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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of this document.

Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

15 DEC 2022

## DEED OF CONVEYANCE

THIS INDENTURE made on 15th day of Dec,  
2022 (Two thousand twenty-two) BETWEEN

Arifur/Declaration

Sl. No. 7375 Date: 14/12/2022  
Sold to Rajesh Ray  
of 79 P.A. Shah RW  
Rupees 5000/-

PS - Lake  
Kol-45



Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

7375 - 5000/- (Five thousand only)

033935 H

SK. Arifur Islam  
Advocate  
F1054/2012  
Alipore Police Court  
Kol-27



Addl. Dist. Sub-Registrar  
Alipore  
13 DEC 2022  
South 24 Parganas  
Kolkata-700027

**SRI GAUTAM CHAKRABARTI** (PAN AEVPC5947H, Aadhaar No.5930 8544 1199), son of Late Ramendra Chandra Chakraborty, by faith Hindu, by occupation Retired, Nationality Indian, residing at Flat No.G24, Fort Indraprastha, Door No.45, Kalakshetra Road, P.O. & P.S. Tiruvanmyur, District Chennai, Tamil Nadu, PIN-600041, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART**

**A N D**

**OM BHOOMI SOLUTION PRIVATE LIMITED** (PAN AADCO1393C), A Private Limited company having its office at 188/89, Prince Anwar Shah Road, P.O. Lake Garden, P.S. Lake, Kolkata-700045, District South 24-Parganas, represented by its authorized representative **SRI RAJESH ROY** (PAN-AUAPR9465N, Aadhaar No. 7465 8032 7754), son of Late Nanda Kishore Roy, by faith Hindu, by occupation Business, Nationality Indian, residing at 79, Prince Anwar Shah Road, P.O. Lake Garden, P.S. Lake, Kolkata-700045, District South 24-Parganas, hereinafter referred to as the

**PURCHASER** (which expression shall unless otherwise repugnant to the context be deemed to mean and include its executors, successor in interest, legal representatives, administrators & assigns) of the **OTHER PART.**

**WHEREAS** one Lakshmi Narayan Bhattacharjee, son of Sri Moni Mohan Bhattacharjee was the sole and absolute owner, occupier and possessor of or otherwise well and sufficiently entitled to the mourashi Mokarari right in respect of the plot of land being Plot No.67, measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the easement rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.L. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 and 388, Touzi No.151, P.S. Tollygunge, within the limits of Calcutta Corporation now known as Kolkata Municipal Corporation, Ward No.93, P.S. Lake, S.R.O. Alipore, District South 24-Parganas, which he owned by way of purchase from M/s. Mugneeram Bangur & Co. by virtue of a deed of conveyance dated 18<sup>th</sup> September, 1947 registered in the office of Sadar Joint Sub-Registrar, Alipore and recorded in Book No.I, Volume

No.52, Pages 285 to 293 Being No.2990 for the year 1947.

**AND WHEREAS** thereafter said Lakshmi Narayan Bhattacharjee sold, conveyed and transferred his said Mourashi MOKARARI right in respect of the plot of land being Plot No.67, measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the easement rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.L. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 and 388, Touzi No.151, P.S. Tollygune, within the limits of Calcutta Corporation now known as Kolkata Municipal Corporation, Ward No.93, P.S. Lake, S.R.O. Alipore, District South 24-Parganas, in favour of Dwipendra Chandra Chakravorty, son of Late Rajendra Chandra Chakraborty, by executing a Sale Deed dated 6<sup>th</sup> May, 1955 registered in the office of the Sub-Registrar, Alipore and recorded in Book No.I, Volume No.64, Pages 108 to 118, Being No.3496 for the year 1955.

**AND WHEREAS** since purchase and during possession, said Dwipendra Chandra Chakravorty and

Sri Ramendra Chandra Chakravorty of Sadananda Bhawan, 162/A/97, Lake Gardens, P.S. Lake, Kolkata-700045 were the full brothers and they lived in joint mess time to time and aforesaid was acquired by the said Dwipendra Chandra Chakravorty while both brothers used to live in joint family and a three storied building was built upon the said land and said Dwipendra Chandra Chakravorty and his brother named above used to live in the said premises jointly after erecting three storied building.

**AND WHEREAS** a disputes arose in regard to the said property and the dispute was settled amicably between the said Dwipendra Chandra Chakravorty and his said elder brother Ramendra Chandra Chakravorty and accordingly a Deed of Settlement was executed on 22.12.1962 and amicably partitioned the said property effected between the said two brothers and it was duly registered in the office of S.R.O. Alipore and recorded in Book No.I, Volume No.185, Pages 250 to 257, Being No.6810 for the year 1962 and settled that both of them are the owners of the said property and each of them got half of the property.

**AND WHEREAS** since the date of settlement the said two brothers were in possession of the said property according to the terms of the settlement.

**AND WHEREAS** by an Indenture of Agreement dated 5.6.1971 the said brothers amicably settled as to the portions to be occupied by them and whereas the said two brothers were in possession of different portions of the premises.

**AND WHEREAS** the said Ramendra Chandra Chakravorty was in possession of some portions of the said premises and used to live in some portions and realised rents from some monthly tenants.

**AND WHEREAS** thereafter the said Dwipendra Chandra Chakravorty sold, conveyed and transferred his undivided half share of the plot of bastu land being Plot No.67 North Block B Lake Colony, containing area measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the three storied building standing thereon easement

rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.L. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 and 388, Touzi No.151, P.S. Tollygunge, within the limits of Calcutta Corporation now known as Kolkata Municipal Corporation, Ward No.93, being Premises No.162/A/97, Lake Gardens, Kolkata-700045, P.S. Lake, S.R.O. Alipore, District South 24-Parganas, in favour of Sri Gautam Chakrabarti, son of Ramendra Chandra Chakravarty, being the vendor herein by executing a sale deed registered in the office of the D.R. Alipore and recorded in Book No.I, Volume No.408, Pages 166 to 178 Being No.16425 for the year 1990.

**AND WHEREAS** in the meantime said Ramendra Chandra Chakravarty who was Hindu by religion who died on 31.07.1991 and thereafter his wife died on 06.09.2005 intestate leaving behind only son Sri Gautam Chandra Chakravarty being the vendor herein as the only legal heir and successor who inherited and has become undivided half share of the said premises as left by said deceased Ramendra Chandra

Chakravorty as per the provision of Hindu Succession Act.

**AND WHEREAS** by way of aforesaid purchase and by way of inheritance, the vendor herein has become absolute owner and occupier in respect of the plot of bastu land being Plot No.67 North Block B Lake Colony, containing area measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the three storied building standing thereon easement rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.I. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 and 388, Touzi No.151, P.S. Tollygunge, within the limits of Calcutta Corporation now known as Kolkata Municipal Corporation, Ward No.93, being Premises No.97, Lake Gardens, Kolkata-700045, P.S. Lake, S.R.O. Alipore, District South 24-Parganas, and mutated the same in his name with the assessment record of Kolkata Municipal Corporation vide Assessee No.210930801525 and also paying relevant taxes to the concerned authority and the said property is now

free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage, having a good free, clear marketable title thereof and the vendor herein is entitled to sell, convey and transfer the same at his discretion.

**AND WHEREAS** due to urgent need of money, the vendor herein desires to sell, convey and transfer his said plot of bastu land being Plot No.67 North Block B Lake Colony, containing area measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the three storied building standing thereon containing area 2200 sq.ft. more or less along with the easement rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.L. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 & 388, Touzi No.151, P.S. Tollygunge, within the Kolkata Corporation now known as Kolkata Municipal Corporation, Ward No.93, being Premises No.97, Lake Gardens, Kolkata-700045, P.S. Lake, S.R.O. Alipore, vide Assessee No.210930801525, District South 24-Parganas, (particularly mentioned in schedule hereunder written) to any intending purchaser or purchaser at or for a total consideration amount of

Rs.1,54,00,000/- (Rupees one crore fifty-four lakh) only.

**AND WHEREAS** knowing such intention of the vendor herein, the purchaser herein with a view to purchase the same enquired all title deed, mutation certificate, upto date tax receipt, and other relevant documents & papers and on being satisfied proposed the vendor herein to sell the same in its favour at the said total consideration price as fixed by the vendor herein and the vendor herein accepted such proposal and accordingly the purchaser herein has paid entire consideration amount of Rs.1,54,00,000/- (Rupees one crore fifty-four lakh ) only to the vendor herein before execution of this Indenture & vendor herein has received and acknowledged as per Memo of Consideration hereunder written.

**NOW THIS INDENTURE WITNESSETH** in pursuance of the agreement and in consideration of the said sum of Rs.1,54,00,000/- (Rupees one crore fifty-four lakh ) only being true and lawful amount paid by the purchaser to the Vendor herein before execution of this indenture and the receipt whereof the vendor herein received and acknowledged as per the Memo of

Consideration written hereunder towards the costs of the said land of the said premises, the vendor herein DOTH hereby grant, convey, sell, transfer assign and assure in favour of the purchaser herein in respect of **ALL THAT** piece and parcel of the plot of bastu land being Plot No.67 North Block B Lake Colony, containing area measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the three storied residential building standing thereon containing area 2200 sq.ft. more or less along with the easement rights of common areas and passage attached thereto for free ingress and egress of Arakpore, J.L. No.39, comprised in Part of C.S. Plot Nos.21, 22, and 24, appertaining to Khatian No.385, with Khatian Nos.386, 387 & 388, Touzi No.151, P.S. Tollygunge, within Calcutta Corporation now known as Kolkata Municipal Corporation, Ward No.93, being Premises No.97, Lake Gardens, Kolkata-700045, P.S. Lake, S.R.O. Alipore, vide Assessee No.210930801525, District South 24-Parganas, (particularly mentioned in Schedule hereunder written) & specifically delineated in **RED** Border Lines in attached Plan/Map which is the part and parcel of this Indenture, the Vendor **DOTH** hereby grants, conveys, sells, transfers, assigns and assures absolutely unto

the Purchaser **ALL THAT** the said land **TOGETHER WITH** the easement and quasi-easement or other stipulations and provisions for the beneficial use & enjoyment of the said property (more fully and particularly described in Schedule hereunder written) **OR HOWSOEVER OTHERWISE** the said property now are or is or at any time heretofore were, was, situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** yards, compounds areas & other rights, liberties, easements, privileges, appendages, appurtenances, benefits and advantages, whatsoever belonging or in anywise appertaining to or usually held & occupied, enjoyed, accepted or reputed to belong or appurtenant thereto **AND** the reversion or reversions, reminders & the rents, issues and profits thereof and every part thereof **AND** all the estate right, title, interest, inheritance, use, trust, property and possession claim & demands whatsoever upon the Schedule mentioned property both at law & in equity of the vendor unto and upon or in respect of the said property or every part thereof **AND** all deeds, writing/ writings and other evidences of title exclusive relating to or concerning the said property or any part thereof which now are or is or at any time or times shall or may be in possession

custody or power of the vendor herein and can or may procure the same without any action or suit of law or in equity **TO HAVE AND TO HOLD** the said property hereby sold unto the purchaser herein & forever delivered— and transferred the said property as mentioned in Schedule hereunder written which is absolutely free from all encumbrances, trusts, liens, lispendences, attachments, claims and demands **WHATSOEVER** and the property thus purchased by the purchaser and the purchaser along with its/his heirs, executors, successors shall have right to use, occupy & possess the property **AND** the purchaser herein also shall use, occupy, possess, let out the same with right to sell, convey, transfer, gift, lease, mortgage, or dispose of the said land & building or any part thereof **AND** also subject to the purchaser herein shall pay & discharge the payment of all taxes & other impositions of the said property wholly.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:

**NOTWITHSTANDING** anything hereto before done or suffered to the contrary the vendor has good and absolute right, title and authority to convey the said

land free from all encumbrances, charges, liens, lispendence, demands, claims, attachments whatsoever particularly described in the schedule hereunder written and all right, privileges and appurtenances thereunto belonging and hereby sold, conveyed and transferred and that the vendor has not done or knowingly suffered anything whereby the said property may be encumbered effected or impeached in estate title or otherwise.

**THAT** the vendor shall and will at all times indemnify & keep indemnified and keep harmless the purchaser against all claims, demands, whatsoever in respect of the said property hereby sold or conveyed and make good the purchaser of all losses, costs and expenses that may be accrued or be incurred by reason of any defect, deficiency that may be found or detected in right, title and interest in the said property and for getting the same right.

**AND THAT** the purchaser shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits desirably from & out of said property without any hindrances, interruption or disturbances from or by the vendor or any other person or persons



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claiming through or under entrust for the vendor and without any lawful let, hindrances and interruption or disturbances by any other person or persons whatsoever and it is recorded that possession of the entirety of the scheduled property has been delivered by the vendor to the purchaser.

**THAT** the vendor shall at all times do and execute at the costs and expenses of the purchaser all such further acts, deeds, things and assurances as may be reasonably required by purchaser for the better or further affecting and assuring the conveyance hereby sold and conveyed.

**THAT** since execution & registration of this indenture the purchaser herein shall become owner of the said land and building and shall be entitled to use, occupy, possess the same & also shall have right to sell, convey and transfer the same at their discretion without any disturbance or objection from any corner.

**THAT** the purchaser herein shall be entitled to apply for and get its name mutated as absolute owner in respect of the schedule mentioned property before the local competent authority of Kolkata Municipal Corporation and other concerned authority and also



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shall pay all necessary rents, taxes, other revenues & impositions of the same to the respective concerned authority and authority and this instrument shall be deemed to be the consent of the vendor in this behalf.

**THAT** the vendor herein declares that the schedule mentioned property is free from all encumbrances, charges, liens, lispendences, demands, attachments, lease, mortgages, acquisition, or requisition and having the good and marketable title thereof, and it is not debottar or pirottar property and no case or litigation or suit is pending in respect of the schedule property before any competent court of law.

#### **SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the plot of bastu land being Plot No.67 North Block B Lake Colony, containing area measuring about 3 cottahs 40 sq.ft. more or less equivalent to 5 decimals more or less together with the three storied residential building standing thereon containing area 750 sq.ft. on ground (32 years) floor consisting of three bed rooms, one kitchen, one toilet,, 750 sq.ft. on first floor consisting of three bed rooms, one kitchen, one toilet, and 700 sq.ft. on second floor, consisting of three bed rooms, one kitchen, one toilet, total 2200 sq.ft. (cemented floor)

G. Lakshmi



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