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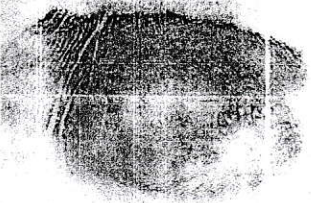
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15/11/95

REGISTERED  
24.11.06

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this 24<sup>th</sup> day of November, TWO THOUSAND SIX 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SOCIETY LIMITED, a Co-operative Housing Society duly registered under the Bengal Co-operative Societies Act, 1940 since repealed and replaced by the West Bengal Co-operative Societies Act, 1983, having its registration No. 75/Cal of 1966 and having its registered office at Canal South Road, P.S. - Tiljala, Kolkata-700 105 (hereinafter referred to as THE SOCIETY which term or expression shall unless excluded by and/or repugnant to the subject or context, be deemed to include its successor-in-interest, assign, or liquidator) of the FIRST PART. AND SMT. ARCHANA ROY Wife of Sri Byomkesh Roy, aged about 72 years, by faith Hindu, by occupation housewife, AND SMT. GOURI ROY, wife of Sambkesh Roy, aged about 66 years, by faith Hindu. by occupation housewife, both are residing at present at Plot No. 92, Sector-A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, P.S. Tiljala, Kolkata-700 105. hereinafter referred to as THE MEMBER (which term or expression shall unless excluded by and/or repugnant to the context, be deemed to mean and include their heirs, successors, administrators, assigns and/or representations) of the SECOND PART.

Paritosh Dutta Roy

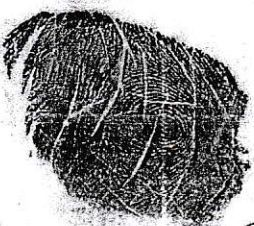


For Metropolitan Co-operative Housing Society Ltd.

Paritosh Dutta Roy

Chairman      Vice Chairman      Secretary

12-04-06  
Tallent Registrations Office  
24.11.06  
by Paritosh  
Roy  
see 22/11



✓ Archana Roy



- Gowri Roy -

24.11.06  
ADDITIONAL REGISTRAR &  
MADRAS, TAMIL NADU

Execution is admin  
by Paritosh Dutta Roy  
Secy + Sagadish Ch. ...  
as Chairman for the  
Metropolitan Coop H. Socy  
+ Anam Roy  
Sankesh Roy  
Centre Road P.S. T. Nagar  
Ad-105



Identified by  
Indranil Nandi  
Adv. H. C. Cal

Identified by me  
Indranil Nandi  
INDRANIL NANDI  
Advocate  
High Court, Calcutta

24.11.06  
ADDITIONAL REGISTRAR &  
MADRAS, TAMIL NADU



WHEREAS THE SOCIETY is a Co-operative Housing Society, which was organized 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 SOCIETY** and to aid and assist such member in causing construction of their respective houses and also to raise fund of the fulfillment of its objects from its members :

AND WHEREAS in pursuance of the aforesaid objects, **THE SOCIETY** 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.

AND WHEREAS by several Deeds 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, 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 the year 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, 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, 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 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, registered in the office of the Registrar of



Assurances Calcutta, **THE SOCIETY** herein purchased several pieces and parcels of lands, hereditaments, messuges, easements and premises in Mouza Dhapa and Nimakpoktan within Jadavpur Police Station (formerly Tollygunje) at present Police Station Tiljala under the Alipore Collectorate within the District of 24-Parganas(now South 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 of the said Mouza Dhapa corresponding to the revised Settlement Khatian Nos. 654 (Khanda) 609 (Khanda) and 612 (Khanda) Dag Nos. 87 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 settlement Khanda Khatian Nos. 407, 408, 352, 353, Dag Nos. 248, 186, 187, 267 of the said Mouza Nimakpoktan, hereinafter referred to as the **LARGER LAND**.

**AND WHEREAS** by a Deed of partition dated 29th, April, 1970 made between the Metropolitan Co-operative Housing Society Limited of the First part and Smt. Saibalini Chaudhurani & Ors. of the other part and registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 88, pages 4 to 14 Being No. 1909 for the year 1970, the said Metropolitan Co-operative Housing Society Limited 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 267 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(now South 24-Parganas) as well as the 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 Jadavpur (Old Tollygunge) under the Alipore Collectorate District 24-Parganas(now South 24-Parganas) corresponding to the Western Portion of the land included in the revised settlement khatian Nos. 654 (Khanda) 609 (Khanda) of the same Mouza, same Police Station and same R.S. Number under the same collect-orate 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 certain portion of land was sold out to Dakshinee Co-operative Housing Society Ltd. and certain other portion of land was acquired by the Govt. of West Bengal for the purpose of Eastern Metropolitan Bye Pass, **THE SOCIETY** thereafter on the remaining land prepared a Master plan in respect of remaining portion of lands, providing therein the several residential plots of lands to be allotted and transferred to its members, internal road, lands earmarked for commercial purpose and lands for other amenities and the said Master plan, was subsequently modified, amended, altered and was divided into diverse plots for greater benefit of the members.

ANDWHEREAS on the basis of such master plan each of the members were allotted plots of lands for causing construction of houses on certain terms and conditions of payment of money on account of land development cost and other charges.

AND WHEREAS THE MEMBER was on application admitted as such and upon such admission was allotted plot admeasuring 4 cottahs being



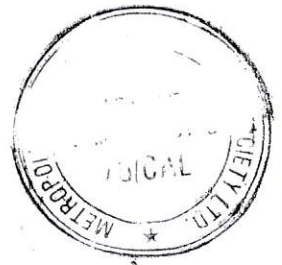
Plot No. 92 in Sector A of the Housing project at for a sum of Rs.3,000/- paid on 25.3.1978, 09.4.1983 and 24.3.1984 being Development charges/Consideration Money the said payment is shown in the statement of accounts of **THE SOCIETY**

AND WHEREAS in pursuance of and/or on the basis of the aforesaid allotment of the said plot of land the Member satisfied himself as to measurement of the plot of land as per the map of the Master Plan and took over possession of such plot after full payment therefore;

AND WHEREAS as a general policy of allotting and transferring and selling of the plots **THE SOCIETY** has agreed to transfer and sell the said plot of land, subject however to the indenture of Mortgage dated 23<sup>rd</sup> March 1974, at and for a consideration of the payment of Rs. 3,000/- (Rupees Three thousand only) and **THE MEMBER** has agreed to **PURCHASE** and to have and hold the said plot of land as an absolute owner subject to the terms and conditions herein after set out.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

1. **THAT** in pursuance of the terms and conditions of allotment of the said plot of land allotted by **THE SOCIETY** in favour of **THE MEMBER** and in consideration of the payment of a sum of Rs. 3,000/- (Rupees Three thousand only) paid by **THE MEMBER** to **THE SOCIETY** towards the cost of land and its development of the said plot of land on or before execution of these presents (the receipt whereof is hereby admitted and acknowledged) **THE SOCIETY** as beneficial owner hereby and hereunder **CONVEY, TRANSFER, SELL, ASSIGN**



**AND ASSURE UNTO AND TO THE USE OF THE MEMBER ALL** THAT piece and parcel of land measuring more or less 4 cottahs being plot no. 92, Sector A, more fully and particularly described in the schedule hereunder written and specifically delineated in the **MAP** or **PLAN** annexed hereto and depicted by **RED** border line as part and parcel of this Deed of Conveyance **HOWSOEVER** otherwise the said property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER** with all 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 reminders, rents, issues and profits there-of and of every part thereof **AND** all the estate, right, title, inheritance, use, trust, property, claim and demand **WHATSOEVER** both at law and in equity of **THE SOCIETY** unto and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any other 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, its heirs, executors, administrators or representatives or any persons from whom it can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, interests and appurtenances unto and to use of **THE MEMBER**, his/her heirs, executors, administrators, representatives and assigns forever but subject to the bye-laws of the **SOCIETY AND THE SOCIETY** do hereby for it self and its successors-in-interest and assigns declare **THAT** notwithstanding any act, deed or thing

whatsoever, by **THE SOCIETY** or by any of its predecessors in title, done or executed or knowingly suffered to the contrary, **THE SOCIETY** 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 Member, his heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT THE MEMBER**, 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 SOCIETY** or any person or persons lawfully or equitably claiming from under or in trust for the vendor or under any of it's 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 SOCIETY** well and sufficiently indemnified from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by **THE SOCIETY** or any of its ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT THE SOCIETY** 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 SOCIETY** or from or under any of its predecessors in title shall and will from time to time and at all times hereafter at the request and cost of **THE MEMBER**, his heirs, executors, administrators, representatives, and assigns do and execute, or cause to be done and executed all such acts, deeds, and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of



**THE MEMBER**, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required **AND FURTHER MORE THAT THE SOCIETY** and its Successors-in-interest, executors, administrators and assigns against loss, damages, costs charges and expenses if any suffered by reason of any defect in the title of **THE SOCIETY** or any breach of the covenants herein-under contained.

2. **THAT THE SOCIETY** hereby covenants with **THE MEMBER** as follows :

a) That the said plot of land shall be quietly entered into and upon and held and enjoyed and the rents and profits received there-from by **THE MEMBER** without any interruption or disturbance by **THE SOCIETY** or any person claiming through or under **THE SOCIETY** and without any disturbance or interruption by and other person whomsoever.

**THE MEMBER COVENANTS WITH THE SOCIETY AS FOLLOWS:**

1. That **THE SOCIETY** 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 MEMBER**, his heirs or assigns as may reasonably be required.

2. That **THE MEMBER** shall pay to **THE SOCIETY** a sum of Rs. 10/- per month or such sum or further sum as may decided upon by the Managing Committee of **THE SOCIETY** on or before Seventh of every month as and/or by way of charges towards maintenance of the common amenities and/or facilities and/or furtherance of common causes or



objects of **THE SOCIETY** and in default, such sum will carry interest @ 12.5% per annum on such sum till recovery thereof.

3. That **THE MEMBER** shall abide by and be subject to the byelaws and the decisions of the Managing Committee and/or general body of members in the General Meetings, of **THE SOCIETY**.

### SCHEDULE

ALL THAT Piece and Parcel of a plot of land and being plot no. 92, in the Sector No. A, Ward No. 57, measuring more or less 4 Cottahs of Metropolitan Co-operative Housing Society Limited in the District 24-Parganas (now South 24-Parganas) (South), under Mouza Dhapa touzi No. 173, 1298/2833, J.L. No. 2, R.S. Dag No. 87, Western Part under C.S. Khatian No. 654 AND Mouza Nimakpoktan, Revisional Settlement Khanda Khatian Nos. 352 and 353, District Survey and Settlement Khatian Nos. 2 and 43 corresponding to the entire R.S. Dag Nos. 248, 186, 187 and 267 under P.S. Jadavpur (Old Tollygunge) at present Police Station Tiljala under the District Collect orate at Alipore, District 24-Parganas(now South 24-Parganas) South butted and bounded in the manner following :

**On the North** : By Plot No. 87  
**On the South** : By 30' Wide Road  
**On the East** : By Plot No. 91  
**On the West** : By Plot No. 93

And more fully and particularly delineated and demarcated in the site plan annexed hereto and depicted by borderlines as part and parcel of this Deed of Conveyance.



IN WITNESSES WHEREOF the above named society and **THE MEMBER** have hereunto set and subscribed their respective hands and seals the day, month, and year first above written: -

SIGNED, SEALED & DELIVERED at Kolkata for and on behalf of the Metropolitan Co-operative Housing Society Limited by its Chairman and Secretary in presence of:

WITNESSES :

For Metropolitan Co-operative Housing Society Ltd.

1. Indranil Nandi  
Advocate  
High Court, Calcutta

Jagdish Ch. Mitra. Paritosh Datta  
Chairman Vice Chairman Secretary

Signature of **THE SOCIETY**

1) Archana Roy

2. Surenjit Mukherjee  
8, old Post office St.  
1xw-1

2) Gouri Ray

Signature of **THE MEMBER**

Drafted by me :

Indranil Nandi

(Indranil Nandi)

Advocate

High Court, Calcutta.



### FORM FOR TEN FINGERPRINTS

Pavitra Datta Ray



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Gouri Ray



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Fin
Right Hand					

Archana Ray



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
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Right Hand					

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2006

Dated this 24th day of November, 20

BETWEEN  
THE METROPOLITAN C  
OPERATIVE HOUSING SOCIE  
LIMITED  
..... SOCIETY

AND



SMT. ARCHANA ROY AND SM  
GOURI ROY

..... MEMBER

*[Handwritten signature]*

REGISTRY OF  
INSTRUMENTS

13/12/06

DEED OF CONVEYANCE

Drafted by :  
(Indranil Nandi)  
Advocate  
High Court, Calcutta.



*[Handwritten signature]*  
13/12/06

REGISTRY OF  
INSTRUMENTS