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पश्चिम बंगाल WEST BENGAL



AG 688630

Additional Registrar of
Assurances-IV, Kolkata

Verified that the document is related to
Registration of land and the
embossment is on the document
and the part of the document.

Additional Registrar
of Assurances-IV, Kolkata

Banani Roy

DEED OF CONVEYANCE

12 FEB 2022

THIS DEED OF CONVEYANCE is made this the 12th day of
February in the year 2022 (Two Thousand and Twenty-two).

BETWEEN

Contd...(2)

Ducon Construction & Consultancy

Dipak Majumdar.
Partner

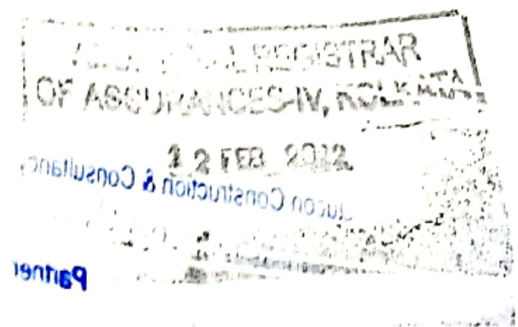
5382 Value 100/-
 Date..... 21. 11. 2012
 Sold to Smt. Banani Roy,
 Address. 107A - Jader Brimani Lane
 Vendor.. P.O. - Entally, P.S. - Muchi Bore,
 Station Code 700047
 (ALOKA MUKHERJEE) 1202-14.



Identified by me
 Subinish Roy
 s/o Swigapada Roy
 16, Swya Sen Street
 Kolkata - 700029, P.O. - Ambikapur, P.S. - Muchi Bore,
 Business



mm



SMT. BANANI ROY (PAN – ANIPR3073M, Aadhaar No. -8709 1626 0723, Mobile - 9051579038) wife of Sri Debasish Roy, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, at present residing at 2nd floor, 46, Surya Sen Street; P.S.- Muchipara, Kolkata-700009, also at 10/1A, Jadu Srimani Lane, P.O.-Entally ,P.S.- Muchipara, Kolkata- 700014, formerly at 96, Gopal Lal Thakur Road , P.O. & P.S.- Baranagar, Kolkata – 700036 hereinafter referred and called as VENDOR (which terms or expression unless repugnant to the context shall mean and include her legal heirs, executors administrators and assigns) of the ONE PART.

AND

(1) SRI. UTTAM MAJUMDAR, (Aadhaar No. – 7043 5371 6853, PAN – AEUPM9320D, Mobile No. 9007041124)

(2) SRI. DIPAK MAJUMDAR (PAN – ADWPM9553B, Aadhaar No. – 3051 1040 9610, Mobile - 7278372223)

both are sons of Late Rabindra Chandra Majumder, both are by faith – Hindu, by Nationality – Indian, by Occupation no (1) is service and No (2) is Business both are residing at 33, Radha Madhab Dutta Garden Lane, Post Office & Police Station – Beliaghata, Kolkata – 700 010 hereinafter jointly called as PURCHASERS (which terms or expression unless repugnant to the context shall mean and include their legal heirs, executors administrators and assigns) of the OTHER PART.

Ducan Construction & Consultancy

Dipak Majumdar.
Partner

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WHEREAS all that part and parcel of bastu land of plot no 23 measuring about 3(three) kathas 2 (two) chittacks and 16(sixteen) square feet be the same a little more or less [formerly recorded as 3(three) kathas 7 (seven) chittacks and 24(twenty-four) square feet more or less] alongwith 100 (One hundred) square feets of 10 years old structures made of tiles shed , cemented floor and bricks build walls thereon alongwith all easements rights and common rights over the common passages together with all easement rights over the premises situated at District - South 24 Parganas, Post Office -Madurdaha, Police Station - formerly Tollygunge then Tiljala, Kasba at present P.S.- Anandapur, under the Mouza - Madurdaha, J.L. No - 12, R.S. - 212, Khatian No - 187, C.S. Dag No- 448, R.S. Dag No - 455 or Plot No - 455, Touzi No- 2998, being Premises No - 1035, Madurdaha ,Pin 700107 under the Kolkata Municipal Corporation, Word No - 108, Borough - 12, being Assessee No - 31-108-05-1115-6 hereinafter referred to as "said property" and has been fully described in the schedule below and shown by RED bordered lines in the plan annexed hereunder is the subject matter of present Deed of Conveyance.

ANDWHEREAS one Gui Ram Pramanick and Ekadashi Pramanick (wife of Kalicharan Pramanick) being the recorded owners of the Regional survey Records inrespect of 6(six) Bighas of land situated at Touzi no - 2998, J.L. No -12, Mouza - Madurdaha, R.S. No- 212, Khatian No - 187, R.S. Dag No. - 455 (R.S. Plot No-455) ,within the Calcutta Collector office sold out the said land to one Sri Kumar singh Chajor (since deceased).

Ducon Construction & Consultancy

Dipak Majumdar
Partner

Contd... (4)

The aforesaid Deed was registered before the Alipore Sub-registry office and recorded therein being the Deed No - 4718 in the year 1962.

ANDWHEREAS during the enjoyment of the aforesaid 6(six) Bighas of land stated above said Kumar Sing Chajor died intestate without leaving any issues and wife, as such according to Hindu succession Act, 1956 his brother Sri Paban singh Chajor became the absolute owner of the Estate of Kumar Singh Chajor inter alia aforesaid 6(six) bighas land left by said Kumar Singh Chajor (since deceased).

ANDWHEREAS being the absolute owner of the aforesaid Estate of Kumar Singh Chajor, said Paban Singh Chajor gifted out his all right title, interest to his two nephews (son of his brother) namely Sri Mihir Kumar Chajor and Sri Utpal Kumar Chajor by a Registered Deed of Gift.

The aforesaid Deed of Gift was registered before the Sub-registry office Lalbug at Mushirdabad and recorded therein being Deed No. - 1576 for the year 1969.

ANDWHEREAS during the period of enjoyment said Mihir Kumar Chajor and Utpal Kumar Chajor partitioned their entire property by a Deed of Partition and by virtue of said partition said Mihir Kumar Chajor being the absolute owner of the aforesaid 6(six) bighas of land within the District - South 24 Parganas, Police Station - formerly

Tollygunge, then Tiljala/Kashba, within the Calcutta Municipal Corporation now Kolkata Municipal Corporation, Mouza Madurdaha.

The aforesaid Deed of Partition was registrar before the Sub-Registry office, Azimganj being Deed No- 890 for the year 1981.

ANDWHEREAS after partition being the absolute owner of the aforesaid 6 (six) Bighas of land said Mihir Kumar Chajor, divided the said land into different plots and out of the said plots one plot of land being Plot No - 23 measuring about 3(three) Kottahs 7(seven) chittacks 24(twenty four) square feets of Land (actual measurement is now 3 Kathas 2 (two) chittacks and 16(sixteen) square feets more or less) alongwith all easement rights over the 20 (twenty) feet of wide common passage alongwith all easement rights over the aforesaid lands sold out on 20-04-1982 by the Mihir Kumar Chajor through his Constituted Attorney Sri Uttam Kumar Chajor to one Sri Ajay Kumar Gangopadhyay (the vendor's vendor) which land is herein fully described in the schedule below.

The aforesaid Deed of Sale was registered before the Sub-Register, Alipore, District - South 24 Parganas and recorded therein Book No - I, Volume No 111, pages - 97 to 105 being Deed no - 4849 for the year 1982.

ANDWHEREAS after purchasing the aforesaid Schedule mentioned land being Plot No 23 by said Ajoy Kumar Gangopadhyay

Was well seized, possessed off and otherwise sufficiently entitled to the same and enjoying the same free from all encumbrances

ANDWHEREAS during the enjoyment of said plot of land being Plot No - 23, measuring about 3(three) cothas 7 (seven) Chittacks and 24 (twenty-four) square feet [actual recorded measurement is now 3(three) kathas 2 (two) chittacks and 16(sixteen) square feet more or less] of land said Ajoy Kumar Gangopadhyay on 03/02/2000 sold his aforesaid plot of land through his Constituted Attorney Sri. Gopalendra Ghosh to the present vendor herein Smt. Banani Roy for a valuable consideration mentioned in the said Bengali Deed of sale.

The aforesaid Deed of Sale (written in Bengali language) was registered before the District - Sub-Registrar - III Alipore, District - South 24 Parganas and recorded therein Book No I, volume -23. pages 453 to 466 being Deed No - 792 for the year 2000.

ANDWHEREAS be it stated here two subsequent Deeds for Rectification of aforesaid Deed of Sale being no - 792 for the year 2000 was registered on 6th March, 2000(Deed of Declaration) and 10th December, 2001(Deed of Rectification) respectively.

The aforesaid two Deeds registered before the District Sub-Registrar - III Alipore , District - South 24 Parganas and recorded therein Book No-I , Volume No-30, Pages 161 to 166 being No. 1043 for the year 2000 and Book No -I, Volume No -144, Pages - 243 to 248 being No - 6067 for the year 2001 respectively.

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ANDWHEREAS after purchase the aforesaid plot of land being Plot No – 23 and measuring about 3 (three) Kothas 7 (seven) Chittacks and 24 (twenty four) square feet [actual measurement at present 3(three) Kothas 2(two) Chittacks and 16(sixteen) square feet more or less], which has been fully described in the schedule below said Banani Roy mutated her name before the Kolkata Municipal Corporation being Assessee No – 311080511156 and also before the West Bengal Block Land and Land Reforms office at Kolkata, South 24 Parganas and other concerned authorities and since then she is regularly paying all the taxes and enjoying the schedule mentioned property being the absolute owner of the said property freely and smoothly without any obstructions from any corner.

ANDWHEREAS the vendor herein being the sole and absolute owner of the said plot of land being no – 23 in the manner stated above seized and possessed the same and have been enjoying the said plot of land freely and smoothly without any obstruction form any corner and paying the taxes regularly constructed a structure made of bricks walls, and tiles shed and cemented floor, measuring about 100 (one hundred) square feet be the same a little more or less over the land currently measuring about 3(three) kothas 2(two) chittacks 16(sixteen) sq. ft. of land. which is herein after referred as "said property" and fully described in the schedule below.

ANDWHEREAS during the enjoyment of the schedule mentioned "said property" vendor herein applied for sanctioned of a

Residential building plan before the Kolkata Municipal Corporation which was duly sanctioned as Building permit No -2018120231 date 22-11-2018 and valid upto 22nd November, 2023 but till date construction work of the building has not yet started .

ANDWHEREAS the vendor herein for want of money and other cogent reasons has declared to sell the "said property" and the purchasers have proposed to purchase the "said property" at a total consideration of a sum of Rs.52,00,000/= (Rupees Fifty-two lakhs.) only to which proposal the Vendor has agreed and today has accepted full amount of consideration money i.e. the sum of Rs.52,00,000/= (Rupees Fifty-two lakhs) only from the Purchasers by Separate drafts, the receipt whereof the vendor hereby acknowledge as per Memo of Consideration given hereunder.

NOW THIS DEED WITNESSES that in pursuance of the said offer and acceptance the purchasers have paid the entire consideration money i.e. a sum of Rs. 52,00,000/= (Rupees Fifty-two lakhs) only by two Banker's Cheques in favour of the vendor, the receipt whereof the vendor hereby admits and acknowledges as per Memo of consideration given hereunder and the Vendor herein do hereby release and forever discharge the purchasers the "said property" and the vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer and assign unto the purchasers free from all encumbrances, charges, lines, trust, amenities, lispensens, attachment and debutter, waqf, charges for maintenance residence or otherwise

easement or any acquisition or requisition in respect of the "said property" i.e. all that part and parcel of bastu land of plot no 23 measuring about 3(three) kathas 2 (two) chittacks and 16(sixteen) square feets be the same a little more or less [formerly recorded as 3(three) kathas 7 (seven) chittacks and 24(twenty-four) square feets more or less] alongwith 100 (One hundred) square feets of 10 years old structures made of tiles shed , cemented floor and bricks build walls thereon alongwith all easements rights and common rights over the common passages together with all easement rights over the premises situated at District South 24 Parganas, Post Office Madurdaha, Police Station - formerly Tollygunge then Tiljala, Kasba ,at present Anandapur, under the Mouza - Madurdaha, J.L. No - 12, R.S. - 212, Khatian No - 187, C.S. Dag No- 448, R.S. Dag No - 455 or Plot No - 455, Touzi No- 2998, being Premises No. - 1035, Madurdaha ,Pin - 700107 under the Kolkata Municipal Corporation, Word No - 108, Borough - 12 being Assessee No - 31-108-05-1115-6 hereinafter referred to as the "said property" and has been tully described in the schedule below and shown by RED bordered lines in the plan annexed hereunder

HOWSOEVER OTHERWISE the "said property" or any part thereof now is or are or at any time heretofore was were situated, butted, bounded called, known, numbered and described or distinguished TOGETHER WITH all ways, and paths, passage, common passages, drains, lights, privileges, easements, appurtenances whatsoever to the "said property" belonging to or in any wise appertaining and reputed or

known to be part or parcel or member thereof now or heretofore held, used and occupied or enjoyed therewith, the reversion, reversions, remainder, remainders, rents and current issues and profits thereon AND ALL the rights, title and interest claim and demand of the said vendor unto and upon the said land and structures i.e. the "said property" and every part thereof TOGETHER WITH all original of all deeds, documents, pattahas, muniments, writings and evidence of title relating to the said land and structures or any part or parcel thereof which now is or are or hereafter shall or may be in custody power or possession of the Vendor or any person or persons from whom he they can or may procure the same without any action or suit or at law or in equity and to HAVE AND TO HOLD the "said property" hereinbefore expressed to be hereby granted, sold, conveyed, transferred, assured and assigned or expressed or intended so to be with all their rights, members, appurtenances whatsoever unto and to the use of the purchasers absolutely and forever and free from all encumbrances whatsoever and the Vendor do hereby covenant with the purchasers that the "said property" is free from all encumbrances and it is not subject matter of any acquisition, requisition and not under any litigation or attachment or otherwise and notwithstanding any act, deed or things whatsoever by the vendor made, done, executed or knowingly suffered to the contrary, the Vendor has good right, full power and absolute authority and indeteasible title to grant and transfer the said land and structures i.e. the "said property" and every part thereof unto and to the use of the purchasers in the manner aforesaid AND THAT the purchasers shall and may at all times hence forth peaceably and quietly posses and enjoy the "said property" and every part thereof and rents, issues and profits thereof without any

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lawful action, eviction, interruption, claim or demand whatsoever from or by the vendor or any person claiming lawfully or equitably claiming through under or in trust for their free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise, by and at the costs and expenses of vendor AND THAT the Vendor will well and sufficiently indemnify if in future it is transpired that there is any defect of title of the Vendor in the "said property" and for that any loss is to be sustained by the purchasers AND FURTHER that the Vendor and all persons having or lawfully and equitably claiming as aforesaid shall and will from time to time and at all times hereafter at the present costs of the purchasers or person or persons requiring the same do or execute or cause to be done or executed all such deeds acts matters and things whatsoever for further better and more perfectly assuring the same lands and structures and every part thereof unto and to use of the purchasers in the manner aforesaid as shall or may be required AND the purchasers by virtue of his present Deed of Conveyance shall have every right to sell, gift, mortgage, lease or transfer in any way and erect building on the "said property" in the manner at the purchasers desire being the absolute owners of the "said property" without any prior consent of any one for which the Vendor and her successors in interests shall have no right to raise any objection in any manner AND THE Vendor further covenant that there is no dues towards K.M.C. taxes and /or any other taxes, however, if any Municipal taxes are detected due till date the Vendor shall pay those before the concerned authority.

ANDWHEREAS by this Deed of Conveyance each Purchaser herein shall have become the absolute owner of the undivided half

(i.e. 50%) share of the Schedule mentioned "said property" which is free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

(Description of the "said property")

All that part and parcel of bastu land of plot no 23 measuring about 3(three) kathas 2 (two) chittacks and 16(sixteen) square feet be the same or little more or less [formerly recorded as 3(three) kathas 7 (seven) chittacks and 24(twenty-four) square feet more or less] alongwith 100 (One hundred) square feet of 10 years old structures made of tiles shed , cemented floor and bricks build walls thereon alongwith all easements rights and common rights over the common passages together with all easement rights over the premises situated at District - South 24 Parganas, Post Office - Madurdaha, Police Station - formerly Tollygunge then Tiljala, Kasba ,at present Anandapur, under the Mouza - Madurdaha, J.L. No - 12, R.S. - 212, Khatian No - 187, C.S. Dag No- 448, R.S. Dag No - 455 or Plot No - 455, Touzi No- 2998, being Premises No. - 1035, Madurdaha, Pin - 700107 under the Kolkata Municipal Corporation, Ward No - 108, Borough - 12 being Assessee No - 31-108-05-1115-6 hereinabove referred as "said property" and has been shown by RED bordered lines in the plan annexed hereunder and butted bounded as follows:-

ON THE NORTH : Land of Plot no 25;

ON THE EAST : Plot of another Dag;

Duen Construction & Consultancy
Dipak Majumdar
Partner

Contd...(13)

Wt. Majumdar
Dipak Majumdar's Benami Roy

ON THE SOUTH

: Land of Plot no 21;


ON THE WEST

: By 20 (twenty) feets wide Road.

INWITNESS WHEREOF the Vendor AND Purchasers hereto
have set and subscribed their respective hands on the day, month and
year first above written in presence of

Witnesses:-

1. Ruby Bhattacharjee
Advocate
Civil Court Sealdah.
Kolkata - 700014

2.  (Arindam Sridhukham)
Advocate
H.C. Cal

3. Debprishin Lij-
46, Sanyal Sen Street
Kolkata - 700009

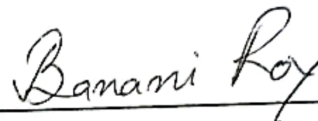
Drafted by me and
prepared in my office

Ruby Bhattacharjee

Advocate

Reg. No- WB 480/2005

Civil Court, Sealdah, Kol-14



Signature of Vendor

(1) Uttam Majumdar

(2) Dipak Majumdar

Signature of Purchasers

Jucon Construction & Consultancy
Dipak Majumdar
Partner

Memo of Consideration

Received today i.e. on 12-02-2022 full consideration of Rs. 52,00,000/- (Rupees fifty two lakhs) only from the purchasers herein by the vendor herein in the following manners:-

<u>Particulars</u>	<u>Amount (Rs.)</u>
(1) By Banker's Cheque from Bandhan Bank vide no - 001355, Dated - 07-02-2022	26,00,000/-
(2) By Banker's Cheque from Bandhan Bank vide no - 001358, Dated - 08 -02-2022	26,00,000/-
	<u>52,00,000/-</u>

(Total amount of Rs. Fifty-two Lakhs only)

Witnesses:-

1. Ruby Bhattacharyya
Advocate
2. ~~A~~ (Anindam Saha)
Adv
H.C. Cal
3. Debasis Roy

Banani Roy

Signature of Vendor

Drafted by me and
prepared in my office

Ruby Bhattacharyya

Advocate
Reg. No- WB 480/2005
Civil Court, Seadah, Kol-14

Computerized by:

Tapan Saha

Ducon Construction & Consultancy

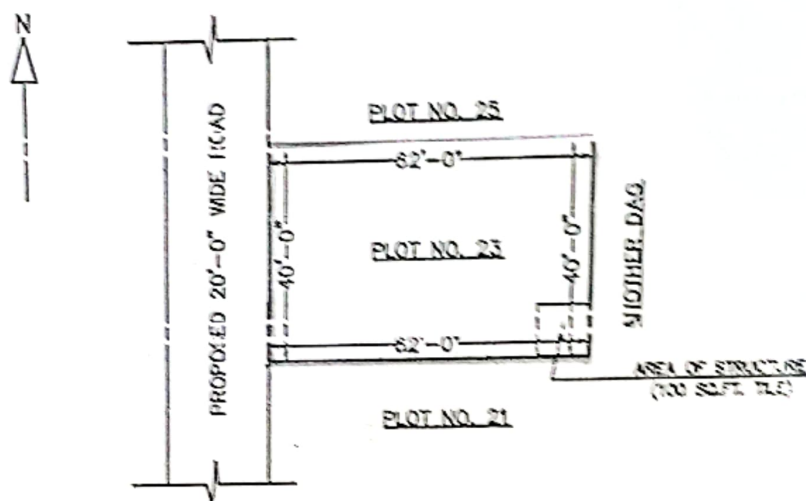
Dipak Majumdar
Partner

SALE DEED PLAN OF PLOT NO - 23 OF PREMISES NO 1035, MADURDAH UNDER THE
MOUZA - MADURDAH, I I NO - 12, R.S. NO - 712, KHATAN NO 187, C.S. DAC NO 118, R.S. DAC
NO - 455, TOUZI NO - 2998, P. S FORMERLY TILJALA, KASBA AT PRESENT - ANANDAPUR,
KOLKATA - 700107, WARD NO - 108 UNDER THE KOLKATA MUNICIPAL CORPORATION,
BOROUGH - 12.

AREA OF LAND - 3K 7CH 24 SQ.FT. (AT PRESENT 3K 2CH 16 SQ.FT.)

AREA OF STRUCTURE - 100 SQ. FT. TILES SHEDS

PLOT OF LAND SHOWN BY RED BORDER LINES.



NAME OF THE VENDOR - SMT. BANANI ROY

NAME OF PURCHASER 1) SRI UTTAM MAJUMDAR
2) SRI DIPAK MAJUMDAR

Banani Roy

SIGNATURE OF VENDER

Uttam Majumdar
Dipak Majumdar

SIGNATURE OF PURCHASER

Dola Majumdar

DOLA MAJUMDAR

BE CIVIL (HON STRUC)

LBS CLASS-I 1203 K.M.C

SIGNATURE OF L.B.S

Ducon Construction & Consultancy

Dipak Majumdar

Partner

Thumb 1st finger middle finger ring finger small finger

left hand

right hand

Banani Roy

Name

BANANT ROY

Signature

Banani Roy

Thumb 1st finger middle finger ring finger small finger

left hand

right hand

idk
den

Name

UTTAM MAJUMDAR

Signature

Uttam Majumdar

Thumb 1st finger middle finger ring finger small finger

left hand

right hand

Dipa

Name

DIPAK MAJUMDAR

Signature

Dipak Majumdar

Registered in Book - I

Volume number 1904-2022, Page from 274793 to 274826

being No 190402641 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.03.01 07:53:58 +05:30
Reason: Digital Signing of Deed

(Mohul Mukhopadhyay) 2022/03/01 07:53:58 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

Ducon Construction & Consultancy
Dipak Majumdar
Partner

(This document is digitally signed.)