

# CONVEYANCE

Re : PLOT NO. A14

AREA 4 K. 3 CH. 25 Sq. FT.

FROM :

THE JADAVPUR CO-OPERATIVE LAND AND HOUSING  
SOCIETY LIMITED

- VENDOR SOCIETY

admissible Under Rule-21  
Duly Stamped (Stamp paid  
From Stamp duty or does not  
Require Stamp duty) Under  
The Indian Stamp Act-1899  
Schedule I No. 1A  
No. 23/4

*[Signature]*  
District Sub-Registrar-II  
Alipur, RA BANGALORE (South)  
6.6.2000

To

SRI KIRON PADA BASU.

- PURCHASER MEMBER



Presented for Registration at  
 2-0 A.M.P.M. on the 6th  
 of June 2007  
 at the District Registrar Office  
 Alipore South 24 Parganas by  
 Executive Chairman of one of  
 the Executive Committees of  
 Anorney for.....



*Ratikanta Dhar*  
*[Signature]*

**District Sub-Registrar-II**  
 Alipore, 24 Parganas (South)  
 6.6.2007

*Ratikanta Dhar.*  
 Vice Chairman.

- ① *Ratikanta Dhar*  
As vice-chairman
- ② *R.R. Giri,*  
As chairman
- ③ *Jasem W. Mulyaji*  
As panel chairman
- ④ *Kumar Kartic Dey*  
As Secretary of the  
Jadavpur Co-op. Land  
and Housing Society Ltd.  
of its office at Jadavpur  
University, P.S. Jadavpur  
Cat-32

*[Stamp]* 3456

*Ratikanta Dhar.*  
 Vi

*[Stamp]* 3457

*R.R. Giri (RUKMVM)*  
*Chairman (RAMAN AIR)*

*[Stamp]* 3458

*Jasem Kumar Mulyaji*  
 Panel Chairman

*[Stamp]* 3459

*Kumar Kartic Dey*  
 Secretary

*[Signature]*

*Jasem W. Dey*  
 S/o W/o D/o B. M. Dey  
 of Alipore Police Court  
 Dist. South 24 Parganas  
 by Caste Hindu/Muslim  
 by Profession .....

*Jasem W. Dey*  
 S/o, R.M. Dey  
 Alipore Police Court  
 cat-700027.

*[Signature]*

**District Sub-Registrar-II**  
 Alipore, 24 Parganas (South)  
 6.6.2007

2841  
THIS INDENTURE is made on this the 6th day of June in the year two thousand 2000 BETWEEN THE JADAVPUR CO-OPERATIVE LAND AND HOUSING SOCIETY, LIMITED registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University P.S. Jadavpur, Calcutta - 700 032 in the District of South 24-parganas hereinafter referred to as the VENDOR SOCIETY which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor or successor, assign or assigns or legal representatives of the ONE PART AND SHRI/SHRIMATI KIRON PADA BASU son/

wife/daughter of late Kabi Prasad Basu by occupation Service at present residing at 198/2, Santoshpur Avenue, Calcutta - 700 025 shareholder member of the Vendor Society hereinafter referred to as the PURCHASER MEMBER which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his/her heirs executors administrators representatives and assignees of the OTHER PART.

WHEREAS by a conveyance bearing the date 14th July, 1978 and registered at the office of the district Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 4092 for the year 1978 the Vendor Society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (10 acre 93 decimal) in R. S. Dag Nos. 83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139 Khatian No. 101, J.L. No. 25, Touzi No. 56 in Mouza Nayabad P.S. Kasba in the District of South 24-Parganas.

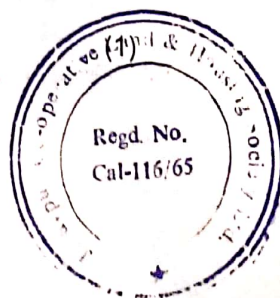
AND WHEREAS by a further Deed of Conveyance bearing the date 8th February, 1979 and registered at the office of the District Sub-Registrar Alipore, 24-Parganas in Book No. 1 Being No. 590 for the year 1978, the Vendor Society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 acres (10 acres and 93 decimals) in R. S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, Khatian No. 101, J.L. No. 25, Touzi No. 56 in Mouza Nayabad in P.S. Kasba in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 5334 for the year 1979 the Vendor Society absolutely purchased for valuable consideration mentioned therein from Ganesh Chandra Pramanick and others the total land measuring 1 bigha 11 cottahs (0.53 1/2 acres) in Dag No. 139, J.L. No. 25, Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza Nayabad, P.S. Kasba in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 5335 for the year 1979 the Vendor Society absolutely purchased for valuable consideration mentioned therein from Kubir Mondal and others the total land measuring 16 cottahs and 8 chittaks (0.28 1/2 acres) in Dag No. 139, J.L. No. 25, Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza Nayabad, P.S. Kasba in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 5336 for the year 1979 the Vendor Society absolutely purchased for valuable consideration mentioned therein from Methor Bag and others the total land measuring more or less 3 bighas (0.99 acres) in Dag No. 196, J.L. No. 25, Khatian No. 76, R.S. No. 3, Touzi No. 56, Mouza Nayabad, P.S. Kasba in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing 21st December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1 Being No. 6957 for the year 1979 the Vendor Society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (10 acres 93 decimal) in Dag No. 83, 135, J.L. No. 25, Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza



Nayabad, P.S. Kasba in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1 Being No. 3223 for the year 1980, the Vendor Society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 acres (10 acres 92 decimal) in Dag No. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139 J. L. No. 25, Khatian No. 101, R. S. No. 3, Touzi No. 56, Mouza Nayabad, P.S. Kasba in the District of South 24-Parganas.

AND WHEREAS the Vendor Society recorded its name with the office J. L. R. O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 6.6.1980 as absolute owner of all the land measuring about 45.52 acres (137 Bighas 5 cottahs 7 chittaks and 31 sq feet) so purchased from the above mentioned parties and is thus seized and possessed of or/and otherwise well and sufficiently entitled so their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments, and is in khas possession thereon.

AND WHEREAS by a further Deed of Conveyance bearing the date 8th February, 2000 and registered at the office of the District Sub-Registrar III, Alipore, 24-Parganas in Book No.1, Being No. 657 for the year 2000, the Vendor Society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others the total land excluding road measuring a further .099 acres (6 Cottahs) in R. S. No. 3, Dag No. 191 (Part) Khatian No. 145, J.L. No. 25, Touzi No. 56, Mouza Nayabad, P.S. Kasba under Calcutta Municipal Corporation Ward No 109.

AND WHEREAS by a further Deed of Conveyance bearing the date 15th February, 2000 and registered at the office of the District Sub-Registrar III, Alipore, 24-Parganas in Book No.1, Being No. 765 for the year 2000, the Vendor Society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others the total land measuring .099 acres (6 Cottahs) in R. S. No. 3, Dag No. 191 (Part), Khatian No. 145, J.L. No. 25, Touzi No. 56, Mouza Nayabad, P.S. Kasba under Calcutta Municipal Corporation Ward No 109.

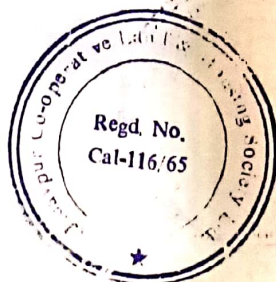
AND WHEREAS by a further Deed of Conveyance bearing the date 22nd February, 2000 and registered at the office of the District Sub-Registrar III, Alipore, 24-Parganas in Book No.1, Being No. 874 for the year 2000, the Vendor Society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others the total land measuring .099 acres (6 Cottahs) in R. S. No. 3, Dag Nos. 191 (Part), Khatian No. 145, J.L. No. 25, Touzi No. 56, Mouza Nayabad, P.S. Kasba under Calcutta Municipal Corporation Ward No 109.

AND WHEREAS by a further Deed of Conveyance bearing the date 24th March, 2000 and registered at the office of the District Sub-Registrar III, Alipore, 24-Parganas in Book No.1, Being No. 1296 for the year 2000, from Kanti Ranjan Chakraborty and others and on their behalf Matilal Mondal and Kalpana Das by virtue of power of Attorney registered at the office of the District Registrar, 24-Parganas (South) bearing Deed No. 38 dated 24.1.2000 the total land measuring .103125 acres (6 Cottahs 4 Chittacks) in R. S. No. 3, Dag Nos. 191 (Part), Khatian No. 145, J.L. No. 25, Touzi No. 56, Mouza Nayabad, P.S. Kasba under Calcutta Municipal Corporation Ward No 109 and further deed of conveyance being the dt.-23.5.2000 and registered at the above mentioned office in Book No.1, being No-1946 for the year 2000, the total land measuring 6x4 sh. from Kanti Ranjan Chakraborty & others with Dag No. 191, Khatian No-145 and e.M.C. ward No.-109.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members the Vendor Society effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages, and divided the area into several plots of different sizes and measurements for distribution among the members of the Vendor Society. The entire land on which the said plots have been so carved out is fully described in the first schedule being Schedule 'A' hereunder written.

AND WHEREAS pursuant to an application for membership of the Vendor Society made by the PURCHASER MEMBER for obtaining a plot of land and agreeing to comply with the terms

SOCIETY LTD.  
CHAIRMAN  
VICE-CHAIRMAN  
SECRETARY



(2)



and conditions of the Vendor Society for the demise thereof the purchaser member was admitted as a member of the Vendor Society.

AND WHEREAS by a resolution dated 2. 5. 87 it was decided by the Vendor Society to allot different plots of land to its different members by lottery and such lottery was held on 31.5.87 whereby the PURCHASER MEMBER was allotted the plot of land more particularly described in Schedule 'B' hereinbelow and hereinafter referred to as the said plot and the PURCHASER MEMBER has accepted such lottery. It was also decided by a resolution dated 2.5.2000 to allot different plots of land from plots purchased on different dates in the year 2000 to its different members on first come first serve basis.

AND WHEREAS the PURCHASER MEMBER has paid a sum of Rs. 86,555/- to the Vendor Society from time to time as required by the Vendor Society.

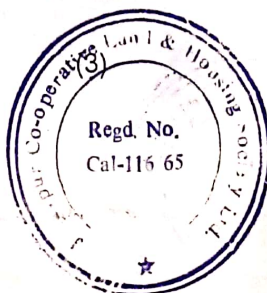
AND WHEREAS the Vendor Society appropriated the said sum of Rs. 86,555/- (Rupees Eighty six thousand five hundred fifty five only) in full payment of the consideration and allotted the said plot to him being all that the plot No. A14 measuring more or less 4 cottahs 3 chittaks 25 sq. ft. (more particularly described in the second Schedule being Schedule 'B' hereunder written and also marked red in the annexed plan) in favour of the PURCHASER MEMBER.

AND WHEREAS the PURCHASER MEMBER has taken inspection of the scheme himself/herself of the plan and of the said allotted plot and has satisfied himself/herself as to size and condition thereof, and also that the said sum of Rs. 86,555/- is the fair and reasonable purchase consideration thereof.

NOW THIS INDENTURE WITNESSETH that pursuant to the aforesaid allotment to the PURCHASER MEMBER and in consideration of the said sum of Rs. 86,555/- (Rupees Eighty six thousand five hundred fifty five only) paid by the purchaser member to the Vendor Society (the receipt whereof the Vendor Society does hereby and also by the Memorandum of Consideration hereunder written admits and acknowledges and acquits and releases the demiser premises and the purchaser member from the same) the said Vendor Society does hereby SELL, TRANSFER, CONVEY, assign, confirm and assure unto the purchaser member ALL THAT the piece and parcel of vacant land being the said Plot bearing plot No. A14 measuring about 4 cottahs 3 chittaks and 25 sq. ft. more particularly described in the Second Schedule being Schedule 'B' hereunder written and as shown in the annexed plan in red boundary line OR HOW SO EVER OTHERWISE the same is or are heretofore was or were butted bounded called known numbered described or distinguished TOGETHER WITH ALL AREAS PATHS, PASSAGES, DRAINS, water courses and all manner of rights liberties, privileges easements, appendages and appertainances whatsoever belonging to or in any way apartaining to the said plot TOGETHER WITH all reversion or reversions, remainder or remainders and the rents issues and profits thereof of the plot hereby sold, transferred and conveyed TO HAVE AND TO HOLD the said piece or parcel of land together with the rights liberties and APARTAINANCES aforesaid to the said PURCHASER MEMBER absolutely and forever, free from all encumbrances.

THE VENDOR SOCIETY HEREBY COVENANTS WITH THE PURCHASER MEMBERS AS FOLLOWS : -

- (1) The said plot of land hereby demised and conveyed is till date free from all encumbrances, liens, lispdens, attachments and/or any scheme of acquisition from any authority whatsoever.



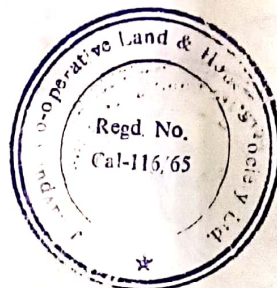
- (2) The said vendor society has good right, full power and absolute authority to convey the said piece or parcel of land hereby transferred to the said purchaser member in the manner aforesaid.
- (3) The said PURCHASER MEMBER shall be entitled to enter upon and enjoy the said piece and parcel of land and enjoy the rents, issues and profits thereof without any eviction, interruption, whatsoever by or from the said vendor society or any person or persons claiming through under or in trust for the said vendor society.
- (4) The said vendor society and all persons claiming through under or in trust for the Vendor society shall at all times hereafter at the request and costs of the said purchaser member his/her heirs executors and assigns do or cause to be done all such acts, deeds, matters and things for more perfectly assuring to the said purchaser member his/her heirs, executors and assigns as may be reasonably required from time to time, and also to produce necessary documents of title relating to or in anyway connected with the said plot that are being retained by the vendor society.

AND THE PURCHASER MEMBER DOTH HEREBY COVENANT WITH THE VENDOR SOCIETY AS FOLLOWS :-

- (1) That the purchaser member and his assignees and/or transferees in respect of the said plot shall be always bound by the decisions taken by the Vendor Society in so far as the upkeep and maintenance of common facilities and/or conveniences relating to the said plot and the common areas of enjoyment in the Society's entire project to which all the plot holders of the lands described in Schedule 'A' hereunder shall be entitled to and the PURCHASER MEMBER shall be bound to pay to the Vendor Society the periodic charges that shall be determined by the Vendor Society from time to time whether FORMALLY DEMANDED OR NOT AND THE VENDOR SOCIETY SHALL BE ENTITLED in case of default on the part of the purchaser member to realise such sums as a money claim or in the alternative to stop and or discontinue, such common facilities provided always that upon the Purchaser member duly paying such charges and observing and complying with such decisions as aforesaid, the purchaser member and his assignees and/or transferees shall be free to uninterruptedly use and enjoy the common facilities and conveniences and common areas of enjoyment in exactly the same manner as other plot holders of lands described in Schedule 'A'.



Sub-Registrar-III  
Alipore 24-Parganas (South)



(4)

THE FIRST SCHEDULE ABOVE REFERRED TO :

'A'

ALL THAT the piece and parcel of land measuring more or less 45.920125 acres approximately 138 bighas 9 cottahs 11 chittaks and 31 sq. ft.) situated and lying at and being comprised being R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 191 (Part) J. L. No. 25. Touji No. 56, Khatian Nos. 76, 90 and 101 and 145 Mouza Nayabad within P.S. Kaoba.....in the District of South 24-parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO

'B'

All that Residential Plot No. A14.....measuring more or less 4.....cottahs.....3.....Chittaks.....25.....Sq. ft.. out of the land mentioned in the First Schedule, bounded

ON THE NORTH BY : A13 PART.....

ON THE SOUTH BY : PLOT NO. A15.....

ON THE EAST BY : 16'- WIDE ROAD.....

ON THE WEST BY : PLOTS OF PHASE - I.....

and as shown in the annexed plan in red boundary line.

IN WITNESS WHEREOF the Vendor Society and the Purchaser Member have set and subscribed their hands and seals the day, month and year first written above.

SIGNED SEALED AND DELIVERED BY THE VENDOR SOCIETY AT CALCUTTA IN THE PRESENCE OF :

1. Mati Lal Mondal
2. Nitai Nahaal call 78  
Sannitra Ghosh  
Kankhyly Purba Para  
P.O. Bidhan Garh  
Calcutta - 66

JADAVPUR CO-OPERATIVE LAND & HOUSING SOCIETY LTD.

- CHAIRMAN.....*R. Raji*  
 PANEL CHAIRMAN.....*[Signature]*  
 VICE-CHAIRMAN.....*[Signature]*  
 SECRETARY.....*[Signature]*

SIGNED, SEALED AND DELIVERED BY THE PURCHASER MEMBER AT CALCUTTA IN THE PRESENCE OF :

1. Mati Lal Mondal  
Nitai Nahaal call 78
2. Sannitra Ghosh  
Kankhyly Purba Para  
P.O. Bidhan Garh  
Calcutta - 66

Common Seal of the Society affixed pursuant to resolution of the Society dated.....

(5)



# MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser member the within mentioned sum of Rs. 86,555/- (Rupees Eighty six thousand five hundred and fifty five only) in full satisfaction of the consideration money paid to the Vendor Society as mentioned in the Deed of Conveyance.



ALIPUR CO-OPERATIVE LAND & HOUSING SOCIETY LTD.

Witness :

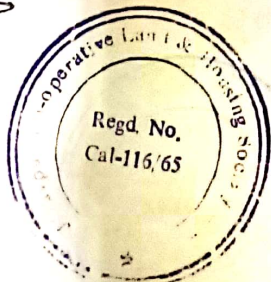
- 1) Mati hall Mondal  
Mitai Naqar Calcutta
- CHIEF MANAGER ..... R. Rajini  
PARTIAL CHAIRMAN .....  
VICE-CHAIRMAN .....  
SECRETARY ..... D. ...

- 2) Soumitra Ghosh  
Kan Khily purba Para  
Po. Bidher garh  
Calcutta - 66

District Sub-Register-III  
Alipuri 24-Parganas (South)  
6. 6. 2020

Drafted by me  
as per Co-operative proforma  
Anwarul Kumar Das  
WB/378/81, Advocate  
Alipur Police Courts,  
Calcutta-27.

12/6/2020  
District Sub-Register-III  
Alipuri 24-Parganas (South)

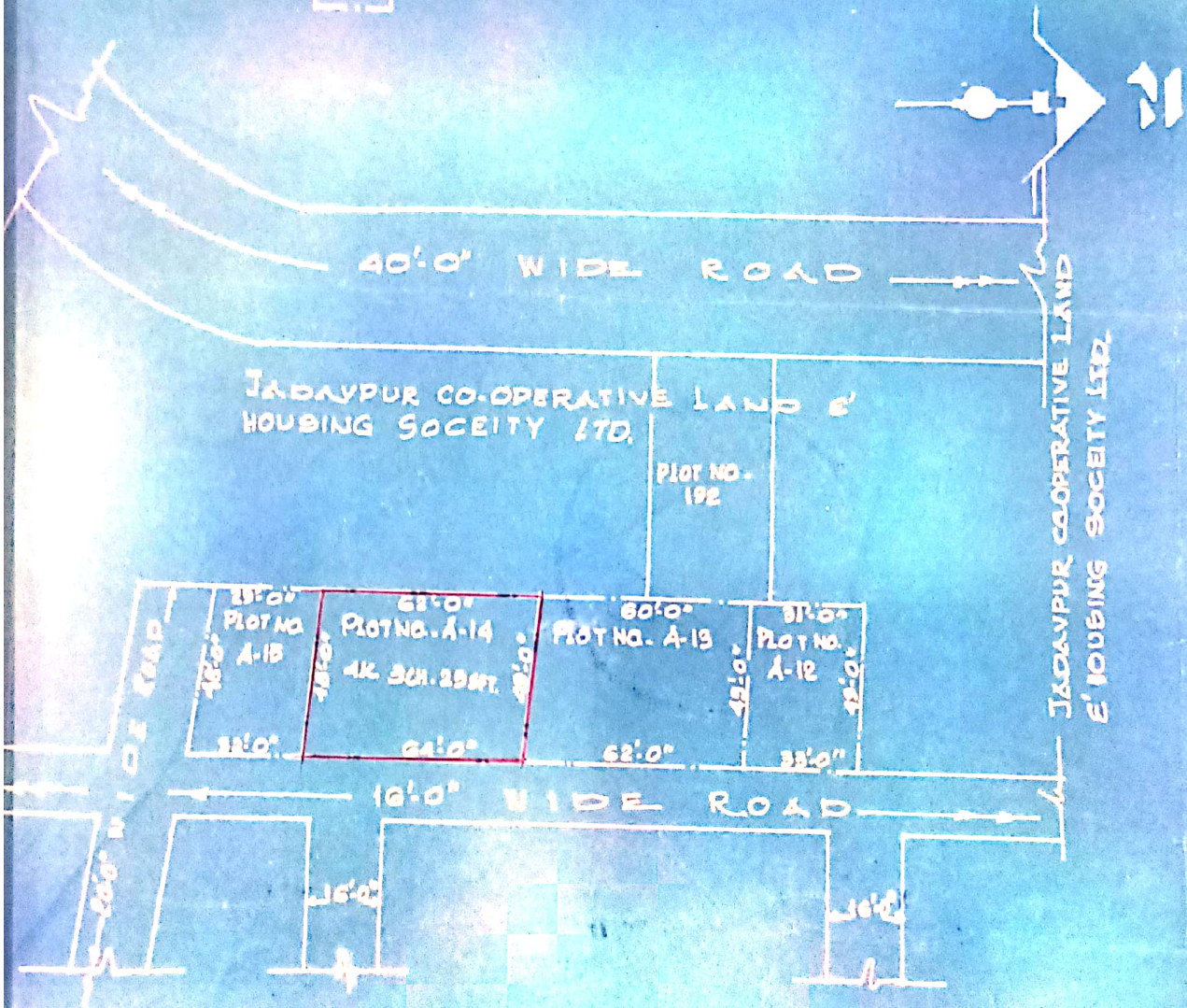


(6)

Book No. ....  
Volume No. 58  
Page 354 To 371  
Being No. 2131  
For the Year 2020

SITE PLAN OF PLOT NO. 1-14 OF ADDED AREA OF THE JADAVPUR CO-OPERATIVE LAND AND HOUSING SOCIETY LTD. [REGD. NO. 162/ CAL. OF 1965] CORRESPONDING R.S. DAG NO. 191, IN PART OF MOUZA-NAYKAD, J.L. NO. 25, KHATIAN NO. 145, R.S. KASBA, DIST. 24 PGS [5] UNDER CALCUTTA MUNICIPAL CORPORATION, WARD NO. 109  
SCALE: - 1" = 50' 0"

REF. LAND TO BE ALLOTTED IN FAVOUR OF  
SRI. KIRAN PADA BASU.  
MEASURING AN AREA MORE OR LESS 4K. 3CH. 25 SQ. FT.  
SHOWN THUS.



**JADAVPUR CO-OPERATIVE LAND & HOUSING SOCIETY LTD.**

CHAIRMAN.....  
 PANEL.....  
 VICE-CHAIRMAN.....  
 SECRETARY.....

*[Handwritten signature]*

DRAWN BY - *[Handwritten signature]*



Book No. .... I  
Volume No. 58  
Pages ..... 70  
Being No. 2731  
For the year 19... 2002

*One plan pasted*

*6.6.20*  
Dist. Sub-Registrar-  
Alipore 24 Parganas (South)  
*[Signature]*  
Dist. Sub-Registrar-  
Alipore 24 Parganas (South)  
12/6/2002