



पश्चिम बंगाल WEST BENGAL

AA 941627

THIS DEED of Conveyance made this the _____ day of _____, 2023
BETWEEN SIDDHARTHA SINGHANIA HUF a Hindu undivided family having its
office at Mansarowar, 3B, Camac Street, Kolkata – 700016, represented by its Karta,
Siddhartha Singhania (Aadhar No. 238121629928, Mobile No. 98311-62728) of 19A,
Jawaharlal Nehru Road, Kolkata – 700087, hereinafter referred to as the VENDOR
(which expression shall unless excluded by or repugnant to the context be deemed to
mean and include its respective heirs, executors, administrators, representatives,
successor or successors in office and assigns) of the FIRST PART AND BINA DEVI
SINGHANIA (Aadhar No. 572961426954, Mobile No.93310-58886), wife of Pawan
Kumar Singhania, by faith Hindu, by occupation Business, of 19A, Jawaharlal Nehru
Road, Kolkata – 700087, hereinafter referred to as the PURCHASER (which expression
shall unless excluded by or repugnant to the context be deemed to mean and include her
heirs, administrators, legal representatives, executors, successors and assigns) of the
SECOND PART.

206438

S.L. No. Sold To. S. N. SONI (ADV.)
Rs. Addrs. 8B, LAL BAZAR ST.,
KOL-1

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol - 87.

Issue Date. Sign.

28 JAN 2021

The vendor has declared and guaranteed to the purchaser as follows:

WHEREAS

- A) The **TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA**, a body corporate constituted by the Calcutta Improvement Act, 1911 (Bengal Act V of 1911) was the absolute owner of ALL THAT piece or parcel of land measuring about 3 Cottahs 1 Chittack 27 sq.ft. be the same little more or less being Plot No. 16 of the surplus lands in Improvement scheme No. XV A) formed out of old Municipal Premises No. 16/2, Nepal Bhattacharjee Street now known as 8, Dharmadas Row, Police Station – Tollygaunge, Kolkata – 700026, Dihhi Panchanan Gram, under Ward No. – 83, within the limits of Kolkata Municipal Corporation, in the District South 24 Parganas hereinafter referred to as the “**Said Property**” and more fully and particularly described in the 1st schedule written hereunder.
- B) By registered Deed of Conveyance dated 25.07.1935 and registered with District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 72, Pages from 37 to 39, Being No. 3598 for the year 1935, the **TRUSTEES FOR THE IMPROVEMENT OF CALCUTTA** sold transferred and conveyed the Said Property unto and in favour of Rai Sahib Sarada Charan Chanda and Priya Balan Chanda.
- C) By registered Deed of Gift dated 01.10.1935 and registered with District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 16, Pages from 259 to 265, Being No. 3411 for the year 1958, the said Rai Sahib Sarada Charan Chanda gifted his undivided ½ share of the Said Property unto and in favour of his wife, Priya Bala Chanda.
- D) The said Priya Bala Chanda died on 30.08.2003 leaving behind here two daughters namely Niharkana Indu, since deceased and Sidha Chowdhry and one Daughter-in-law Subhra Chanda.

- E) The said Priya Bala Chanda executed a Will dated 29.09.2000 bequeathing her said property amongst her daughter and Grandsons. The probate of the said Will dated 29.09.2000 was granted in O.S. No. 3/2008 before the Learned 19th Additional District Judge at Alipore.
- F) By virtue of the said Will dated 29.09.2000, Subhra Chanda, since deceased and Koushik Chanda became the joint owners of **ALL THAT** the entire residential Flat measuring 1700 sq.ft. more or less super built up area on the 3rd Floor, consisting of three Bedrooms, one Dinning, One Living hall, one Kitchen, two Bathrooms and two Verandahs along with exclusive roof right described in the 2nd Schedule below (Said Flat), in the four storied Building constructed at Municipal Premises No. 8, Dharmadas Row, Kolkata – 700026, Police Station Tollygaunge (previously known as Kalighat), Ward No. 83, within the limits of Kolkata Municipal Corporation herein after referred to as the “Said Flat” and more fully and particularly described in Schedule ‘B’ written hereunder.
- G) Subhra Chanda died intestate on 29.01.2015 leaving behind her son Koushik Chanda, the Vendor herein and her husband Manindra Chanda predeceased her on 14.02.1995. After the death of Subhra Chanda, her son Koushik Chanda, the Vendor herein became and is the absolute and undisputed owner of the Said Flat as per Will of Priya Bala Chanda dated 29.09.2000.
- H) Whereas the previous vendor Kaushik Chanda, have sold the Said Flat along with exclusive roof right as mentioned in the Schedule ‘B’ to Siddhartha Singhania HUF written hereunder against consideration by a deed of conveyance being No. 160500776 for the year 2017, Registered in book – 1, volume No. 1605-2017, page No. 20987 to 21006 the present vendor herein.
- I) **AND WHEREAS** the present vendor duly mutated their name in the Office of Kolkata Municipal Corporation, being Premises No. 8, Sharam Das Row, Kolkata – 700026, Assessee No.110830600462, Ward No.83, Police Station Tollygunj, within the limits of Kolkata Municipal Corporation.

J) **AND WHEREAS** the present Vendor Siddhartha Singhania (HUF) represented by Karta Siddhartha Singhania seized and possessed over the Schedule below property and the present Vendor have good marketable title and physical possession therein, and the property is free from all encumbrances.

K) **AND WHEREAS** due to urgent need of money the Vendor have agreed to sell the schedule below property and the Purchaser has agreed to purchase the schedule below property at a total consideration of **Rs.49,50,000/- (Rupees Forty-Nine lakhs Fifty thousand)** only free from all sorts of encumbrances, attachment, lien, charges and liabilities whatsoever.

L) **AND WHEREAS** the Vendor herein does acknowledge the receipt of the entire consideration money.

M) In pursuance of the above purchaser hereto made payment of the full consideration amount equal to **Rs.49,50,000/- (Rupees Forty-Nine lakhs Fifty thousand)** only and the Vendor hereto doth admit and acknowledge the payment of full consideration of money equal to **Rs.49,50,000/- (Rupees Forty-Nine lakhs Fifty thousand)** only properly described as per the Memo of Consideration hereunder written and upon payment of consideration money in full and execution of the instant deed of conveyance for sale, the right title and interest of the Said Flat, described in the Schedule 'B' written hereunder written are parted with the vendor and the same are vested with the purchaser hereto under the provisions of law.

NOW THIS DEED WITNESSETH that in consideration of the sum of **Rs.49,50,000/- (Rupees Forty-Nine lakhs Fifty thousand)** only of lawful money well and truly paid to the vendor by the said purchaser at or immediately before execution of these presents being the full consideration amount (the receipt whereof and that the same is in full for the price of the Said Flat and the said vendor do hereby as well as by the receipt hereunder written admit and acknowledge of and from the payment of the same and every part thereof do hereby acquit, release and

discharge the said purchaser the vendor do hereby grant, transfers, sell, convey, release unto and in favour of the said purchaser free from all encumbrances and / or alienation whatsoever in respect of the ALL THAT one residential flat measuring 1700 Square Feet more or less super built up area on the 3rd (third) floor, consisting of three Bedrooms, one Dinning, one Living hall, one Kitchen, two Bathrooms and two Varandahs along with exclusive roof right together with share in the land and all title, benefits, easements, authorities, claims, demands, usufructs of the Said Property, in the four storied Building constructed at Municipal Premises No. 8, Dharamadas Row, Kolkata – 700026, Police Station – Tollygunj (previously known as Kalighat), Ward No.83 within the limits of Kolkata Municipal Corporation together with undivided share in the land, mentioned in the Schedule – ‘B’ hereunder written and delineated in the map or plan hereto annexed and thereon bordered red, hereinafter referred to as the “Said Flat” OR HOWSOEVER OTHERWISE the Said Flat now are or is heretofore were or was situated butted bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other lights outhouses courts courtyards ways paths common or other sewers, boundary walls, structures, passages drains water water-courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the Said Flat belonging or in any way appertaining or with the same or any of their or any part thereof now or at any time heretofore held used occupied enjoyed with their and every of their appurtenances AND the reversion and reversions remainder and remainders rents issues and profits of and in the Said Flat and every part thereof AND all the estate right title interest inheritance reversion use trust possession property claim and demand whatsoever both at law and in equity of the said vendor of into out of and upon the Said Flat and every part or parcel thereof TOGETHER WITH the benefit of the covenant for production of original title deeds AND all other deeds pattas muniments, writings and other evidence of title which is anyway relate to the Said Flat or any part or parcel thereof and which now are or hereafter, if lying in the custody power or possession of the vendor or their respective successors, nominees or

representatives or any person or persons from whom the vendor can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the Said Flat hereby granted transferred sold conveyed released and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, subject to payment of the municipal taxes and assessments payable in respect of the Said Flat from the date of execution of the Deed of Conveyance AND the vendor do hereby covenant with the purchaser that notwithstanding any act or deed matter or thing by the said vendor made done or executed or knowingly suffered to the contrary the vendor now have good right, full power and absolute authority to grant sell transfer convey release and confirm the Said Premises hereby granted sold transferred conveyed released and confirmed or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid AND that the purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Flat and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for her AND that the vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the Said Flat or any part thereof shall hereafter at the request of the purchaser do and execute, or cause to be done and executed, all such further and other acts deeds and things whatsoever for further and more perfectly assuring the Said Flat and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE – 'A' ABOVE REFERRED TO

(Said Property)

ALL THAT piece or parcel of land measuring about 3 Cottahs 1 Chittack 27 sq.ft. be the same little more or less being along with partly three storied and partly four storied building Plot No. 16 of the Surplus lands in Improvement scheme No. XV A) formed out of old Municipal Premises No. 8, Dharmadas Row, Police Station – Tollygaunge, Kolkata – 700026, Dihi Panchanan Gram, under Ward No. – 83, within the limits of

Kolkata Municipal Corporation, in the District South 24 Parganas and thereon together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights, and the same is BUTTEN AND BOUNDED AS FOLLOWS:

On the North	→	10, Dharmadas Row,
On the South	→	6, Dharmadas Row,
On the East	→	Gurudwara Park,
On the West	→	Dharmadas Row,

SCHEDULE – 'B' ABOVE REFERRED TO

(Said Flat)

ALL THAT the entire residential flat measuring 1700 sq.ft. more or less super built up area on the 3rd floor, consisting of three Bedrooms, one Dinning, One Living hall, one Kitchen, two Bathrooms and two Verandahs along together with exclusive use of roof right together with share in land and all title, benefits, easement authorities, claims, demands, usufructs, of the said property in the four storied Building constructed at Municipal Premises No. 8, Dharmadas Row, Kolkata – 700026, Police Station Tollygunj (Previously known as Kalighat), Ward No. 83 within the limits of Kolkata Municipal Corporation. The demised flat is duly delineated and demarcated on the plan annexed hereto and bordered in colour red.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by
the VENDOR at Kolkata in the presence of:

Pawan Kumar Singhania
Professor
19-A J.L. Nehru Road Cat. 87

For SIDDHARTH SINGHANIA (HUF),

✓ *S. Singhania*
KARTA

SIGNED, SEALED AND DELIVERED by
the PURCHASERS at Kolkata in the presence of:

Bina Devi Singhania

Pawan Kumar Singhania
Professor
19-A J.L. Nehru Road
Cat. 87 7

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and for the within named Purchaser the within mentioned sum of **Rs.49,50,000/- (Rupees Forty-Nine lakhs Fifty thousand)** only being the earnest and in part payment of the within mentioned consideration in full as per memo given below:

Cash / Cheque No.	Date	Bank	Amount Rs.	Favouring
138028	30.12.19	United Bank of India, New Market Branch, Kolkata	35,000	Vendor
794866	26.09.20	- do -	20,000	
794867	29.09.20	- do -	25,00,000	
794869	29.09.20	- do -	22,50,000	
794856	08.02.21	- do -	1,45,000	
			49,50,000	

WITNESSES:

Pawan Kumar Singhania
19-A J.L. Nehru Road
Calcutta 700082
Professor

✓ Fo SIDDHARTH SINGHANIA (HUF)

S Singhania
KARTA

SIGNATURE OF THE VENDORS

