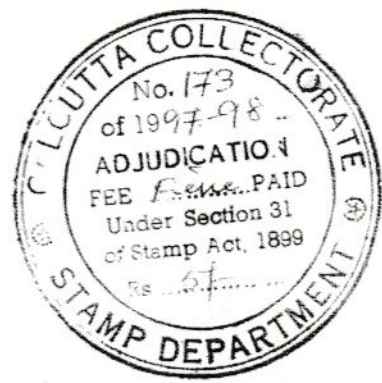


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2-4909

15,

Sec. 32, Case No. 173 of 1997-98
 Certificate that the full stamp duty chargeable on the
 instrument under the Indian Stamp Act, amounting
 to Rs. 3087 (Rupees Three thousand and eighty seven
 only) has been paid in stamps/under challan No. 58
 dated: 13/11/97



Calcutta Collectorate
 The 13/11/1997.
 Collector of Stamp Revenue
 Calcutta.

2/12/97

Schannabhy

Assessible under Regn. Rule 24,
 fully stamped or exempt from
 or does not require stamp duty
 under the Indian Stamp Act,
 1899 as amended up to 1978
 Schedule II, NO 23. Proceeds
 Rs. [redacted] Paid in [redacted]

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1

DEC 1997

The Deed of Transfer of Land Acquired for the Purba Putiary
 Development Scheme in Favour of the Settler in the Scheme .

This Indenture made this The 1st day of December 1997
 between the Governor of the State of West Bengal hereinafter
 called "The Governor" (which expression shall unless excluded
 by or repugnant to the context be deemed to include his
 successor in office and assigns) of the ONE PART and
 Shri Amarendra Nath Sarkar occupation Business, son of Late
 Chandra Madhab Sarkar residing at 95, New Tollygunge, P.O.
 Purba Putiary, Calcutta - 700 093, hereinafter referred to as
 " the Transferee" (which expression shall unless excluded
 by or repugnant or the context be deemed to include his/her
 heirs, executors, administrators, representatives and assigns)
 of the OTHER PART.



2. Whereas the Governor acquired certain lands at the instance
 of the Bastuhara Dokander Samity (hereinafter referred to as the



Presented for registration on
 11-5 A.M./P.M. on the 2nd
 day of Dec 1937 at
 Addl. Dist. Office
 at Alipore
 by Amarendra Nath Sarkar
 claimant
 claimant/Agent
 Attorney No. 11296
 authenticated by
 Registrar of Companies
 2 DEC 1937

by Amarendra Nath
 Sarkar
 Chandramahale
 25 New Gully
 Thane P.O. Purbani
 Dist. Calcutta
 by Char. -
 Profession - Business

Amarendra Nath Sarkar



11296

by Apurba Bandhugosh
 S/o Late Ananta Bandhugosh
 of P-55 - Ghosh
 Bishnupally
 Cal 93
 by Char. -
 Profession -

Amarendra Nath Sarkar

Apurba Bandhugosh
 S/o Late Ananta Bandhugosh
 P-55, Bishnupally
 Cal-93

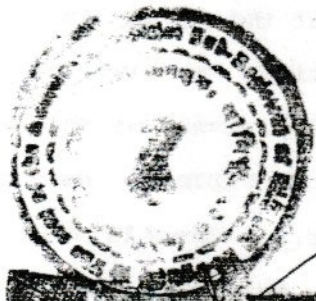
by S. K. Mondal
 (201)
 Administration
 or to develop -
 ment scheme
 L. & R. Deptt.
 Officer W.B.
 2 DEC 1937

said " Samity" which had its registered Office at 114/1, Tollygunge Road, Calcutta- 26, in the district of South 24- Parganas, for resettlement of refugees and creation of better living condition in Mouza Pur Putiary and Bansdroni, P.S. Tollygunge, District South 24-Parganas, under the West Bengal Land Development and Planning Act, 1948, and took possession of the said lands or on about Oct. 1954 whereupon the said lands vested absolutely in the Government of West Bengal (hereinafter referred to as " the Government " free from all encumbrances.

3. And whereas pursuant to the provisions at section 10 of the said land Development and Planning Act, the samity entered into an agreement with the Governor bearing date the 5th day of March, 1952 whereby it was agreed inter alia that the samity should pay to the Government all and every compensation that will be payable in respect of the acquisition of said land and all costs, charges and expenses of the acquisition proceedings as may be estimated by the Collector of the 24-Parganas under the West Bengal land and Development and planning act 1948.

4. And Whereas in accordance with the provisions of the said agreement the Society deposited with the Collector of 24-Parganas, Rs 65,000/- being part of the costs of acquisition of the said lands and possession of the said lands was made over to the said samity with the right to have the lands transferred to the samity upon full payment of the amounts of compensation and the costs, charges and expenses as aforesaid to enable the samity to sell and transfer the said land to bonafide refugees and homeless Government employees and homeless persons of the State of West Bengal in in terms of the said hereinbefore in part recited Agreement.





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5. And whereas the Samity having failed to comply with the terms and conditions of the said hereinbefore in part recited Agreement, the Governor determined the said Agreement, dated the 5th day of March, 1952, entered into between the Samity and the Governor, resumed the said lands which remained vested absolutely in the Governor for dealing with and disposing of the same in execution of the Development Scheme and appointed an Administrator for the execution of the said Scheme.

6. And Whereas the Transferee had prior to the termination of the said hereinbefore in part recited Agreement, dated the 5th day of March, 1952 deposited with the Samity the sum of Rs. 1320/- for the allotment of the plot of land hereinafter mentioned and described in the Schedule hereunder written to the Transferee but no transfer had been effected by the Samity in favour of the Transferee of the said land.

7. And whereas the Transferee has now applied to the Administrator for allotment of the plot of land mentioned in the Schedule hereunder written, forming part or portion of the said land so acquired as aforesaid under the Land Development and Planning Act, for residential purposes and the Administrator, Development Schemes, has agreed to allot to the Transferee 5 Cotta 00 Ch. 25 sft. of land, on payment of the sum of Rs. 2929/- in addition to the sum of Rs. 1320/- paid by the transferee to the Samity as aforesaid towards the price of the said land aggregated Rs. 4249/- and upon assignment by the transferee in favour of the Governor, the claim of the Transferee to recover from the Samity the said sum of Rs. 1320/- as deposited as aforesaid by the transferee with the Samity.





[Handwritten signature]

8. And whereas the Transferee has requested the Governor to execute these presents for the purpose of vesting the said lands, allotted to him, the Transferee and the Governor has agreed to do so.

9. Now this indenture Witnesseth that in pursuance of the said agreement and in consideration of the sum of Rs. 2929/- paid by the Transferee to the Government on or before the execution of these presents and the Assignment executed by the ~~xxx~~ Transferee in favour of the Governor of the claims of the said Transferee against the Samity for the said sum of Rs. 1320/- so deposited by the Transferee with the Samity as aforesaid, the Governor doth hereby grant, transfer, convey and assign unto the Transferee All THAT piece or parcel of land delineated in the map hereinto annexed and described in the Schedule hereunder written TO HOLD the same unto the Transferee free from encumbrances, but subject to payment of such rent as may be determined, to be payable in respect of the said piece or parcel of land AND the Transferee hereby covenants with the Governor that he shall not without the sanction, in writing, of the Government first has and obtained, use the land for any purpose, whatsoever other than for erection of dwelling house for the residence of himself and the members of his family.

10. And this Indenture further Witnesseth that all moneys that may become payable by the Transferee shall, in addition to other remedies that may be available to the Governor or the Government for the realisation of the same, shall be realisable as a public demand under the Bengal Public Demands Recovery Act. or any statutory modification thereof for the time being in force.





[Handwritten signature]

11. Be it further declared that since Plot no 95, of Purba Putiary Development Scheme was allotted in favour of Sri Chandra Madhab Sircar, the original allottee by the Bastahara Dokandar Samity, and the said Chandra Madhab Sircar died on 30.3.59, and his mother Manorama Sircar died on 17.3.75, leaving behind his only successors -in-interest. It has been decided to include the name of Sri Amarendra Nath Sarker in the deed of transfer in place of late Chandra Madhab Sircar with the plot of land the binding clauses as embodied in paragraphs 6 to 10 of the deed of transfer in respect of late Chandra Madhab Sircar, the original allottee will apply mutadis mutandis in respect of the present transferee also so far as plot no 95, of Purba Putiary Development Scheme in concerned.

12. The Scheduled above referred to:-

All that piece of land situated in Mouja - Purba Putiary and Bansaroni, jurisdiction Dist no 43, P.S. Regent Park, Sub-Registration Office at Alipore, Dist- South 24- Parganas, contained an area of more or less 5 Cottahs 00 Ch. 25 sft. of land comprising Scheme plot no 95, within Block no x and butted and bound in manner following, that is to say on the North- Plot no. 98, On South- plot no. 94, East by Road, and on the West by plot no. 96 .

13. In witness whereof the parties, to these presents have hereunto set their hands and seals the day and year first above written.

p/6.





Handwritten signature or scribble extending from the seal.

Signed, sealed and delivered by the Administrator, Development, Schemes, land and land Reforms Department, Government of West Bengal, Writers Buildings, Calcutta, for and on behalf of the Governor of State of the West Bengal in the presence of-

Pankaj Kumar Dey
D. D. Ash
L. R. Dept

(Signature and address of witnesses.)

Writers Buildings

S. K. Mondal 1/12/97

S. K. Mondal
Signature.
Administrator,
Development Schemes
L. & L. R. Dept.

Signed, sealed and delivered by the transferee in the presence of:-

Vijay Shankar

(Signature and address of witness.)

95- NEW Tollygunge
P.O. - Purbapuriary
Calcutta - 93

Amarendra Nath Sarkar

Signature .





Addl District Sub Registrar
 Alipore, 20/3/98

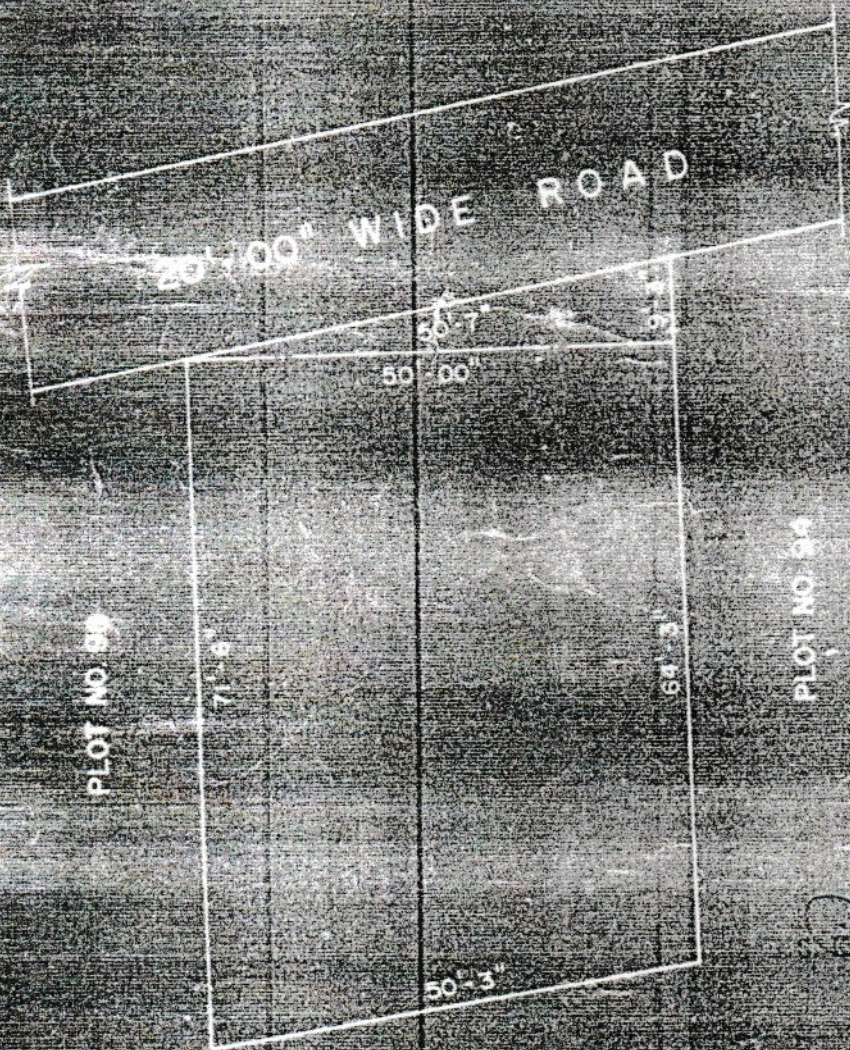
No. 191
 BOOK NO. 191
 VOLUME 55
 PAGE 1097
 DATE 20/3/98

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SITE PLAN OF SRI AMARENDRA NATH SARKAR PLOT NO. 95
 MOUZA - PURBA PUTIARY, J. L. NO. 43 and BANSDRONI
 J. L. NO. 45, CALCUTTA - 700 093, C.M.C WARD NO. 114,
 UNDER REGENT PARK POLICE STATION

SCALE : 1" (ONE INCH) = 20' - 00"

AREA OF LAND : 5K. 25 - Sft (approx.)



[Handwritten signature]
 S. G. MONDOL
 Admin.
 P. O.
 P. O.
 P. O.

PLOT NO. 96

Amarendra Nath Sarkar

Drawn by : K. ROY