I 01557/2019

1248/2019

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

MV 72,96,344

317047

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 26th day of **March, Two Thousand Nineteen.**

BETWEEN

(1) SRI SHRAWAN KUMAR BAGARIA, son of Late RadheshyamBagaria, having PAN: **AHIPB7108B** and **(2) SMT. SEEMA BAGARIA**, wife of Sri Shrawan Kumar Bagaria, having PAN: **AHIPB7141A**, both by Nationality Indian, by faith- Hindu andwere residing at A-303, New Town Metro Plaza, 1405/1406, Rajarhat Road, Atghara , Kolkata-700136, P.S. Baguiati , in the District North 24- Parganas AND presently at A-99, Flat No.-16, 2nd Floor, Rampun, Gaziabad, Uttarpradesh, Pin.- 201011 hereinafter called and referred to as the **OWNERS/ VENDORS"** (which expression shall unless excluded by or repugnant to the subject or context mean and include their heirs, executors, successors, administrators and legal representatives) of the **ONE PART**.

২৮৭

সেরেস্তা ও.টি. বাবদ রেজিস্ট্রেশন ফি

তারিখ ২৫-৩-২০১৯

বাবদ .....

টাকা ২৬০০

মুদ্রা .....

জেরক্সের খরচ .....

তেমোরেশ দত্ত, অমীর দাশগুপ্ত

কেরানীর নাম - [illegible]

টি. ডি. নম্বর .....

স্ট্যাম্প খরিদের তারিখ ..... 15 MAR 2019

এই টি. ডি. অন্যান্য বেশী হলে ফেরত

করিব ১৫ দিনের মধ্যে .....

2600.00

Gopal Shaw
Advocate
Sealdah Court Complex
Kolkata - 700014.

REGISTRAR
KOLKATA

Shravan Kumar Bagaria
Seema Bagaria

AND

(1)**SRI PHALGUNI PAL (Pan No: AFYPP8290C)**son of Late Narayan Chandra Pal, by occupation- Service and **(2) SMT. KABERI ROY (Pan No: ANHPR9732N), wife of Sri Tapan Kanti Roy,**by occupation- Business, and both are by faith – Hindu, by Nationality – Indian, resident of 109/A Keshab Chandra Sen Street, Post- Raja Ram Mohan Ray Sarani, P.S. Amherst Street, Kolkata-700009, hereinafter called and referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context mean and include in their heirs, executors, successors, administrators and legal representatives) of the **OTHER PART.**

WHEREAS one **Surat Sova De** the then resident of 8, Gokul Boral Street, Calcutta was the owner of ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta and enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS the said **SaratSova De** being the owner had sold, delivered, conveyed, alienated, devised, demised, granted and transferred the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta unto and in favour of one Shama Sundari Mitra, wife of Late Kala Chand Mitra by a **Sale Deed** dated **2nd October,1940** duly registered with the **Office of the Registrar of Assurances at Calcutta** for a valuable consideration free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, debts and dues whatsoever.

diff name

AND WHEREAS being the owner said **SushamaSundariMitra** got her name recorded with the Assessment records pertaining to the said property with the concerned office of the then **Calcutta Municipal Corporation** and was enjoying the right, title and interest of the same free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS SAID SushamaSundariMitra died intestate on 1st May, 1981 leaving behind surviving her two sons namely **Pratul Chandra Mitra** and **GoutamMitra** and three daughters namely **Smt. AnjanaBasu,**

Shyam Kumar Bagri
Seema Bagri

Smt. Santana Basu and **Jamuna Dutta** as her legal heirs and successors who had inherited the said property in equal proportionate shares as per the law of inheritance.

AND WHEREAS out of natural love and affection the said being the owner said **Smt. AnjanaBasu, Smt. Santana Basu** and **Jamuna Dutta** had jointly gifted all their owned share i.e.**3/5th share of the said property** unto and in favour of their brothers namely Pratul Chandra Mitra and GoutamMitra jointly by a virtue of a registered **Deed Gift dated 23rd Jun 1992** duly registered with the **Office of the Sub-Registrar of Assurances at Calcutta** and recorded in Book No. I, Volume No. 423, Pages 458 to 470, **Being 12471 for the year 1992.**

Deed required

AND WHEREAS in the manner aforesaid said **Pratul Chandra Mitra and GoutamMitra** became the joint owners of the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata and for all material times enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, debts and dues whatsoever without any disturbance and/or interference whatever from any corner whichever.

AND WHEREAS the said Pratul Chandra Mitra died intestate leaving behind him surviving his widow namely **Arundhati Mitra** and **son namely,PallavMitra** as his legal heirs and successors who had inherited the half portion of the said property as owned by the said PratulChandraMitra in equal proportionate shares as per the law of inheritance.

AND WHEREAS in the manner aforesaid the said **GoutamMitra and Arundhati Mitra and PallavMitra** the joint owners of the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata and for all material times enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, debts and dues whatsoever without any disturbance and/or interference whatever from any corner whichever.

AND WHEREAS being the owner and seized and possessed of the said *FIRST SCHEDULE* property the Vendors herein were intended to sale, alienate, grant, demises, devise and transfer a part of the said structure being ALL THATresidential Flat measuring an area a little more or less **1400 sq. ft.** lying on the Northern side of **First Floor**consisting of 3(Three) bed rooms, 01(One) drawing cum dining, 01(One) kitchen, and

02(Two) baths an

Shyamkumar Baggri
Seema Baggri

02(Two) baths and 01(One) toilet on the building being **Ground plus One storied building** with a **Covered Garageon** the Northern Side of the Ground Floor and more fully and particularly referred and explained under in the***Second Schedule*** which comprised at and under ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata, P.S. Shyampukur, Ward No.11, Kolkata-700004 more fully and particularly referred and explained under the ***First Schedule*** herein writtenand /or given together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto, free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS: By a Deed of Conveyance executed on the ***4th day of March, 2005***, which was registered with the **Office of Additional Registrar of Assurances-II, Kolkata** and recorded in ***Book No. I, CD Volume 15, pages from 3301 to 3322 , being No.03832 for the year 2011***the vendors/ owners herein purchased **ALL THA**Tresidential Flat measuring an area a little more or less **1400 sq. ft.** lying on the Northern side of **First Floor** consisting of 3(Three) bed rooms, 01(One) drawing cum dining, 01(One) kitchen, and 02(Two) baths and 01(One) toilet on the building being **Ground plus One storied building** with a **Covered Garage** on the Northern Side of the Ground Floor and more fully and particularly referred and explained under in the**Second Schedule** herein written comprised at and under all that piece and parcel of land measuring about an area a little more or less 04(Four) Cottah 5(Five) Chittak 36(Thirty Six) Sq. ft. comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.11, Kolkata-700004 more fully and particularly referred and explained under the ***First Schedule*** herein writtenand /or given together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto with a valuable consideration mentioned thereon.

AND WHEREASthe Vendors herein by virtue of aforesaid Deed of Conveyance are owing and possessing and enjoying the said ALLTHAT residential Flat measuring an area a little more or less **1400 sq. ft.** lying on the Northern side of **First Floor** consisting of 3(Three) bed rooms, 01(One) drawing cum dining, 01(One) kitchen, and 02(Two) baths and 01(One) toilet on the building being **Ground plus One storied building** with a **Covered Garage** on the Northern Side of the Ground Floor and more fully and particularly referred and explained under in the ***Second Schedule*** herein written comprised at and under all that piece and parcel of land measuring about an area a little more or less 04(Four) Cottah 5(Five) Chittak 36(Thirty Six) Sq. ft. comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.11, Kolkata-700004 more fully and particularly referred and explained under the ***First Schedule*** herein

written and /or gi