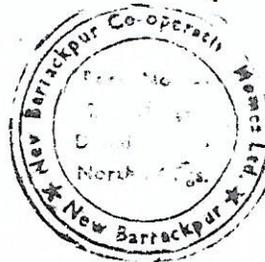


F-00158



00124

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 31 87 day of December Two Thousand and TW BETWEEN New Barrackpore Co-operative Homes Ltd. (formerly New Barrackpore Co-operative Colony Society Ltd.) duly registered under the Bengal Co-operative Societies Act, 1940 (now governed by the West Bengal Co-operative Societies Act, 1983) as a housing Co-operative Society vide Registration No.20/24- Parganas of 1950 and having its present office at Aharampur, P.O. New Barrackpore, P.S. ~~Khardan~~ <sup>Ghola</sup> Dist. North 24- Parganas, hereinafter referred to as "The Society" (which expression shall, unless excluded by or repugnant to the context mean and include its successors and assigns).

OF THE ONE PART

AND SHRI / SHRIMATI DEBANSU KUMAR SEN GUPTA

son/wife/daughter of Late Sudhansu Kumar Sen Gupta

residing at 349, Sankarpukur North Po. New Barrackpore, P.S. Ghola, Dist. North 24 Parganas a member of the Society hereinafter referred to as the 'ALLOTTEE' (which expression shall unless excluded by or repugnant to the context mean and include his/her heirs, executors, legal representatives and assigns).

OF THE OTHER PART

WHEREAS THE Government of West Bengal (hereinafter referred to as 'The Government' acquired, by making a Notification under section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878 -L-Dev. dated 24th Nov. 1953 under section 6 of the aforesaid Act which was published at page 3908 - 3909 of the Calcutta Gazette, dated 3rd December, 1953, C.S. Plot Nos. as set out in Schedule "A" hereinafter, in Mouzas Masunda J.L. 34, Aharampur, J.L. 35 and Kodalia 36 under P.S. ~~Khardan~~ <sup>Ghola</sup> Dist :- 24 Parganas (now North 24- Parganas) measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

AND WHEREAS possession of the said lands with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act ;

AND WHEREAS by an Agreement which was executed by and between the Society and the Government, on the 23rd November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to be awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of Development as set forth in the Scheme, within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the Government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

admissible under Rule 21 is also refer (1)  
to (1) of W & L R Act-1951, duly  
stamped under the Indian Stamp Act,  
1899 Subsequently amended Schedule  
I A, No 23  
Fees Paid.....

Registrar u/s - 7 (2)  
North 24-Parganas, Baranati  
(D. S. E. = 1) 14 JAN 2003



Presented for Registration at 1-50 P.M.  
4 M/P. M. on the 14th day of  
JAN 1991 of the Sadar Registrars  
Office Barasat by Shri Pabini Behari Roy  
one of the executive  
direct.

*Pabini Behari Roy*

Registrar u/s - 7 (2)  
North 24-Parganas, Barasat  
(D. S. R. = 1)

14 JAN 2003

*Pabini Behari Roy*

Secretary  
New Barrackpur Co-operative  
Homes. Ltd.

*Pabini Behari Roy*  
Chairman  
New Barrackpur Co-operative  
Homes. Ltd.

T. I. dispensed with

Registrar u/s - 7 (2)  
North 24-Parganas, Barasat  
(D. S. R. = 1)  
14 JAN 2003

*[Handwritten signature]*

1) Shri Pabini Behari Roy  
Secretary

2) Sri Pabini Behari Roy  
Chairman

3) *[Handwritten name]*  
SECRETARY  
NEW BARRACKPUR CO-OPERATIVE HOMES LTD.  
BARRACKPUR  
WEST BENGAL  
GIST.-NORTH 24 PARGANAS  
OF CASTE HINDU/MUSLIM  
PROFESSION

*Md. Ismail*

SECRETARY  
DIPBENIA MADHYAM  
GIST.-NORTH 24 PARGANAS  
OF CASTE HINDU/MUSLIM  
PROFESSION

Md. Ismail  
s/o Md. Ismail  
Dipbenia, Madhyamgram  
Barasat

Registrar u/s - 7 (2)  
North 24-Parganas, Barasat



AND WHEREAS the Government, thereafter, empowered the Society under Sub-section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said AGREEMENT;

AND WHEREAS the Society completed the said development work in accordance with the lay out plan and the terms and conditions of the said AGREEMENT, inter alia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the Development Plan of the said scheme amongst the members of the Society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to Scheme Nos. I and III; of the said development plan to be used for common purpose of schemes No. I and III .

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots to respective allottees under their Memo No. 878-L.Dev. dated 18.1.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal ;

AND WHEREAS the Allottee being admitted into membership of the Society was allotted a plot of land measuring an area of ~~4 Cottans 15 Chhikkas 29 Sq. Ft.~~ Cottans approximately, in C.S. Dag ~~284, 285.~~ <sup>285, 286, 287, 284, 285</sup> No. ~~285, 286, 287, 284, 285 Scheme No. III, Khatian No. ~~2008 Mouza Masunda~~ under the Development Scheme (by way of transfer from the earlier member - allottee Shri/Smt. ~~-----~~) by the Society and the Allottee is in possession of the said plot since ~~-----~~ <sup>29-7-1954</sup>.~~

AND WHEREAS the allottee predecessor in interest of the Allottee paid a total consideration and/or price of Rs. ~~710/-~~ (Rupees ~~-----~~ <sup>Seven hundred and ten</sup>) only for the said plot ;

AND WHEREAS the Society in terms of the said Agreement paid a total amount of Rs.1,35,829.84 (Rupees one lakh thirty five thousand eight hundred twenty nine and eighty four paise only ) to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceedings in connection with such acquisition, as per demands made by the Government from time to time ;

AND WHEREAS the Society, thereafter, requested the State of West Bengal to execute a proper Deed of Conveyance in favour of the Society for the purpose of vesting the said lands in the Society in accordance with the said Agreement ;

AND WHEREAS in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an Indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181. 27 acres in Mouza Masunda, J.L. No. 34, and Mouza Aharampur, J.L. No. 35 and Mouza Kodalia J.L. No. 36 all under P.S. Khardah, Dist. North 24 Parganas, contained in C.S. Plot numbers as described in schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said Indenture of Conveyance together with modification made by the government of West Bengal Land and





**SCHEDULE 'A'**  
(Referred to above)

Declaration No. 23878 L. Dev. dated 24.11.53 published in the Calcutta Gazette dated 3.12.53 pt -I Page No.3908-3909. Area of Land more or less - 181 .27 acres in Mouza - Masunda J.L.N.O . 34, Aharampur J.L No. 35 and Kodalia J.L. No. 36.; P.S. Khardah, Dist : North 24 Parganas.

Area of Land : more or less 181.27

Mouza - Masunda : C. S. Dag Nos.

80, 81, 100, 201, 202, 216, 218, 223, 228, 233, 234, 241, 244, 246, 248, 249, 252, 254, 255, 256, 260, 261, 262, 263, 264, 266, 295, 296, 297, 302, 317, 318, 326, 327, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 352, 355, 359, 361, 366, 374, 380, 383, 384, 386, 388, 389, 390, 391, 392, 393, 395, 396, 398, 405, 409, 413, 437, 438, 441, 447, 448, 449, 450, 454, 457, 458, 459, 494, 511, 513, 520, 521, 522, 523, 524, 525, 551, 559, 826, 827, 830, 831, 833, 835, 840, 841, 842, 844, 845, 846, 847, 851, 852, 853, 854, 855, 856, 857, 859, 860, 861, 862, 863, 864, 865, 867, 869, 870, 871, 873, 874, 875, 876, 877, 878, 879, 881, 882, 883, 885, 887, 891, 893, 895, 896, 897, 898, 899, 900, 901, 902, 904, 913, 939, 941, 942, 943, 944, 948, 949, 950, 951, 956, 957, 959, 971, 972, 983, 984, 985, 986, 987, 988, 989, 992, 993, 994, 995, 996, 1002, 1017, 1042, 1047, 1056, 1091, 1093, 1094, 1095, 1096, 1099, 1105, 1107, and 1108.

Mouza - Aharampur : C.S. Dag Nos.

15, 22, 23, 30, 42, 58, 60, 61, 62, 64, 65, 67, 68, 69, 70, 71, 72, 74, 78, 79, 83, 88, 107, 108, 110, 111, 112, 113, 116, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180, 182, 183, 185, 188, 189, 200, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 241, 242, 243, 245, 246, 247, 249, 250, 252, 254, 255, 263, 266, 267, 268, 270, 271, 272, 274, 275, 277, 278, 279, 281, 282, 286, 287, 288, 289, 290, 293, 294, 296, 298, 302, 303, 304, 306, 321, 324, 332, 334, 335, 336, 337, 338, 339, 340, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 356, 360, 411, 415, 423, 424, 425, 426, 427, 428, 429, 430, 431, 433, 434, 435, 436, 438, 439, 440, 441, 442, 444, 445, 446, 447, 450, 451, 453, 454, 455, 456, 459, 462, 463, 465, 468, 569, 474, 479, 480, 487, 488, 494, 502, 503, 505, 506, 507, 508, 509, 512, 514, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 553, 554, 555 to 609, 612, 614, 615, 617 to 648, 663, 664, 665, and parts of CS. No. 21, 25, 359.

Mouza - Kodalia : J.L. 36 : C.S Dag Nos.

229, 230, 231, 232, 233, 234, 235, 236, 238, 239, 668, 669, 670, 671, 672.

Land acquired in favour of RR & R Deptt. transferred to New Barrackpur Co- operative Homes Ltd . in exchange of land acquired for New Barrackpur Co- operative Homes Ltd. transferred to the RR & R Deptt. for purpose of contiguity.

Mouza - Aharampur : C.S. Dag Nos.

19, 20, 95, 97, 184, 190, 196, 197, 201, 202, 305, 307, 319, 320, 322, 323, 331, 409, 410, 412, 416, 419, 421, 422, 443, 448, 449, 464, 475, 486, 500, 501, 504, 513, 558, 559.

Mouza - Masunda : C.S. Dag Nos.

213, 214, 219, 220, 222, 229, 235, 247, 250, 251, 253, 267, 273, 285, 346, 442, 471, 828, 829, 832, 836, 837, 838, 839, 843, 858, 866, 868, 884, 886, 888, 890, 903, 990, 991, 997, 999, 1051, 1058, 1092.



### SCHEDULE B

ALL THAT PIECE AND PARCEL OF a plot of land being plot No. A measuring an area of 4 (Four) cottahs 15 (Fifteen) chittacks 29 (Twenty nine) Sq.ft. (more or less) in Scheme No III of the Development Plan of the Society in C.S. Dag No. 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, Khattian No. 318/2008, J.L.No-34, Co-operative Ward No. 2, Municipal Holding No. 349, Ward No. 7 Mouza : Madunda in New Barrackpore, P.S. Chota within the municipal area of New Barrackpore Municipality in the District of North 24-Parganas (erstwhile 24-Parganas) and of the lands mentioned in Schedule 'A' written hereinafter, butted and and bounded by -

- On the North - by A/o. - Dilli Mukherjee
- On the South - by Main Road East.
- On the East - by A/o. - Smt. Maya Duttal Amulya Sarkar.
- On the West - by A/o. - Arun Sarkar.

-with all easement rights, appurtenances, advantages, facilities, privileges available on / attached with the said plot of land.

IN WITNESSES, the Society and the Allottee herein sign, seal and execute this Indenture on of conveyance on the day, month and the year written hereinafter first.

New Barrackpore Co-operative Homes Ltd.

through its Common Seal by the authorised Office - bearers of the said Society -



Mihir Ban Chakraborty  
 CHAIRMAN **Chairman**  
 New Barrackpur Co-operative Homes. Ltd.

Pulni Bha. Roy  
 SECRETARY **Secretary**  
 New Barrackpur Co-operative Homes. Ltd.

[Signature]  
 DIRECTOR

Witness :-

ALLOTTEE [Signature]

- Harendranath Mandal **Director**  
New Barrackpur Co-operative Homes. Ltd.
- Nani gopal Chakraborty **Director**  
New Barrackpur Co-operative Homes. Ltd.

130



Registrar u/s - 7 (2)  
North 24-Parganas, Baranad  
(D. S. R. = 1)  
14 JAN 2005



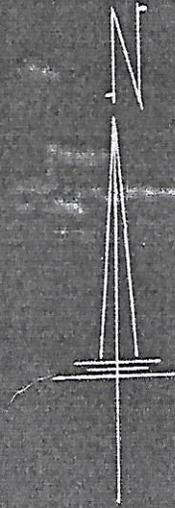
Registrar u/s - 7 (2)  
North 24-Parganas, Baranad  
(D. S. R. = 1)

Volume No. 4-132  
Page No. 24-132  
Bead No. 80158  
For the year 8003

15-1-03

SITE PLAN ON C.S. DAG NO. 284, 285 AND PART OF  
 R.S. DAG NO. 285P. 2336, 2337 AND 284 OF  
 MOUZA - MUSUNDA. J.L. NO. 34.  
 P.S. - GHOLA. DIST. - NORTH 24 PARGANAS.  
 CO-OPERATIVE WARD NO. 2.  
 UNDER NEW BARRACKPUR MUNICIPALITY.  
 SCALE: 1" = 30'-0"

H/O DOLLY MUKHERJEE



ARUN SENGUPTA.  
H/O.

28'-0"  
12'-0"  
DEBANGU KUMAR SENGUPTA.  
4 KA. - 15 CH - 29 SFT.  
31'-3"

12'-0"  
H/O  
AMULLYA SARKAR.  
H/O - SMT. MAYA DUTTA

MAIN ROAD (EAST)

VENDOR'S SIGNATURE.

*Handwritten signature*

Drawn by  
*Handwritten signature*

23.5.2002



Registrar u/s - 7 (2)  
North 24-Parganas, Baranah

(D.S.R. - 11)

14 JAN 2003



Registrar u/s - 7 (2)  
North 24-Parganas, Baranah

(D.S.R. - 11)

15 1. 03

Value No 6  
Page No 124  
Deed No DD 158  
For the year 2002

*Handwritten signature*

Registrar u/s - 7 (2)  
North 24-Parganas, Baranah

(D.S.R. - 11)

*Handwritten signature*