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407 St. Road, Exempted from
Stamp duty or does not require
Stamp duty under the Indian
Stamp Act, 1899 as amended
by 1976 Schedule I A No. 233



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Kuldeep
M. Ch
Sub-Registrar, Alipore
Dist. M.Fargana

**METROPOLITAN CO-OPERATIVE
HOUSING SOCIETY LIMITED**

CANAL SOUTH ROAD, CALCUTTA-700039





DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made this 2nd day of April one thousand Nine Hundred Eighty ~~Four~~ ^{Five} Between THE METROPOLITAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society duly registered under the Bengal Co-operative Societies Act, 1940 since repealed and replaced by the West Bengal Co-operative Societies Act, 1973 having its registration No. 75/ Cal of 1966 and having its registered office at Canal South Road, Beliaghata, Calcutta-700039 (hereinafter referred to as THE VENDOR which expression shall, unless excluded by and/or repugnant to the Context, be deemed to include its successor-in-interest, assign, or liquidator) of THE FIRST PART : AND
(1) Sabrata Chatterjee (2) Mr. Sailendra Bhushan Chatterjee and 3) Prabir Kumar Chatterjee sons, respectively of Sailendra Bhushan Chatterjee, late Kali Bhushan Chatterjee and son/wife/daughter of Sailendra Bhushan Chatterjee , aged about 40, 72 and 35 years, by faith Hindu , by occupation Service holder residing at present at Plot No-34, Sector "A" Metropolitan Co-operative Housing Society Ltd, Calcutta-700039..... (hereinafter referred to as THE PURCHASER which expressed shall, unless excluded by and/or repugnant to the Context, be deemed to include his/her heirs, successors, administrators assigns and/or representations) of THE SECOND PART :

WHEREAS THE VENDOR, a Co-operative Housing Society was organised by its promoters and was registered for the objects which, besides other, include the establishment on Co-operative basis. Settlements of housing by affording its members to have plots of lands and in furtherance of its objects, the acquiring of lands by way of purchase or otherwise, developing the same, and the distribution, allotment and transfer of the plots to and/or in favour of the members, of THE VENDOR and to aid and assist such member in causing construction of their respective houses and also to rise fund for the fulfilment of its objects from its members :

AND WHEREAS in pursuance of the aforesaid objects, THE VENDOR raised fund from its members by way of sale of its shares and otherwise for the purpose of purchase of lands, development thereof and fulfilling the objects :

Presented for registration at...
 12-15 A...
 dated... 12th April 1985
 at the Sub-Registrar Office
 Alipore, 20 Parganas
 Executive / ... of one of
 the ... / ... of
 Attorney for...
 Executive / ... under
 Power of Attorney No...
 for ... constituted by the
 Registrar of...



Varitosh Dutta Roy

Mr Jagadish Chandra Mitra

Varitosh Dutta Roy

Received

Varitosh Dutta Roy as
constituted attorney for Mr
Jagadish Chandra Mitra Chairman
and Mr Pranotosh Ghosh
Director of Metropolitan
Co-op Housing Society Ltd
of land south of, Beliagata

Sub-Registrar, Alipore
 Dist. 20 Parganas
 12/4/85

AL-39

Varitosh Dutta Roy
 for the Constituted Attorney of
 Mr Jagadish Chandra Mitra, Chairman
 and Mr Pranotosh Ghosh, Director of
 Metropolitan Co-op. Housing Society Ltd.

I am a
 Shyamal Chandra

Son / Wife of...
 Thana...
 District...
 Caste...
 Thumb Impression is
 dispensed with...

Shyamal Chandra

Sub-Registrar, Alipore
 Dist. 20 Parganas

(2)

AND WHEREAS by the Deed of Sale dated 25th. November, 1968 registered on 29th. November, 1968 entered into Book No.1, Volume No.145, pages from 264 to 270 being No. 5462 for the year, 1968, the Deed of Sale dated 29th. April, 1969 registered on 7th. May, 1969 in Book No. 1, Volume No. 74, pages from 264 to 272 being No. 2046 for 1969 the Deed of Sale dated 10th. May, 1969, registered on 15th. May, 1969 in Book No.1, Volume No. 97, Pages from 57 to 65 being No. 2234 for the year 1969, the Deed of Sale dated 11th. June, 1969 registered on 18th. June, 1969 in Book No. 1, Volume No.104, pages from 159 to 168 being No.2759 for the year 1969, the Deed of Sale dated 13th. June, 1969 registered on 21st June, 1969 in Book No. 1, Volume No. 38, pages from 288 to 298 being No. 2796 for the year 1969 and the Deed of Sale dated 21st. February, 1970 registered on 10th. March, 1970 in Book No. 1, Volume No. 37, pages from 194 to 207 being No. 781 for the year 1970 THE VENDOR herein purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza Dhapa and Nimakpoktan within Jadavpur Police Station (formerly Tollygunj) under the Alipore Collectorate within the District of 24 Parganas containing jointly with Taki Estate Barataraf in the sixteen annas share a little above 157.32 acres of Bheri lands which by local measurement covers a little above 467 bighas 16 cottahs and recorded in the District Settlement Khatian No. 21 Dag Nos. 31 and 209 of the said Mouza Dhapa corresponding to the revised Settlement Khatian Nos. 654 (Khanda) 609 (Khanda) and 612 (Khanda) Dag Nos. 87 and 209 of the said Mouza Dhapa as well as in the District Settlement Khatian Nos. 43 and 2 Dag Nos. 201, 141 and 140 of the said Mouza Nimakpoktan corresponding to the revised settlements Khanda Khatian Nos. 407, 408, 352, 353 Dag Nos. 248, 186, 187, 167 of the said Mouza Nimakpoktan.

AND WHEREAS by a Deed of partition dated 29th. April, 1970 made between the Mortgagor of the one part and Sm. Saibalini Chaudhurani & Ors. of the other part and registered by the Registrar of Assurances Calcutta in Book No.1 Volume No.88 pages 4 to 14 Being No.1909 for the year 1970 the said Mortgagor become the absolute owner of the western portion of the Taki Estate Bheri land (Marshy) which constitutes entire C. S. Dag Nos. 201, 141 and 140 of District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos.248, 186, 187 and 167 recorded in the revised Settlement Khanda Khatian Nos. 407, 408, 352 and 353 of Mouza Nimakpoktan P. S. Jadavpur (Old Tollygunj) Touzi Nos. 173. 1298/2833 J. L. No. 1 under Alipore Collectorate, District 24 Parganas as well as the



[Signature]
Registrar, Assam
Dispensary, Barpokari, Guwahati



(3)

Western Portion of the lands of C. S. Dag No. 81 District Settlement Khatian No. 21 Touzi No. 173, J. L. No. 2, R. S. No. 236 of Mouza Dhapa in P. S. Jadavpur (Old Tollygunge) under the Alipore Collectorate, District 24-Parganas corresponding to the Western Portion of the land covering an area of 17-72 acres included in the revised settlement Khatian Nos. 654 (Khanda) 609 (Khanda), 612 (Khanda) of the same Mouza, same police station and same R. S. Number under the same collectorate and District which corresponds to western portion of R. S. Dag Nos. 87 and it was for greater clearness demarcated by a common boundary line passing North to South through the said Dag No. 87.

AND WHEREAS after Purchase of the said lands THE VENDOR caused a Master Plan drawn up and prepared in respect of the entire lands, so purchased providing therein the plots of lands to be allotted and transferred to its members, roadways, children parks, schools, colleges and other common amenities and the said Master Plan, with subsequent modification, amendment, alteration and addition because of acquisition of several plots of lands by and/or on behalf of the Calcutta Metropolitan Development Authority, constituted under the West Bengal Country and Town (Planning and Development) Act, 1976, comprises several allotable plots each measuring more or less four cottahs/~~two cottahs~~/~~three cottahs~~ available for allotment and transfer to its members ;

AND WHEREAS THE VENDOR has caused development of the entire lands divided into four sectors namely "A", "B", "C" and "EA" sectors as per the Master Plans ;

AND WHEREAS THE PERCHASER, after having made an application in prescribed form to the VENDOR for being its members was admitted as the member of THE VENDOR and has purchased ^{four} shares valuing Rupees Five thousand..... each Rupees Two hundred fifty only.

AND WHEREAS THE VENDOR has allotted the plot being No. 34..... in "H"..... Sector of the Master Plan measuring approximately four Cottahs/~~three Cottahs~~/~~two Cottahs~~ (herein after referred to the said plot of land) to THE PURCHASER on receipt of a sum of Rs 3,000/- (Rupees Three thousand..... only) ; in addition to the sum on account of shares as and by way of consideration money for the transfer and sale of the said plot of land in favour of and to THE PURCHASER and has agreed to execute and register a Deed of Conveyance in favour of THE PURCHASER subject to the Indenture of Mortgage executed by THE



Sub-Register, Alpin
with 14-Paragrafi

[Handwritten signature]



(4)

VENDOR as the MORTGAGOR therein to THE WEST BENGAL STATE HOUSING FINANCE COOPERATIVE SOCIETY LIMITED ;

AND WHEREAS by an Indenture of Mortgage executed and registered on 23rd. March, 1974 by THE VENDOR in favour of THE WEST BENGAL STATE HOUSING FINANCE COOPERATIVE LIMITED Subsequently renamed as WEST BENGAL STATE COOPERATIVE HOUSING FEDERATION LIMITED a registered Co-operative Society having its registered office at P-15, India Exchange Place Extension, Calcutta, several plots of lands measuring 17.72 acres at Canal South Road, in Mouza Dhapa, Touzi No. 173, Khanda Khatian Nos. 609 and 654, Police Station Jadavpur being portion of Dag No. 87 (hereinafter referred to as the Mortgaged lands) were mortgaged on the terms and conditions contained in the said Indenture of Mortgage dated 23rd. March, 1974 as and by way of security for repayment of 10 ans, the said mortgaged lands being a part of the entire lands of THE VENDOR and falling only in lands described as "A" Sector of the Master Plan ;

AND WHEREAS THE PURCHASER applied for loan to the West Bengal State Co-operative Housing Federation Lt. through THE VENDOR and a sum of Rs 27,000/- (Rupees Twenty seven Thousand only) was sanctioned and disbursed to the PURCHASER upon mortgaging the plot of land allotted to him/her and upon further terms and conditions as contained in Indenture of Mortgage dated March, 23, 1974 ;

AND WHEREAS out of the aforesaid sum of Rs 27,000/- (Rupees Twenty seven Thousand only) THE PURCHASER has paid the entire sum/has paid a sum of Rs 18,875.77 (Rupees Eighteen thousand eight hundred seventy five and paise seventy seven only) to the Vendor and also to the West Bengal State Co-operative Housing Federation Ltd. directly as and by way of repayment of the said loan and interest thereon ;

AND WHEREAS by a deed of release dated executed by the West Bengal State Co-operative Federation Ltd. in favour of the VENDOR, the plot of land allotted to the PURCHASER has been made free from the aforesaid Mortgage created by the Indenture of Mortgage dated March, 23, 1974 ;

AND WHEREAS in pursuance of and/or on the basis of the aforesaid allotment of the said plot of land THE PURCHASER satisfied himself/herself as to measurement as per the map of the Master plan ;



[Signature]
Sub-Registrar, Bangalore
Date 12.4.87



(5)

AND WHEREAS THE VENDOR is absolutely seized and possessed of the entire lands including the said plot of lands and is sufficiently entitled to transfer and sell, subject however to the aforesaid Indenture of Mortgage, dated 23rd. March, 1974, the said plot of lands ;

AND WHEREAS as a general policy of allotting, transferring and selling of the plots, THE VENDOR has agreed to transfer and sell the said plot of land, subject however to the Indenture of Mortgage dated 23rd. March, 1974, on and for a consideration of the payment of Rs. 3,000/- (Rupees Three Thousand only.....) and THE PURCHASER has agreed to purchase and to have and hold as absolute owner thereof, on the terms and conditions appearing hereinbelow :

NOW THEREFORE THIS INDENTURE WITNESSETH :

1. THAT in pursuance of the terms and conditions of allotment of the said plot of land allotted by THE VENDOR in favour of THE PURCHASER and in consideration of the payment of a sum of Rs. 3,000/- (Rupees Three Thousand only.....) paid by THE PURCHASER to THE VENDOR (the receipt whereof is hereby accepted and acknowledged) THE VENDOR as beneficial owners HEREBY CONVEY, GRANT, TRANSFER AND SELL, by way of absolute sale to THE PURCHASER, *ALL THAT PIECE AND PARCEL of land measuring more or less four cottahs/~~three cottahs/two cottahs~~ being Plot No. 31..... in Sector "H" as described in the Master Plan, a copy whereof is annexed hereto and forming a part hereof, more fully and particularly described in the Schedule attached hereto and forming a part hereof HOWSOEVER otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished TOGETHER with all houses out-houses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof AND all the estate, right, title, inheri-



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Sub-Region, Africa
12-9-88



(6)

tance, use, trust, property, claim, and demand WHATSOEVER both at law and in equity of the vendor into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the vendor, his heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns forever AND THE VENDOR do hereby for himself, his heirs, executors, administrators, representatives and assigns, THAT notwithstanding any act, deed or thing whatsoever, by THE VENDOR or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary THE VENDOR had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold conveyed and transferred or expressed or intended so to be, unto and to the use of the purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT THE PURCHASER, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents, issues and profit thereof, without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming from under or in trust for him or from or under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by THE VENDOR or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid



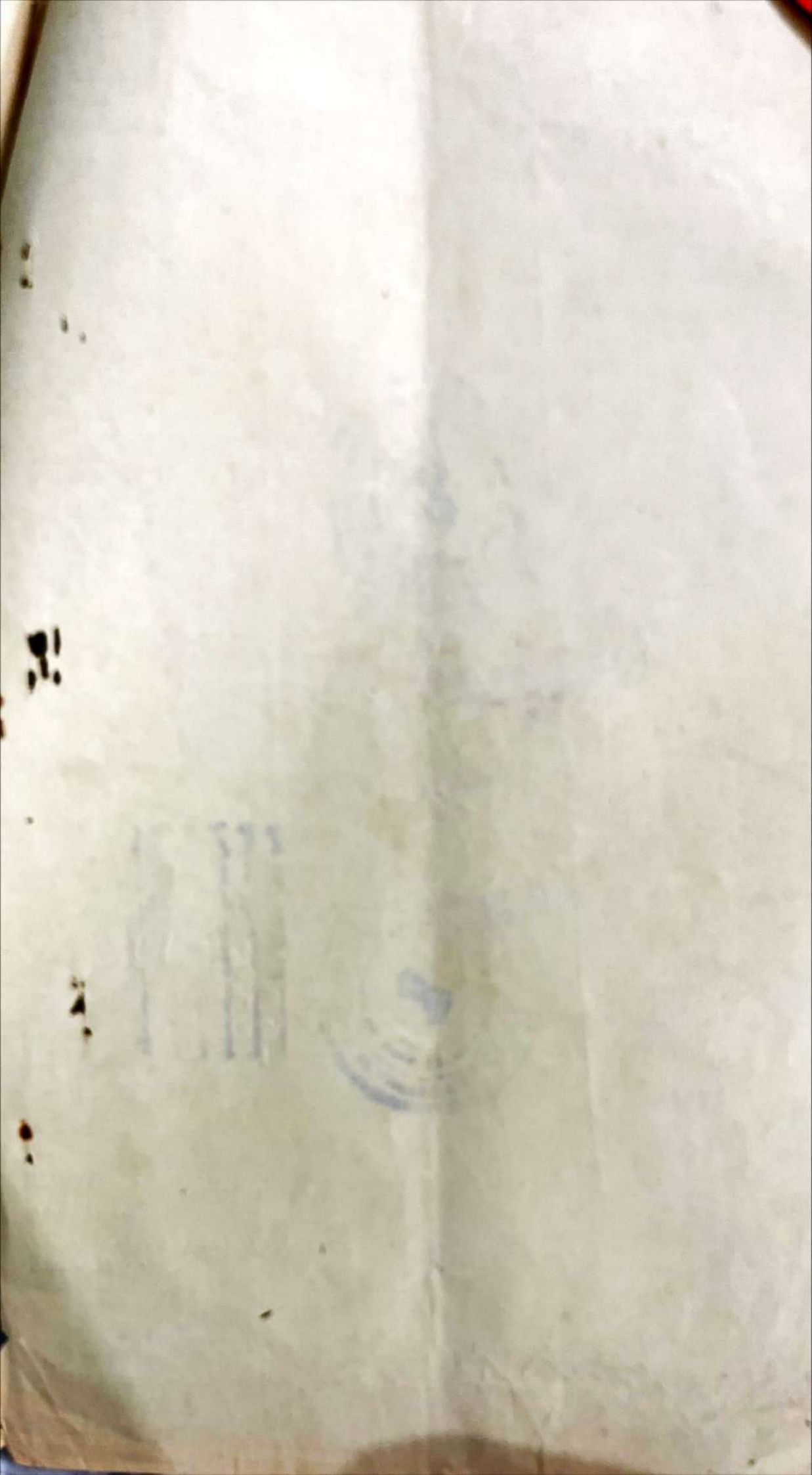
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Sub-Registrar, Aligarh
Dist. Aligarh
12-4-87

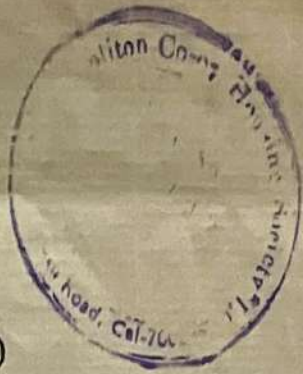


(7)

AND FURTHER THAT THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him THE VENDOR or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchaser, his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the PURCHASER, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required AND FURTHERMORE THAT the VENDOR and all his heirs, executors, administrators and assigns against loss, damages, costs charges and expenses if any suffered by reason of any defect in the title of the VENDOR or any breach of the covenants hereinunder contained. SUBJECT HOWEVER to the Mortgage and/or Charge Created by and/or under the Indenture of Mortgage dated March, 23, 1974 executed by THE VENDOR in favour of THE WEST BENGAL STATE CO-OPERATIVE HOUSING FEDERATION LIMITED.

2. THAT THE VENDOR hereby covenants with THE PURCHASER as follows :
- a) that the said plot of lands shall be quietly entered into and upon and held and enjoyed and the rents and profits received therefrom by the PURCHASER without any interruption or disturbance by THE VENDOR or any person claiming through or under THE VENDOR and without any lawful disturbance or interruption by any other person whomsoever.
 - b) that THE VENDOR will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property to THE PURCHASER, his heirs or assigns as may reasonably be required.
 - c) that THE PURCHASER shall pay to THE VENDOR a sum of Rs. 4/- (Rupees Four only) per month or such sum or further sum as may be decided upon by the managing Committee of THE VENDOR on or before Seventh of every month as and/or by way of charges towards maintainance of the common amenities





(8)

and/or facilities and/or furtherance of common causes or objects of THE VENDOR and in default, such sum shall carry interest @ 12.5% per annum on such sum till recovery thereof.

SCHEDULE

ALL THAT piece and parcel of a plot of land being plot No 34 in the Sector No "A" measuring more or less 4 (four) Cottahs/3 (three) Cottahs/2 (two) Cottahs in the District 24-Parganas, Touzi-173, 1298/2833, J. L. No. 2, Mouza Dhapa, Nimak Poktan R. S. No. 236, C. S. Khatian Nos. 654, 609, 612, Revisional Settlement Khanda Khatian Nos. 407, 408, 352 and 353, District Survey and Settlement Khatian Nos. 2 and 219 43 corresponding to the entire R. S. Dag Nos. 248, 186, 187, 167^{87, 31 & 209} and Dag Nos. 201, 140^{87, 209} and 141 under P. S. Jadavpur (Old Tollygung) under the District Collectorate at Alipur butted and bounded—

- BY NORTH : Plot NO-7 of Sector "A" of Metropolitan C.H.S. Ltd.
- BY SOUTH : 30' wide Road of the Vendor.
- BY EAST : Plot NO-3B of Sector of "A" Metropolitan.
- BY WEST : Plot NO-35.B of Sector "A" of Metropolitan C.H.S. Ltd.

and morefully and particularly delienated and demarkated in the site plan with red ink as enclosed hereto.

IN WITNESS WHEREOF the parties hereto have signed this deed on the dates mentioned against their respective signature.

WITNESS

1.

Jagan Das Sarma
8, old Post office st.
Cal-1

2.

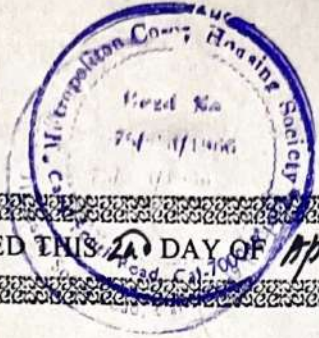
Shyamal Chatterjee
Adv'r
Cal. 27

For Metropolitan Co-operative Housing Society Ltd.

Jasitosh Borthakur
SECRETARY

FIRST PARTY

Jasitosh Borthakur
for the Constituted Attorney of
Mr Jagadish Chandra Mitra, Chairman
and Mr Pranatosh Ghosh, Director of
Metropolitan Co-op. Housing Society Ltd.



DATED THIS 24 DAY OF April 1984



DEED OF CONVEYANCE
BETWEEN

METROPOLITAN CO-OPERATIVE
HOUSING SOCIETY LIMITED

AND

Handwritten signature and stamp

MR./MRS.....



Handwritten notes in red and black ink:
Bank of India
V. No. 390/40/40
August No. 28/66
For the year 19...
01520

Handwritten notes:
27-9-82
M

Prepared by
Anupam Kumar Chatterjee
ANUPAM K. CHATTERJEE
ADVOCATE
8, OLD POST OFFICE STREET
CALCUTTA-700001