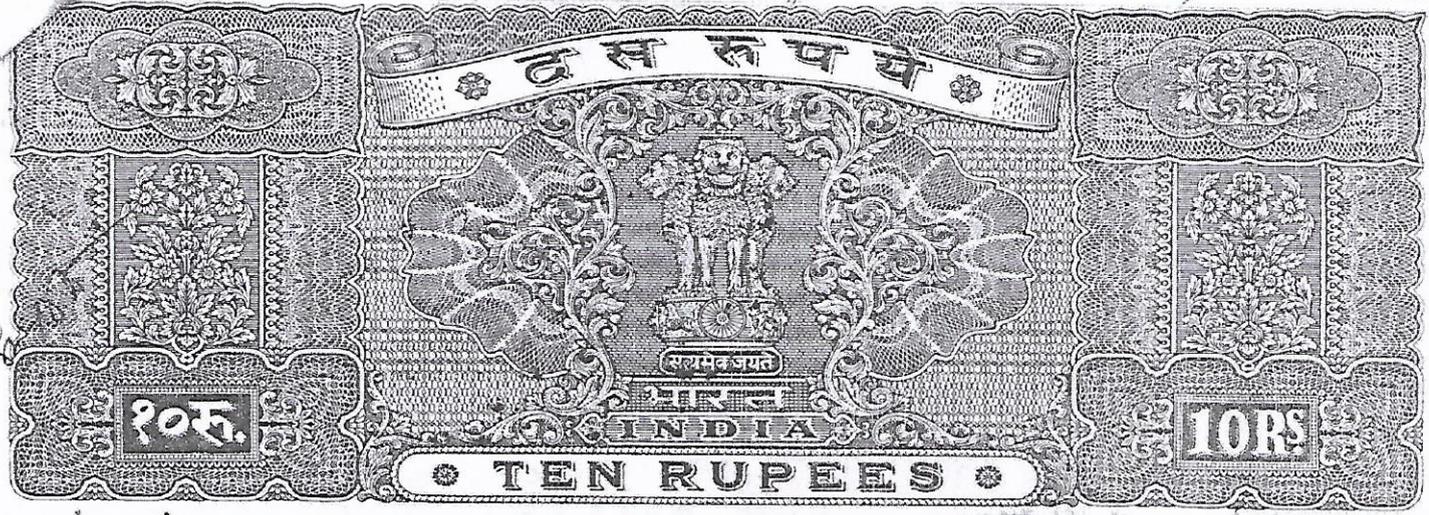


Resarat - Dated no. 7140 Feb 1957

10 Rs.

Resarat



5099/531L  
509

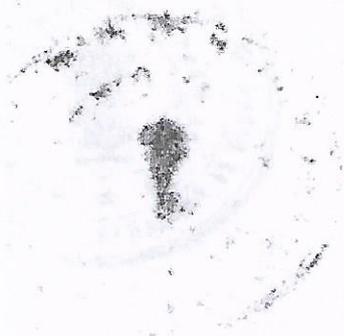


3-15
4-30
3-50
0-
17-15

7140 Feb 1957

372/0  
 ADD / ADV .....  
 RE .....  
 DATE - 3 SEP 1997  
 SURANJAN MAJUMDAR  
 LICENSED STAMP VENDOR  
 CITY CIVIL COURT  
 2, B. S. K. S. ROY ROAD, CAL-1

P. SARKAR (Advocate)  
 Baraat Judges Court

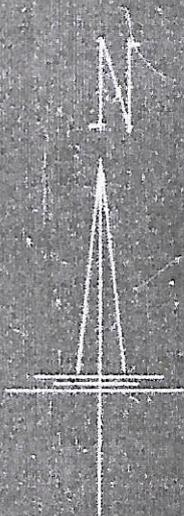


NO PAID  
 4118  
 2.00 - 2.00  
 3.00 - 3.15  
 STAMP - 4.50  
 C. S. S. - 3.00  
 1.00 - 1.00  
 6.00 - 6.15  
 28.80  
 Total Rs .....  
 Stamp Prepared .....  
 and delivered to the  
 amount as per order  
 No. 5312 dated 5/9/97  
 At 15/9  
 Record Books  
 The District Registrar  
 24 F. Street, Calcutta

E PLAN ON PART OF C.S. DAG NO - 295. R.S. DAG NO - 1919.  
 OF MOUZA - AHARAMPUR. T. L. NO - 35.  
 P. S - KHARDAH. DIST - NORTH 24 PARGANAS.  
 UNDER - NEW BARRACKPUR MUNICIPALITY.  
 SCALE ~ 1" = 30'-0"

18.6.97

KALI BARI 3RD. LANE.



*COPIED TO...*  
*...*  
*...*  
*...*  
*...*  
*...*

H/O - AMAL GHOSH.  
 97'10"  
 37'-0"  
 C.S. DAG NO - 295.  
 R.S. DAG NO - 1919.  
 PRONAY KAMAL GHOSH.  
 5 KA - 0 CH - 0 SFT.  
 MORE OR LESS.  
 34'-6"  
 H/O  
 PRAFULLA DAS.  
 97'10"  
 H/O - HARIDAS BANERJEE & OTHERS.

S. N. BANERJEE ROAD.

VENDOR'S SIGNATURE.

*Pareesh Banerjee*  
 Chairman

New Barrackpur Co-operative  
 Housing Ltd.

*Pareesh Banerjee*  
 Secretary

New Barrackpur Co-operative  
 Housing Ltd.

*Drawn by*  
*[Signature]*  
 18.6.97

no - 7140

dt. 1.9.97



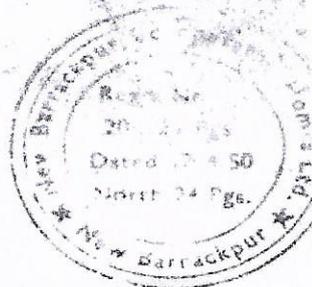
Plan of seed no-7140  
for the year 1997  
Register at

Dist. Registrar  
Sadar Records  
Karnal North 24 Parganas

Sd/- S. N. M. S.  
dt. 28-8-97

Dist. Registrar  
Sadar Records  
Karnal North 24 Parganas

Stamp (1) of W. S. L. R. Act, 1911, duly stamped under the Indian Stamp Act, 1899 Subsequently amended Schedule I A, No. ....  
Tax Paid.....



28 AUG 1957

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 28<sup>th</sup> day of August 1957 one Thousand Nine Hundred Ninety Seven 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. Khardah, 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

Pranay Kamal Ghosh

son / wife / daughter of

Late Mahendia Nath Ghosh

residing at

257, Kalibari 3rd Lane, P.O. New Barrackpore, P.S. Khardah

Dist - North 24 Parganas

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 being No. 708 L. Dev. dated 18th January, 1951 which was published at page 247, part - I of the Calcutta Gazette dated 1st February, 1951 under section 4 of the West Bengal Land Development and Planning Act, 1948, by making a Declaration being No. 16362 - L. Dev. dated 30th August, 1957 under section 6 of the aforesaid Act which was published at page - 3528 of the Calcutta Gazette, Part - I dated 30 August, 1957, C.S. plot Nos. as set out in Schedule "A" hereinafter, in Mouzas Masunda J.L. 34 and Aharampur J.L. 35 under P.S. Khardah, Dist: 24 - Parganas (now North 24 - Parganas) measuring more or less 87.785 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:

Presented for Registration at.....  
 A. M./P. M. on the ..... day of .....  
 1997 of the Sadar Registration  
 Office Barant by.....  
 one of the members/  
 chairman.



Pareshankar Khan

20 AUG 1997  
 Sadar, Barrackpur

Pareshankar Khan 20 AUG 1997

Chairman  
 New Barrackpur Co-operative  
 Homes. Ltd.

Pareshankar Khan  
 Chairman  
 for New Barrackpur Homes

B/o, W/o.....  
 of.....  
 P.S.....  
 Dist.....  
 By Caste.....  
 By Profession.....

for New Barrackpur  
 Co-op. Homes Ltd

Pulin Chandra Ray  
 Secretary  
 New Barrackpur Co-operative  
 Homes. Ltd.

D. L. DISPENSED WITH O/S & CTR

D. S. A. BARASAT

20 AUG 1997

Ashim Kumar  
 D/o dt. R. N. Sarker  
 Naapasa.  
 P.S - Barasat.  
 Business

Ashim Kumar  
 B/o, W/o.....  
 of.....  
 P.S.....  
 Dist.....  
 By Caste.....  
 By Profession.....

20 AUG 1997  
 Sadar, Barrackpur

20 AUG 1997



AND WHEREAS by an Agreement which was executed by and between the Society and the Government, on the 29th November, 1951 ( 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 ;

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 layout plan and the terms and conditions of the said AGREEMENT inter alia , by way of executing the development scheme in the said 87.785 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 Nos. I and III ;

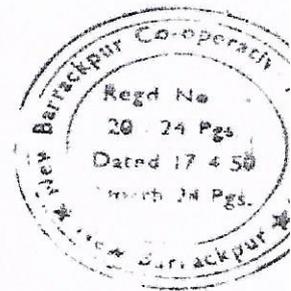
AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots to respective allottees under their Memo No. 878 - L Dev . dated 18.1.1958 of the Land and Land Revenue Department , Land Development Branch , 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 5 (Five) Cottahs approximately , in C.S. Dag No. 295.RS.1919.JL-35 Scheme No. I , Khatian No. 1257 Moza Akarantur 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 25.5.1966.....

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

AND WHEREAS the Society in terms of the said AGREEMENT paid a total amount of Rs. 92,788.71 ( Rupees Ninety two thousand Seven hundred Eighty eight and paise Seventy one ) 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 the 1st February ,1996 which was registered with the District Registrar , North 24 Parganas , Barasat on the 8th February ,1996, being Deed No, 968 of 1996 of the said registration office , all the pieces and parcels of land measuring a total area of 87. 785 acres in Mouza Masunda , J.L.No , 34 and in Mouza Aharampur , J.L.No . 35 , both 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 Land Reforms Department , Land Reforms Branch Notification No. 2705- L.Dev . / 5D - 4/92 dated 9th April 1997 as Published in the Calcutta Gazette , Part I dated 10 April 1997 forming Part of the said Deed.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH

that in consideration of payment of Rs. 7.10/- (Rupees Seven hundred and ten....) only made by the Allottee / Predecessor in interest of the Allottee on or before 25.5.1966..... by way of full consideration and / or price for the said plot of land ( the receipt of which the Society doth hereby acknowledge ) , the Society doth hereby convey / transfer / sell absolutely and for ever , free from all encumbrances but, subject to the Covenants contained hereinafter, the said plot of land , being plot No..... measuring an area of 5. (Five) cottah..... Chhittacks.....sq.ft (more or less) as indicated in the annexed site plan in C.S. Dag No 295, RS No 1919....., Khatian No 1247 Mouza Aharampur Co-operative Ward No. 6....., Municipal Holding No 257..... Ward No. 2..... of New Barrackpore Municipality more particularly described in Schedule 'B' written hereinafter , in Scheme No. I of the said Development plan of the Society (hereinafter referred to as " the said plot" ) to the Allottee with the easement right to use the road abutting on the said plot and to HAVE AND TO HOLD the said plot unto the Allottee for ever but subject to the Covenants contained hereinafter :-

I. The rights of the Allottee on the said land shall be heritable and not transferable for a period of Ten years without the approval of the Collector of the District North 24 Pgs. through the Society but shall be at liberty to mortgage ,charge or encumber the said land with the Life Insurance Corporation of India , any Nationalised or Scheduled Bank or Co - operative Bank or Government or any Statutory Body or any Government Sponsored Financial or other Institution within this period of ten years for the purpose of construction of a residential building therein.

II. The Allottee shall not use the said plot for any purpose other than the residential purpose of himself / herself and / or of the members of his / her family ;

III . The Allottee shall complete construction of his / her own residential house , if not already completed , within a period of 5 ( five ) years from the date of execution of the Deed of Conveyance and shall not employ / engage any promoter / Developer for construction of any Building thereon which is not meant for the residence of the Allottee himself / herself and / or his / her family :



IV. The Allottee shall abide by the provisions contained in the West Bengal Co-operative Societies Act. 1983, West Bengal Co-operative Societies Rules 1987 and the Bye-laws of the Society.

AND THE SOCIETY doth hereby Covenant with the Allottee that subject to the terms and conditions / Covenants contained hereinbefore, the Allottee shall at all times hereafter peaceably and quietly hold and enjoy the said plot and enjoy all easement rights, privileges, profits, advantages and all other appurtenances whatsoever to the said plot, without any intervention from the Society, by mutating his / her name with the Municipality, Government and all concerned and by paying Government Revenue all taxes, levies and outgoings.

### **SCHEDULE 'A' (REFERRED TO ABOVE)**

Notification no. 708 L. Dev datd 18.1.1951 published in Calcutta Gazette dated 1.2.1951, Page - 247.

Declaration u/s 6 of L.D.P. Act 1948 No. 16362 - L. Dev. dated 30-8-57 published in Calcutta Gazette Extra-ordinary dated 30-8-57, Page - 3528.

AREA : 87.785 Acres.

#### **MOUZA AHARAMPUR**

C.S. plot Nos. 2, 10, 11, 12, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 59, 63, 66, 75, 77, 80, 81, 82, 84, 85, 87, 91, 92, 93, 94, 101, 104, 106, 119, 120, 124, 125, 126, 127, 128, 129, 167, 168, 169, 173, 210, 240, 244, 251, 262, 269, 273, 276, 280, 283, 284, 285, 291, 292, 295, 297, 300, 301, 457, 458, 460, 461, 467, 476, 477, 481, 490, 495, 496, 497, 498, 510, 511, 516, 552.

#### **MOUZA MASUNDA**

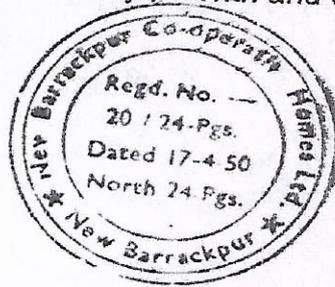
C.s.plot Nos. 95, 96, 97, 98, 99, 101, 102, 103, 198, 212, 215, 217, 236, 237, 238, 239, 240, 242, 243, 245, 265, 268, 269, 270, 271, 276, 277, 278, 279, 280, 281, 282, 287, 290, 291, 292, 293, 294, 328, 329, 330, 331, 343, 344, 345, 347, 348, 349, 350, 351, 353, 354, 356, 357, 358, 360, 362, 363, 365, 367, 368, 369, 370, 373, 375, 377, 378, 381, 382, 385, 387, 394, 397, 399, 400, 401, 402, 403, 404, 406, 407, 408, 410, 419, 420, 424, 425, 894, 914, 915, 916, 917, 918, 919, 920, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 1044, 1045, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, portion of 272.

#### **Schedule - B**

ALL THAT PIECE AND PARCEL OF a plot of land being plot No. .... measuring an area of 5 (Five) ..... cottahs ..... chittacks ..... Sq. ft (more or less) in Scheme No. 1 of the Development plan of the Society in C.S. Dag No. 295, R.S. No. 1919... Khatian No. 1247..... Mouza Aharampur..... JL No. 35..... Co-operative Ward No. 6..... Municipal Holding No. 257..... Ward No. 2..... in New Barrackpore, P.S. Khardah 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 bounded by -

On the North - by Kalibari 3rd Lane  
On the South - by Prafulla Das  
On the East - by S.N. Banerjee Road  
On the West - by H/o Amal Ghosh  
- 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 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 -

Parash Chandra Dhar  
Chairman  
New Barrackpur Co-operative  
Homes Ltd.  
Pulin Chandra Ray  
Secretary  
New Barrackpur Co-operative  
Homes Ltd.  
Director

### ALLOTTEE

witnesses:-

1. Lulal Chakabarty  
Akarampur, P.O. New Barrackpur.  
St. 24 Pgs.
2. Harendranath Mandal.  
248, Bagha gaten Road, Masunda  
P.O. New Barrackpur, St. 24 Parganas (N).