47 of Bangur Avenue, Block -'A' under Mouza - Shyamnagar, J.L. No. 32/20, (formerly Mouza -Krishnapur, J.L. No 17) R.S. No. 180, Touzi No. 228 and 229, C.S. Plot No. 1278, Khatian No. 852 and 850, being municipal Holding no. 1884, Bangur Avenue previously 1050, Bangur Avenue, under Ward No. 29 within the limits of South Dum Dum Municipality, Police Station - Dum Dum, now Lake Town, District North 24 Parganas along with all easements rights thereon areas yards ways, paths, passages, water, water courses, drains, lights, rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said plot belonging or in anywise appertaining to or with the same or any part thereof and butted and bounded in the manner following:-

ON THE NORTH : Land of Other plot

ON THE SOUTH : 20 ft. Road

ON THE EAST : Land of Other plot

ON THE WEST : Land of Other plot

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written.

signed & DELIVERED by the Parties at Kolkata in the presence of: -

1. Md. Awarh P-890. Laketown Block A. Kd. 89.

2. Uttom pr. Singl.
Sealoch court
Koltoka Jood 4

SIGNATURE OF THE OWNER/
VENDOR

Drafted by me: UHam W. SiNA"

UTTAM KUMAR SINGH

Advocate

Sealdah Court Complex,

Room No. 101, 1st Floor,

Kolkata-700014

Enrolment No. F/26/199/07

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser a sum of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs) only as entire consideration money of the said property as per Memo given below:

<u>MEMO</u>

<u>Date</u>	Cheque no.	<u>Drawn on</u>	<u>Amount</u>
06/07/2023	525251	Punjab & Sind	10,00,000/-
06/07/2023	525252	Punjab & Sind	35,00,000/-
30/06/2023	017949	IDBI Bank Ltd	1,30,00,000/-

Total Rs.1,75,00,000/-

(Rupees One Crore Seventy Five Lakhs) only

1. Mo. Awaith

2. Ham p. Sin

SIGNATURE OF THE OWNER/
VENDOR



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt **Payment Summary**





GRIPS Payment Detail

GRIPS Payment ID: 170720232013079904

782418

SBI EPay

Payment Init. Date:

17/07/2023 15:23:32

No of GRN:

Payment Mode:

SBI Epay

BRN Date:

17/07/2023 15:24:04

Payment Status:

Total Amount:

Bank/Gateway:

BRN:

Successful

7351235339437

Payment Init. From:

Department Portal

Depositor Details

Depositor's Name:

Mr YASH KANSAL

Mobile:

8017222213

Payment(GRN) Details

MANUAL PROPERTY PROPERTY.	GRN GRN	Department	Amount (₹)
Sl. No.	UNIV	是一个人,但是一个人的人,他们也不是一个人的人,他们也不是一个人的人。 第一个人的人的人的人的人的人的人的人的人的人的人的人的人的人的人们的人们的人们的人们的	782418
1	192023240130799058	Directorate of Registration & Stamp Revenue	782418

Total

IN WORDS:

SEVEN LAKH EIGHTY TWO THOUSAND FOUR HUNDRED EIGHTEEN

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the

pages below.





Govt. of West Bengal Directorate of Registration & Stamp Revenue GRIPS eChallan





GRN Details

192023240130799058 GRN:

17/07/2023 15:23:32

GRN Date:

7351235339437 BRN:

Gateway Ref ID: 0695904163

GRIPS Payment ID: 170720232013079904

Payment Status: Successful

SBI Epay Payment Mode:

SBIePay Payment Bank/Gateway:

Gateway

17/07/2023 15:24:04 **BRN Date:**

ICICI Bank - Corporate Method:

NB

Payment Init. Date:

17/07/2023 15:23:32

Payment Ref. No:

2001733281/1/2023

[Query No/*/Query Year]

Depositor Details

Depositor's Name:

Mr YASH KANSAL

Address:

5.1818/2023 403.1 DAKSHINDARI ROAD KOLKATA 700048

Mobile:

8017222213

EMail:

sanjay kansal@rediffmail.com

Period From (dd/mm/yyyy): 17/07/2023 Period To (dd/mm/yyyy):

17/07/2023 2001733281/1/2023

Payment Ref ID:

Dept Ref ID/DRN:

2001733281/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001733281/1/2023	Property Registration- Stamp duty	0030-02-103-003-02 0030-03-104-001-16	
2	2001733281/1/2023	Property Registration-Registration Fees	Total	782418

SEVEN LAKH EIGHTY TWO THOUSAND FOUR HUNDRED EIGHTEEN IN WORDS:





Govt. of West Bengal Directorate of Registration & Stamp Revenue GRIPS eChallan





GRN Details

192023240132225041 GRN: GRN Date: 18/07/2023 12:45:12

2002976856 BRN:

GRIPS Payment ID:

180720232013222503 **Payment Status:** Successful

Payment Mode:

Bank/Gateway:

BRN Date: Payment Init. Date:

Payment Ref. No:

Online Payment

ICICI Bank

18/07/2023 12:46:48

5, 1818/2023

18/07/2023 12:45:12 2001733281/7/2023

[Query No/*/Query Year]

Depositor Details

Depositor's Name:

yash Kansal

Address:

403/1 DAKSHINDARI ROAD Flat 9H, West Bengal, 700048

Mobile:

8017222213

Depositor Status:

Buyer/Claimants 2001733281

Query No: Applicant's Name:

Mr UTTAM KUMAR SINGH

Address:

A.D.S.R. BIDHAN NAGAR

Identification No:

Office Name:

A.D.S.R. BIDHAN NAGAR 2001733281/7/2023

Remarks:

Sale, Sale Document Payment No 7

Period From (dd/mm/yyyy): 18/07/2023 Period To (dd/mm/yyyy):

18/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001733281/7/2023	Property Registration-Stamp duty	0030-02-103-003-02	223013
2	2001733281/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	44603

Total 267616

IN WORDS:

TWO LAKH SIXTY SEVEN THOUSAND SIX HUNDRED SIXTEEN ONLY.

Page 2 of 2

GRIPS Payment ID- 180720232013222503 :: eChallan generated at: 18/07/2023 12:48:17

SPECIMEN FORM FOR TEN FINGERPRINTS

	4		Little Finger	Ring Finger	Middle	Finger	Fore Finger	Thumb
	2 (hougher	Left Hand		(4)			30	
A STATE OF THE PARTY OF THE PAR	3		Thumb	For	e Finger	Middle Fin	ger Ring Fing	er Little Finger
	4	Right		1	· · · · · · · · · · · · · · · · · · ·			
	Lund	Hand		•	į.			
,	-					- 1	Fore Finger	Thumb
	50	Left Hand	Little Finger	Ring Finger	Moddle	Finger		
	3					T Madda Sign	er Ring Finge	T Little Finger
The same of	. }		Thumb	Fore	Finger	Middle Fing	Ditto.	19 30
	3	Right Hand						2.7
					Middle Fi	inger	ore Finger	Thumb
PHOTO		Left Hand	Little Finger	Ring Finger	Middle			
				Face	Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand	Thumb	ruc	ruige			
					1220	Same I	Fore Finger	Thumb
		1-6	Little Finger	Ring Finger	Middle I	ringer	1014 1 111241	
РНОТО		Left Hand						
			Thumb	Fore	Finger	Middle Fings	r Ring Finge	f Little Finger
		Right Hand	,		/			

