

DEED OF CONVEYANCE

“SRI TUSHAR KANTI NANDI”

AND/WITH/ BETWEEN

**SMT. SAMARPITA NANDI & SMT
SIMA BHARADWAJ**



November, 2021

Drafted by

**Abhijit Sinha
Advocate**

**High Court at Calcutta.
Bar Association Room No. 16
Chamber: 9, Charu Chandra Place East,
Post Office- Charu market, Kolkata-700033**

010895/21

T-10946(2021)



SA पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
30/11/21

H 001292

H 001292

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24 Parganas

30 NOV 2021

DEED OF CONVEYANCE

1. Instrument: SALE DOCUMENT (101)

1.1 Date: 30th day of November, 2021 (Two Thousand Twenty-One)

2. Parties:

2.1 VENDOR :

69227

29 NOV 2021

No.....Rs. **5000/-** Date.....

Name:.....

Address:.....

Vendor: **Subhankar Das**

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Abhigit Sinha

Advocate
High Court
Calcutta



69227 = 5000/-



DEED OF CONVEYANCE



Deed No :
Query No / Year
Query No

Major Information of the Deed




Deed No :	I-1602-10946/2021	Date of Registration	30/11/2021
Query No / Year	1602-2002350867/2021	Office where deed is registered	
Query Date	15/11/2021 3:04:30 PM	1602-2002350867/2021	
Applicant Name, Address & Other Details	Abhijit Sinha 48 M I D Road, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700060, Mobile No. : 9734869823, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 43,00,000/-	Rs. 43,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,72,020/- (Article:23)	Rs. 43,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :



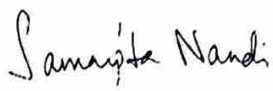



District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 177/5/1, Ward No: 096, Road: Raipur Road, Pin Code : 700092

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Area of Roof: 1200	43,00,000 /-	43,00,000/-	Floor No: 1, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Marble, Age of Flat: 5 Year, Approach Road Width: 40 Ft. , New Flat ,

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tushar Kanti Nandi Son of Late Harendra Lal Nandi Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 30/11/2021 ,Place : Office			
		30/11/2021	LTI 30/11/2021	30/11/2021
10/82/2 Bijoyghar Regent Estate, City:- , P.O:- Jadavpur, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 28xxxxxxx2243, Status :Individual, Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 30/11/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Samarpita Nandi Daughter of Late Samir Nandi Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 30/11/2021 ,Place : Office	 30/11/2021	 LTI 30/11/2021	 30/11/2021
Daughter of Late Samir Nandi Dakshinayan Apartment Flat No. 4C Rear Block, 337 N S C Bose Road Tentultala Garia Srirampur, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 27xxxxxxx4233, Status :Individual, Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 30/11/2021 ,Place : Office				
2	Name Mrs Sima Bharadwaj (Presentant) Daughter of Mr Jatindra Mohan Kar Roy Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 30/11/2021 ,Place : Office	 30/11/2021	 LTI 30/11/2021	 30/11/2021
Daughter of Mr Jatindra Mohan Kar Roy Dakshinayan Apartment Flat No. 4C Rear Block, 337 N S C Bose Road Tentultala Garia Srirampur, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWxxxxxx9E, Aadhaar No: 32xxxxxxx2622, Status :Individual, Executed by: Self, Date of Execution: 30/11/2021 , Admitted by: Self, Date of Admission: 30/11/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Sinha Son of Mr Joy Narayan Sinha 48 M I D Road, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060	 30/11/2021	 30/11/2021	 30/11/2021
Identifier Of Mr Tushar Kanti Nandi, Mrs Samarpita Nandi, Mrs Sima Bharadwaj			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Mr Tushar Kanti Nandi	Mrs Samarpita Nandi-600.000000 Sq Ft,Mrs Sima Bharadwaj-600.000000 Sq Ft

On 30-11-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:39 hrs on 30-11-2021, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mrs Sima Bharadwaj , one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 43,00,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 30/11/2021 by 1. Mr Tushar Kanti Nandi, Son of Late Harendra Lal Nandi, 10/82/2 Bijoyghar Regent Estate, P.O: Jadavpur, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Others, 2. Mrs Samarpita Nandi, Daughter of Late Samir Nandi, Dakshinayan Apartment Flat No. 4C Rear Block, 337 N S C Bose Road Tentultala Garia Srirampur, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Mrs Sima Bharadwaj, Daughter of Mr Jatindra Mohan Kar Roy, Dakshinayan Apartment Flat No. 4C Rear Block, 337 N S C Bose Road Tentultala Garia Srirampur, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Identified by Mr Abhijit Sinha, , Son of Mr Joy Narayan Sinha, 48 M I D Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,046/- (A(1) = Rs 43,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 43,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 12:56PM with Govt. Ref. No: 192021220120665901 on 25-11-2021, Amount Rs: 43,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJWEDC1 on 25-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,72,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,67,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 001292, Amount: Rs.5,000/-, Date of Purchase: 29/11/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 12:56PM with Govt. Ref. No: 192021220120665901 on 25-11-2021, Amount Rs: 1,67,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJWEDC1 on 25-11-2021, Head of Account 0030-02-103-003-02

Samar

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 462699 to 462723

being No 160210946 for the year 2021.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2021.11.30 16:11:36 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/30 04:11:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)



Sri Tushar Kanti Nandi son of Late Harendra Lal Nandi Permanent Account Number: **ACTPN4128K** and Aadhaar No. **281535312243** Inhabitant of Kolkata, by faith Hindu, by Occupation: Others, residing at 10/82/2 Bijoyghar Regent Estate, Circus Avenue, Kolkata: 700092 District- 24 Parganas (South) hereinafter referred to as "**Vendor**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, successor (s) executors, administrators, legal representatives and assigns) **FIRST PART.**

2.2 PURCHASERS :

1. **Smt. Samarpita Nandi** daughter of Late Samir Nandi an adult Indian National, Inhabitant of Kolkata, by faith Hindu, by Occupation: Others, Permanent Account Number: **AEUPN1710J** and Aadhaar No. **270670194233** residing at Dakshinayan Apartment, Flat No. 4C, Rear Block, 337, N. S. C. Bose Road, Tentultala, Garia, Srirampur, Garia, South 24 Parganas, West Bengal-700084;
2. **Smt Sima Bharadwaj** daughter of Jatindra Mohan Kar Roy as well as wife of Sri Bhaskar Bharadwaj an adult Indian National, Inhabitant of Kolkata, by faith Hindu, by Occupation: Others, Permanent Account Number: **AWXPB3379E** and Aadhaar No. **327972312622** residing at Dakshinayan Apartment, Flat No. 4C, Rear Block, 337, N. S. C. Bose Road, Tentultala, Garia, Srirampur, Garia, South 24 Parganas, West Bengal-700084;

hereinafter called referred to as "the **PURCHASERS**" (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 **SECOND PART.**



District sub-Registrar-5

Alipore, South 24 Parganas

30 NOV 2021

**3 Scheduled Property:**

ALL THAT piece and parcel of **right raise construction of first floor on/over the existing 1000 Sq. ft. roof of a one storied building equal to 1200 Sq. ft. Super-Built-up area** well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadavpur, Kolkata-700092, **along with proportionate share of Land** measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less under jurisdiction of MKC, Ward No.96, Assessee No. 210960701914 having mailing address 94A Regent Estate, Police Station- Jadavpur, Kolkata-700092 of State of West Bengal herein after called and referred to as the "Said Property" fully mentioned in Schedule-"B" hereunder.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**4. Background:****4.1 Description of the Title:****R—E—C—I—T—A—L**

1. One Dilip Prasad Nandi son of Sri Harendra Lal Nandi became owner of All That piece and parcel of Land measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less together with one -storied building standing thereon situated at and being the Premises No 177/5/1, Raipur Road, Regent Estate, Police Station- Jadavpur, Kolkata-700092, by virtue of an Indenture executed in his favour on 15th November, 1972 registered in the Office of Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No.204, Pages: 165 to 187, Being Deed No. 05846 for the year 1972.
2. Said Dilip Prasad Nandi son of Sri Harendra Lal Nandi by virtue of an Indenture executed on 26th July, 1974 registered in the Office of Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No.173. Pages: 221 to 238, Being Deed No. 04503 for the year 1974 transferred his right title and interest of All That piece and parcel of Land measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less together with one-storied building standing thereon situated at and being the Premises No 177/5/1, Raipur Road, Regent Estate, Police Station- Jadavpur, Kolkata-700092 in favour of Smt. Ashalata Nandi wife of Sri Harendra Lal Nandi.
3. Smt. Ashalata Nandi became owner of All That piece and parcel of Land measuring about 01 Cottahs 09 Chittaks 30 Sq. ft. be same a little more or less



- together with one -storied building standing thereon situated at and being the Premises No.: 177/5/1/1, Raipur Road, Regent Estate, Police Station-Jadavpur, Kolkata-700092 by virtue of an Indenture executed in her favour on 22nd March, 1980 registered in the Office of Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No.154. Pages: 14 to 31, Being Deed No. 01852 for the year 1980.
4. Before merge with Kolkata Municipal Corporation both Premises was part of and lying and situated at District 24 Parganas, Pargana: Khaspore, Mouza Bade Raipur, J. L. No. 34, Revenue Survey No. 6, P.S.: Tollygunge now Jadavpur, Touzi No. 151, C.S. Khatian No.: 152, C.S. Dag No. 70, C.S. Khatian No.: 149, C.S. Dag No. 74 & 73 **and** C.S. Khatian No. 255, 256, 257 & 258, C.S. Dag No. 77/675 and C.S. Dag No. 77/674.
 5. After merge with Kolkata Municipal Corporation both Premises became part of Premises No. 177/5 Raipur Road, Previously Tollyguange Municipality now Kolkata Municipal Corporation Ward No. 096, Post & P.S.: Jadavpur, Kolkata:700092;
 6. Said Smt. Ashalata Nandi died intestate on 29th November, 1985 leaving behind her husband Harendra Lal Nandi, three sons namely Dilip Prasad Nandi, Samir Nandi, Tushar Kanti Nandi and two daughters namely Smt. Gouri Bose and Smt. Mithu Paul and one Daughter-in-law Smt. Alo Nandi being the wife of her pre-deceased son Tapas Kumar Nandi as her legal heirs and heiress as per Hindu Succession Act, 1956.
 7. Harendra Lal Nandi, Dilip Prasad Nandi, Samir Nandi, Tushar Kanti Nandi, Smt. Gouri Bose, Smt. Mithu Paul and Smt. Alo Nandi jointly inherited 1/7th share each the above mentioned two properties.
 8. Out of natural Love and affection, said Harendra Lal Nandi, Smt. Gouri Bose, Tushar Kanti Nandi, Smt. Mithu Paul by virtue of a Deed of Gift dated 15th day December, 1993 registered at the Office of Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No.140. Pages: 338 to 347, Being Deed No. 05289 for the year 1993 jointly transferred their right, title, and interest of 4/7th share in respect of the aforesaid property in favour of Dilip Prasad Nandi, Samir Nandi and Smt. Alo Nandi forever.



9. *After such gift and their own inherited share said Dilip Prasad Nandi, Samir Nandi and Smt. Alo Nandi became jointly owners of undivided 1/3rd share in the said property.*
10. *Subsequently by a Deed of Partition dated 15th day of December, 1993 registered at the Office of Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No.150. Pages: 88 to 99, being Deed No. 05288 for the year 1993, said Dilip Prasad Nandi, Samir Nandi and Smt. Alo Nandi amicably partitioned their property by metes and bounds.*
11. *As written in the said Deed of Partition being Deed No. 05288 for the year 1993, three are became owner of the property as under:*
 - a. *Smt. Alo Nandi became entitled to the entirety otherwise became owner of whole Premises No.: 177/5/1/1, Raipur Road, Police Station- Jadavpur, Kolkata-700092 Land measuring about 01 Cottahs 09 Chittaks 30 Sq. ft. having mailing address 94/F Regent Estate, Police Station- Jadavpur, Kolkata-700092 absolutely forever free from all encumbrances;*
 - b. *Samir Nandi became entitled to the entirety otherwise became owner of whole one storied building well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadavpur, Kolkata-700092, along with proportionate share of Land measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less having mailing address 94A Regent Estate, Police Station- Jadavpur, Kolkata-700092 absolutely forever free from all encumbrances;*
 - c. *Dilip Prasad Nandi got the right to raise construction of first floor on/over the existing one storied building well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadavpur, Kolkata-700092, along with proportionate share of Land measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less having mailing address 94A Regent Estate, Police Station-Jadavpur, Kolkata-700092 absolutely forever free from all encumbrances;*

4.2 Gift to Vendor:



Subsequently thereafter said **Dilip Prasad Nandi** by virtue of a **Deed of Gift dated 31st day August, 2012 registered at the Office of Additional Registrar of Assurance, of Kolkata and recorded in Book No. 1, Volume No.17. Pages: 8727 to 8739, being Deed No. 08272 for the year 2012** transferred his right, title and interest to raise construction of first floor on/over the existing one storied building well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadaupur, Kolkata-700092, along with proportionate share of Land measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less having mailing address 94A Regent Estate, Police Station- Jadaupur, Kolkata-700092 absolutely forever in favour of his another brother **Tushar Kanti Nandi** son of Late Harendra Lal Nandi residing at Premises No. 94A Regent Estate, Police Station- Jadaupur, Kolkata-700092.

4.3 Ownership of the Vendor:

Thus the Vendor has become sole and absolute owner of the Subject Property, being ALL THAT piece and parcel of **right raise construction of first floor on/over the existing 1000 Sq. ft. roof of a one storied building equal to 1200 Sq. ft. Super-Built-up area** well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadaupur, Kolkata-700092, **along with proportionate share of Land** measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less under jurisdiction of MKC, Ward No.96, Assessee No. 210960701914 having mailing address 94A Regent Estate, Police Station- Jadaupur, Kolkata-700092 of State of West Bengal. The Subject Property is more fully described in the **Schedule** below.

4.4 Mutation:

Thereafter the Vendor unable to get his name mutated as the owner of the Subject Property in the records of Kolkata Municipal Corporation being the local authority, premises no is same as previous being Assessee No. 210960701914, Premises No. 177/5/1, Raipur Road, Police Station- Jadaupur, Kolkata-700092 and has been paying taxes regularly.

4.5 Proposal and Acceptance:



While thus seized and possessed of or otherwise well and sufficiently entitled to the Subject Property and enjoying the same, on announcement of sale of the same by the Vendor due to some valid and legal reasons, the Purchasers proposed to the Vendor to purchase the Subject Property and the Vendor accepted the said proposal.

4.6 Agreement:

4.6.1 The Vendor:

The Vendor has agreed to sell, convey and transfer to the Purchasers the Subject Property, **right raise construction of first floor on/over the existing 1000 Sq. ft. roof of a one storied building equal to 1200 Sq. ft. Super-Built-up area** more fully described in the Schedule below.

4.6.2 The Purchasers:

The Purchasers have agreed to purchase the Subject Property from the Vendor on the consideration mentioned below.

5. Representations and Warranties of the Vendor:

5.1 Absolute Ownership:

The Vendor is the absolute owner of the Subject Property.

5.2 Right, Power and Authority to Sell:

The Vendor has good right, full power, absolute authority and indefeasible title to sell the Subject Property to the Purchasers.

5.3 Free from Encumbrances:

The Subject Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, trusts, prohibitions, requisitions, acquisitions, Income Tax Attachment, Financial Institution Charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person claiming through the Vendor and the title of the Vendor to the Subject Property is free, clear and marketable.

5.4 No Prejudicial Act by the Vendor:

The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Subject Property or any part



thereof can or may be impeached, encumbered or affected in title.

5.5 No Personal Guarantee:

The Subject Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.6 No Bar by Court Order or any other Statutory Authority:

There is no order of Court or any other statutory authority prohibiting the Vendor from selling and/or alienating the Subject Property or any part thereof.

5.7 Permission & Clearances:

The Vendor has obtained all statutory and other clearances, consents and permissions required, if any, to transfer the Subject Property to the Purchasers.

6. Conveyance to the Purchasers:

In pursuance of the aforesaid Agreement and relying on the aforesaid representations and warranties of the Vendor the Purchasers at or before the execution hereof has paid to the Vendor the entire consideration of **Rs. 43, 00, 000/- (Rupees Forty-Three Lakh)** only and the Vendor is completing the sale of the Subject Property in favour of the Purchasers, by these presents.

7. Transfer:

7.1 Hereby Made:

That in pursuance of the verbal Agreement for Sale and in consideration of the said sum of **Rs. 43, 00, 000/- (Rupees Forty-Three Lakh)** only paid by the Purchaser/s to the Developer hereby as also by the receipt hereunder written admits and acknowledges the payment of the same forever release and discharge to the Purchaser/s of the "Said Property" together with impartible undivided proportionate share of the right, title and interest of the land underneath the building more fully described in the Schedule : "A", the Owner/Vendor hereby grant, transfer, convey, assign and assure unto the Purchaser/s of the "Said Property" as described in Schedule: "B" together with common areas and facilities hereunder written, Together With the exclusive rights in favour of the Purchaser/s to be used and to occupy the "Said Property" exclusively and the common parts in common with other Flat Owner/s of the said Building And Also all rights, benefits, advantages, claims and



Demands To Hold And To Enjoy the "Said Property" by the Purchaser/s for his/her/their residential purpose And Also all rights in common parts the details of which are given in the Schedule: "C" hereunder written, for beneficial use and enjoyment of the "Said Property" together with proportionate share and other easement rights and reversion or reversions, remainder or reminders and the rents, issues and profits of and in connection with the "Said Property" And All estate, rights, title, interest property, claim and demand whatsoever of the Owner /Vendor /Developer into or upon the "Said Property" and the proportionate share and all other rights and properties hereby granted, transferred, sold, conveyed, assigned and assure and /or intended so to be and every part or thereof respectively Together With every rights, liabilities and appurtenance whatsoever to and unto the Purchaser/s free from all encumbrances trust, liens and attachment and other stipulations and provisions in connection with the beneficial use and enjoyments of the "Said Property" and /or said share as mentioned in Schedule- "C" hereunder written, To Have And To Hold the "Said Property" and the said proportionate share of the Land and all other proportions and rights hereby granted, transferred, conveyed, assigned and assured and every parts therefore respectively absolutely and forever Excepting And Reserving unto the other Owner/s of the said Building such easements or quasi-easements rights and privileges as are mentioned in the Schedule: "D" hereunder written and Subject To the Purchaser/s paying and discharging taxes and impositions on the "Said Property" wholly and common expenses, as are mentioned in Schedule: "E" & "F" herein under written and all other outgoings in connection with the "Said Property" wholly and the said Building proportionately.

And Together with all the areas, compounds, sewers, drains, ways, paths, passages, common gullies, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances thereto or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or members thereof AND ALSO ALL the estate right, title, interest, benefit, claim and demand whatsoever both at law and in equity of the Vendor into out of or upon the undivided share in the said land and in the said Apartment and the other premises hereby granted as aforesaid are hereinafter referred to as "Said Property".



7.1.1 Said Property:

ALL THAT piece and parcel of **right raise construction of first floor on/over the existing 1000 Sq. ft. roof of a one storied building equal to 1200 Sq. ft. Super-Built-up area** well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadaupur, Kolkata-700092, **along with proportionate share of Land** measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less under jurisdiction of MKC, Ward No.96, Assessee No. 210960701914 having mailing address 94A Regent Estate, Police Station- Jadaupur, Kolkata-700092 of State of West Bengal.

7.1.2 Other Rights:

Easements and all other rights, liberties, privileges and benefits appurtenant to the Said Property.

7.2 Consideration: The aforesaid transfer of the Subject Property is being made in consideration of sum of **Rs. 43, 00, 000/- (Rupees Forty-Three Lakh)** only and the Vendor doth hereby and by the Receipt and Memo below, admit and acknowledge the same.

8. Terms of Transfer:

8.1 Salient Terms: The transfer of the Subject Property being affected by this Conveyance is:

8.1.1 Sale: a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 Absolute: absolute, irreversible and for ever.

8.1.3 Free from Encumbrances: free from all encumbrances of any and every nature whatsoever including but not limited to lis pendens, attachments, liens, charges, mortgages, trusts, reversionary rights, residuary rights, claims and statutory prohibitions.

8.1.4 Other Rights: together with Easements and all other rights, liberties, privileges and benefits appurtenant to the Said Property.

9. Miscellaneous:

9.1 Delivery of Possession: Simultaneously with the execution of these presents khas, vacant and peaceful possession of the Subject Property is handed over by the



Vendor to the Purchasers.

9.2 Holding Possession:

The Vendor hereby covenants that the Purchasers shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Subject Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor .

9.3 Outgoings:

All Municipal and other taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property till the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor and all Municipal and other taxes, penalties, surcharge, outgoings, liabilities and levies on or relating to the Subject Property from the Possession Date, whether as yet demanded or not, shall be borne, paid and discharged by the Purchasers.

9.4 No Objection to Mutation:

The Vendor does declare that the Purchasers is fully entitled to mutate its name in all public and statutory records and the Vendor hereby expressly unambiguously consents to the same. The Vendor doth also undertake to co-operate with the Purchasers in all respect to cause mutation of the Subject Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers from time to time.

9.5 Further Acts:

The Vendor doth hereby covenant that the Vendor or any person/s claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or successors-in-interest of the Purchasers, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchasers to the Said Property.

**10. Interpretation:****10.1 Number:**

Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.

10.2 Headings:

The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

10.3 Definitions:

Words and phrases have been defined in the Conveyance by bold print and by putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

11. Subject Property:

SCHEDULE - "A"
DESCRIPTION OF THE TOTAL PROPERTY

ALL THAT piece and parcel of **Bastu Land measuring about 03 Cottahs 08 Chittaks 40 Sq. ft.** in the District: South 24 Parganas, Pargana: Khaspore, Mouza Bade Raipur, J. L. No. 34, Revenue Survey No. 6, P.S.: Tollygunge now Jadavpur, Touzi No. 151, before KMC Part of C.S. Khatian No.: 152, C.S. Dag No. 70, C.S. Khatian No.: 149, C.S. Dag No. 74 & 73, after became KMC part of Premises No.: 177/5, Raipur Road now well known as **Premises No.: 177/5/1, Raipur Road**, under jurisdiction of MKC, Ward No.96, Assessee No. 210960701914, Police Station- Jadavpur, Kolkata-700092 West Bengal, having mailing address 94A Regent Estate, Police Station- Jadavpur, Kolkata-700092.

ON THE NORTH : **By Land & building of Sri Ashoke Sen;**

ON THE SOUTH : **By 20 Feet wide KMC Road;**



ON THE EAST : **By 40 Feet wide KMC Road;**

ON THE WEST : **By Part of Premises No. 177/5;**

Or howsoever otherwise the same is/are/was/were heretofore-butted bounded called known numbered described or distinguished. The Land is shown on the Plan annexed hereto with the border **Red** and the Plan is treated as a part of this Deed.

SCHEDULE-"B"

DESCRIPTION OF THE SAID PROPERTY HERE CONVEYED

ALL THAT piece and parcel of **right raise construction of first floor on/over the existing 1000 Sq. ft. roof of a one storied building equal to 1200 Sq. ft. Super-Built-up area** well known as Premises No.: 177/5/1, Raipur Road, Police Station- Jadavpur, Kolkata-700092, **along with proportionate share of Land** measuring about 03 Cottahs 08 Chittaks 40 Sq. ft. be same a little more or less under jurisdiction of MKC, Ward No.96, Assessee No. 210960701914 having mailing address 94A Regent Estate, Police Station- Jadavpur, Kolkata-700092 of State of West Bengal.

12. EXECUTION AND DELIVERY:

12.1 EXECUTION OF DEED OF CONVEYANCE

IN WITNESS WHEREOF, the parties of the first part, the "Vendor" **Sri Tushar Kanti Nandi** and the parties of the second part the "Purchasers", **Smt. Samarpita Nandi and Smt Sima Bharadwaj** have set and subscribed their respective hands and signature, on this^{30th} day of ~~November~~, 2021 (Two Thousand Twenty-One).

SIGNATURE OF THE PARTIES:



Tushar Kanti Nandi

Owner Sri Tushar Kanti Nandi

Samarpita Nandi

Sima Bharadwaj

Purchaser Smt. Samarpita Nandi and Smt Sima Bharadwaj

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES:-

First Witness

Name : SAURAV NANDI
Fathers Name : TUSHAR KANTI NANDI
Address : 10/82/2 Bisoygash Jadar Pur Kolkata-700092

Saurav Nandi
Signature of witness

Second Witness

Name : Samar Modak.
Fathers Name : Kartic Modak.
Address : 42/13 MID Road.
Kal - 700060

Samar Modak.
Signature of witness

**12. 2 MEMO OF CONSIDERATION:**

I, **Sri Tushar Kanti Nandi** of and from the within named Purchasers **Smt. Samarpita Nandi and Smt Sima Bharadwaj** the within mentioned sum as full Consideration Amount of **Rs. 43, 00, 000/- (Rupees Forty-Three Lakh)** for selling the within mentioned the **Said Property**.

M E M O

Sl.	Date	Particulars of Payment	Bank	Amount [Rs.]
1	29/11/21	642071	Canada Bank	4300,000/-
2				/
3				/
			TOTAL	Rs. 43, 00, 000/-

Tushar Kanti Nandi
Vendor /Owner Sri Tushar Kanti Nandi

Prepared & Drafted by

As per instruction of the parties and the contents have been fully read over and explained by me to the parties and also admitted to be cleared and correct.

Abhijit Sinha

Abhijit Sinha

Advocate

High Court at Calcutta.

Bar Association Room No. 16

Chamber: 9, Charu Chandra Place East,

Post Office- Charu market, Kolkata-700060

Enrolment No. **W. B. 551/1998**



TEN FINGER PRINT



Smt. Samarpita Nandi

Samarpita Nandi

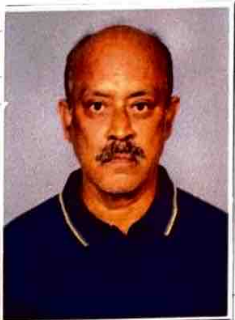
L E F T H A N D	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
R I G H T H A N D	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Smt. Sima Bharadwaj

Simabharadwaj

L E F T H A N D	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
R I G H T H A N D	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sri Tushar Kant Nandi

Tushar Kant Nandi

L E F T H A N D	Little Finger	Ring Finger	Middle Finger	Fore Finger	Left Thumb
R I G H T H A N D	Right Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SIGNATURE



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

GRN Details

GRN:	192021220120665901	Payment Mode:	Online Payment
GRN Date:	25/11/2021 12:54:31	Bank/Gateway:	State Bank of India
BRN :	IK0BJWEDC1	BRN Date:	25/11/2021 12:11:18
Payment Status:	Successful	Payment Ref. No:	2002350867/1/2021 [Query No*/Query Year]

Depositor Details

Depositor's Name:	ABHIJIT SINHA
Address:	48 MID ROAD KOLKATA 60
Mobile:	9734869823
Email:	singhrajput71@gmail.com
Depositor Status:	Advocate
Query No:	2002350867
Applicant's Name:	Mr Abhijit Sinha
Identification No:	2002350867/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002350867/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	167020
2	2002350867/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	43014
			Total	210034

IN WORDS: TWO LAKH TEN THOUSAND THIRTY FOUR ONLY.

भारत सरकार
GOVERNMENT OF INDIA

समर्पिता नंदी
Samarpita Nandi
पति / Mother : सीमा शरदा
जन्म तिथि / Year of Birth : '97
स्त्री / Female



2708 7010 4233

आधार - साधारण मानुषेण अधिकार

भारत सरकार
GOVERNMENT OF INDIA

पता:
दशहसन अपार्टमेंट, फ्लॉ
नो-4C, फ्लॉ ब्लॉक, 337, N.E.C.
बोस रोड, तुम्बहासे, कोलकाता,
पश्चिम बंगाल, 700064

Address:
Dashahsan Apartment, Flat
No-4C, Floor Block, 337, N.E.C.
Bose Road, Tumahata, Gola,
Bhrampur, Gola, South
Twenty Four Parganas, West
Bengal, 700064

1000 120 1007
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1007
Bengaluru-560 007

भारत सरकार
GOVERNMENT OF INDIA

सीमा शरदा
Sima Bharadwaj
पति / Husband : जतिन्द्र शरदा
जन्म तिथि / Year of Birth : 1957
स्त्री / Female



2708 7231 2622

आधार - साधारण मानुषेण अधिकार

भारत सरकार
GOVERNMENT OF INDIA

पता:
दशहसन अपार्टमेंट, फ्लॉ
नो-4C, फ्लॉ ब्लॉक, 337, N.E.C.
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Bengal, 700064

1000 120 1007
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1007
Bengaluru-560 007

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMARPITA NANDI
SAMIR NANDI

04/09/1981
Permanent Account Number
AEUPN1710J

Samarpita Nandi
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIMA BHARADWAJ
JATINDRA MOHAN KAR ROY

08/08/1957
Permanent Account Number
AWXPB3379E

Sima Bharadwaj
Signature



भारत सरकार
House Identification Authority of India
Government of India

संलग्निका संख्या / Enrollment No. : 1490/50115/04193

To
Tushar Kant Nandi
यूएन 285 194
S/O: Harendra Lal Nandi
109832
SUJYOARH
Regent Estate
Regent Estate, Circus Avenue, Kolkata,
West Bengal - 700092
8011783311

KAO06225248FH
05622524

आपका आधार संख्या / Your Aadhaar No. :
2815 3531 2243

आमर आधार, आमर परिचय

Tushar Kant Nandi
2815 3531 2243

आमर आधार, आमर परिचय

आधार संख्या / PERMANENT ACCOUNT NUMBER
ACTPN4128K

नाम / NAME
TUSHAR KANTI NANDI

पिता का नाम / FATHER'S NAME
HARENDRA LAL NANDI

जन्म तिथि / DATE OF BIRTH
13-06-1960

Tushar Kant Nandi
Signature

आयकर प्रावृक्त. (कम्प्यू. अथ.) कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

DEED OF CONVEYANCE

“SRI TUSHAR KANTI NANDI”

AND/WITH/ BETWEEN

**SMT. SAMARPITA NANDI & SMT
SIMA BHARADWAJ**



November, 2021

Drafted by

**Abhijit Sinha
Advocate**

**High Court at Calcutta.
Bar Association Room No. 16
Chamber: 9, Charu Chandra Place East,
Post Office- Charu market, Kolkata-700033**