

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 Radheshyam Bagaria, having PAN: AHIPB7108B and (2) SMT. SEEMA BAGARIA, wife of Sri Shrawan Kumar Bagaria, having PAN: AHIPB7141A, both by Nationality Indian, by faith- Hindu and were 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.

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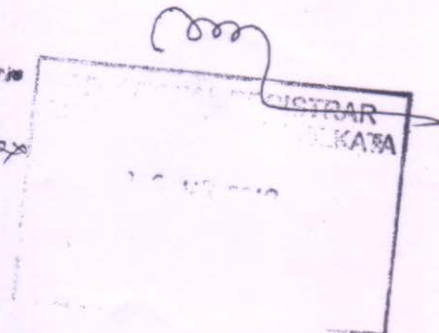
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2600 00

Gopal Shaw
Advocate
Saddal Court Complex
Kolkata - 70014.



AND

Shrawan Kumar Bagaria
Seema Bagaria

(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.

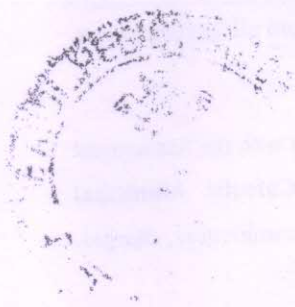
WHEREAS one Surat Sova De the then resident of 8, Gokul Boral Street, Calcutta was the owner of ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) 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 Sarat Sova 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.

AND WHEREAS being the owner said Sushama Sundari Mitra 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 Sushama Sundari Mitra died intestate on 1st May, 1981 leaving behind surviving her two sons namely Pratul Chandra Mitra and Goutam Mitra and three daughters namely Smt. Anjana Basu,

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name



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Shriwan Kumar Bhattar
Secma Bagaria

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. Anjana Basu, Smt. Santana Basu and Jamuna Dutta had jointly gifted all their owned share i.e. $\frac{3}{5}$ th share of the said property unto and in favour of their brothers namely Pratul Chandra Mitra and Goutam Mitra 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.

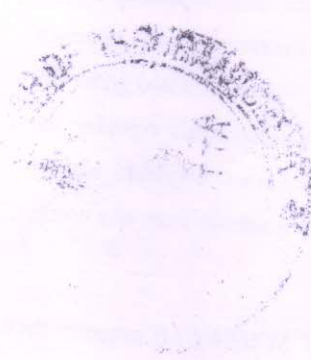
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AND WHEREAS in the manner aforesaid said Pratul Chandra Mitra and Goutam Mitra became the joint owners of the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and 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, Pallav Mitra as his legal heirs and successors who had inherited the half portion of the said property as owned by the said Pratul Chandra Mitra in equal proportionate shares as per the law of inheritance.

AND WHEREAS in the manner aforesaid the said Goutam Mitra and Arundhati Mitra and Pallav Mitra 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 THAT 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



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Shri Venkatesh Bagan
Seema Bagan

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** 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 written and /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 THAT** 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 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 WHEREAS the Vendors herein by virtue of aforesaid Deed of Conveyance are owing and possessing and enjoying the said **ALL THAT** 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

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's history and its present state. The author has done a great deal of research and has written a very well informed and interesting account of the country's history and its present state. The report is a very good example of a well written and informative study of a country's history and its present state.

The second part of the report deals with the country's economy. It is a very interesting and informative study of the country's economy and its present state. The author has done a great deal of research and has written a very well informed and interesting account of the country's economy and its present state. The report is a very good example of a well written and informative study of a country's economy and its present state.

The third part of the report deals with the country's culture. It is a very interesting and informative study of the country's culture and its present state. The author has done a great deal of research and has written a very well informed and interesting account of the country's culture and its present state. The report is a very good example of a well written and informative study of a country's culture and its present state.

