

DEED OF CONVEYANCE

This Deed of Conveyance is made this day
 , 2025 at Kolkata

B E T W E E N

M/S. HULBERT REALTY PRIVATE LIMITED (PAN: AACCH8840E), (DOI 02-04-2012) a company incorporated under the provisions of the Companies Act, 1956 and a company within the meaning of the Companies Act, 2013 and having its registered office at 66, ParbatiGhosh Lane, Post Office Burrabasar, Police Station - Girish Park, Kolkata – 700 007, represented herein by one of its Director, **SHRI PARESH RUNGTA** (PAN: AKAPR2254F), (DOB:10-08-1988)(Aadhaar No. 537477627034), (Mobile No. +91 9831801205), son of Shri Pramod Kumar Rungta, by faith Hindu, by nationality Indian, by occupation business, resident of 193, Bagmari Road, P.O. Kankurgachi, P.S. Maniktala, Kolkata 700054, being duly authorized by the Board of Directors of the said Company to sign these presents on behalf of the Company, hereinafter referred to as "**the OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

A N D

MRS. _____(PAN: _____),
(AADHAR No. _____),
(DOB: _____),(Mobile No. _____)wife
 of Shri._____, by faith Hindu by Nationality -
 Indian, by Occupation -._____, resident of
 ._____
 Kolkata-._____

hereinafter referred to as the "**PURCHASER/ ALLOTTEE/**"(which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs,

executors, administrators, successors, administrators, representatives and assigns) of the **OTHER PART**

WHEREAS:

- A.** One Radha Raman Saha and Jasoda Nandan Saha, both sons of late Haridas Saha, Navdwip Chandra Saha, son of Gobinda Chandra Saha and Harihar Das Poddar, son of Navdwip Chandra Das Podar, were the joint owners in respect of all that the property and premises 64 now known as 66, Parbati Ghosh Lane, Kolkata.
- B.** The said Radha Raman Saha, Jasoda Nandan Saha, Navdwip Chandra Saha & Harihar Das Poddar, while jointly seized and possessed of their said property and premises, free from all encumbrances, vide registered deed of Indenture dated 12th October, 1940, recorded in Book No. I, Volume No.110, Pages 67 to 74, being No.3338 for the year 1940 registered at the office of the Registrar of Calcutta, sold and transferred all that the piece and parcel of the land being the western part and portion of their said property and premises 64, now known as 66, Parbati Ghosh Lane, Kolkata, measuring an area more or less 6 Cottahs unto and in favour of one Motilal Lath, absolutely and forever.
- C.** Said Motilal Lath, being the owner of the said western part and portion of the said property and premises, 64, now known 66, Parbati Ghosh Lane, Kolkata got his name mutated in the record of the concerned authority and thereafter while seized and possessed of the same, free from all encumbrances, sold and transferred his said property unto and in favour of Ramsarup Jhunjhunwalla, vide a registered indenture of sale, registered in Book No.I, Volume No. 104, pages 211 to 216, being No. 3996 for the year 1950 dated 23.12.1950 registered at the office of the Sub-Registrar of Assurances at Kolkata.

- D.** The said property and premises as aforesaid was purchased out of the funds of the partnership firm M/s. Ramsarup Chandi Prasad and at material times the said premises was treated as belonging to the said partnership firm namely M/s. Ramsarup Chandi Prasad.
- E.** In the later course the property said premises in question was renumbered and known by its premises No. 66, ParbatiGhoshLane, Kolkata which comprised only the western part and portion of the said premises formerly known as 64, ParbatiGhosh Lane, Kolkata.
- F.** During continuance of their said partnership firm M/s. Ramsarup Chandi Prasad, certain disputes and differences arose among the partners and their disputes were referred to Arbitration and accordingly the arbitrator passed his award and the id award was also registered on 13.10.1969 at the office of the R.A. at Calcutta and recorded in Book No. I, Volume No. 159, pages 59 to 68 being NO. 4782 for the year 1960 among the partners of the said partnership firm said M/s. Ramsarup Chandi Prasad and in terms of the aforesaid registered award, the property and premises 64 now know as 66, ParbatiGhosh Lane, Kolkata was allotted in favour of Ramsarup Jhunjhunwalla, Vishwanth Jhunjhunwalla, Bhagawati Prasad Jhunjhunwalla, Loknath Jhunjhunwalla, Ambika Prasad Jhunjhunwalla, Kailash Jhunjhunwalla, and Sajjan Jhunjhunwalla, in equal 1/7th share each, absolutely and forever.
- G.** All these aforesaid seven co-owners of the said property and premises, while jointly seized and possessed of their respective share in the said property and premises said Ramsarup Jhunjhunwalla, died intestate leaving him surviving his wife Banarsi Debi whom all his undivided 1/7th share as in the said property and premises automatically vested as per Hindu Law of Inheritance and said Banarsi Devi thereafter made a Will dated

30.8.1981 and thereby bequeathed her said undivided 1/7th share to one Manish Jhunjhunwalla, son of Vishwanath Jhunjhunwalla.

- H.** Said Viswanath Jhunjhunwalla, also bequeathed his undivided 1/7th share to Manish Jhunjhunwalla as Karta of Manish Jhunjhunwala H.U.F. The said H.U.F. consisted of his wife, Vinneta Jhanjhunwalla and his two sons namely Rishav Jhunjhunwalla and Shashwat Jhunjhunwalla.
- I.** Said Bhagawati Prasad Jhunjhunwalla, retained his 1/7th share in the said property.
- J.** By virtue of the aforesaid, all the aforesaid co owners used to enjoy their 1/7th share or interest in the said property and while enjoying the said premises certain disputes arose among the co-sharers and by a compromise petition filed in the Court of Civil Judge, Malihabad Lucknow, the 1/7th share of Loknath Jhunjhunwalla was allotted to his son Prakash Jhunjhunwalla, as Karta of H.U.F., called Prakash Jhunjhunwalla(H.U.F.) The said H.U.F. of said Prakash Jhunjhunwalla consisted of his wife Sujana Jhunjhunwalla and his two sons Mukund Jhunjhunwalla and Mayank Jhunjhunwalla.
- K.** Subsequent thereto by a family settlement dated 15.01.1999, the undivided 1/7th share or interest in the said property and premises of Kailash Jhunjhunwalla was allotted in favour of his two daughters in law, namely Sangita Jhunjhunwalla and Suruchi Jhunjhunwalla in equal share and in likewise manner by an another memorandum of family settlement dated 31.01.1999 the undivided 1/7th share or interest in the said property and premises of said Ambika Prasad Jhunjhunwalla was allotted to his wife Sharda Devi.