

Sl. No. -

Deed No. - I -

DEED OF CONVEYANCE



9322/22

I-9637/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 424956

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document



2 | 2734724/22

22-9-22

9.00-P.m

Additional District Sub-Registrar
Coochpur, North 24-Parganas

13 OCT 2022

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 22nd day of September 2022 (Two thousand Twenty Two)

BETWEEN

Contd.....

2704

ক্রমিক নং.....

সন.....

2022 year

তারিখ.....

12/09/2022

ক্রেতার নাম.....

Sri Biswarup Dutta

সাকিন.....

4th main Road East new barrack pure -

স্ট্যাম্প মূল্য.....

Kcal-131

স্ট্যাম্প ভেতার.....

5000/-

Five thousand only.

হাবড়া, এ,ডি,এস,আর, অফিস

জেলা-উত্তর ২৪ পরগণা

টি,ডি, নং.....

01 SEP 2022

ক্রয়ের তাং.....

350000

মোট মূল্য.....

ট্রেজারী অফিস বারাসাত, উত্তর ২৪ পরগণা

স্ট্যাম্প ভেতার-জরুরি বিশ্বাস

Arunal Kumar Baran.

VE
5127

Arunal Kumar Baran.

VE
5128

Sitanshu Sekhar Guha

VE
5132

Biswarup Dutta.

VE
5133Additional District Sub-Registrar
Sodepur, North 24-Parganas

22 SEP 2022

Goutam Biswas

VE
5135

Arunal Kanti Mitra.

s/o-date Lalit Mohan Mitra

PO+PS-New Barrack Pure Main Road West

Kcal-131



NEW BARRACKPORE CO-OPERATIVE HOMES LTD. PAN AADAN3183H, (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, District - North 24 Parganas, hereinafter referred to as "**The Society**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and assigns) represented by Chairman **SRI NIRMAL KUMAR BASU, PAN - ADZPB4506C AADHAAR NO.5761 1843 1681** Son of Late Upendra Nath Basu, by faith - Hindu, by Nationality Indian, by Occupation - Retired residing at 278/2, Durgabari Road, P.O. & P.S. New Barrackpore. District North 24 Parganas Kolkata - 700131 & Secretary **SRI SITANSHU SEKHAR GUHA. PAN - ADJPG4821F AADHAAR NO.9434 8751 6898** Son of Late Prafulla Chandra Guha by faith Hindu. by Nationality - Indian, by Occupation - Retired, residing at 5 N.S. Road. P.O & P.S. - New Barrackpore, District North 24 Parganas Kolkata - 700131 of the **ONE PART**.

1) SRI - BISWARUP DUTTA. (PAN NO AGSPD8608H AADHAAR NO. 2278 1789 1342), Son of Late Shital Kumar Dutta, residing at 41, Main Road East, P.O. & P.S. New Barrackpur. District North 24 Parganas Kolkata - 700131 **2) SRI GOUTAM BISWAS (PAN. AIXPB1666Q; AADHAAR NO. 6943 3309 7315)**, Son of Late Dharendra Nath Biswas, residing at 182, Main Road East, P.O. & P.S. New Barrackpur. District North 24 Parganas Kolkata - 700131 both by faith - Hindu, by Nationality India by Occupation - Business, both residing at 41, Main Road East, P.O. & P.S. New Barrackpur. District North 24 Parganas Kolkata - 700131 Member of the Society. hereinafter referred to as the **ALLOTTEE** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, 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 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 Mouza - Masunda, J.L. No. 34, Aaharampur J.L. No. 35 and Kodalia J.L. No. 36 under P.S. Khardah, 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



[Handwritten signature]

Additional District Sub-Registrar
Sodepur, North 24-Parganas

22 SEP 2022



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(1)(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 land 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 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 No. **I** and **III** of the said development plan to be used for common purpose of scheme no. **I** and **III**.

AND WHEREAS the Government approved the total cost of the scheme 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 18.01.1958 of the Land and Land Revenue Department. Land Development Branch, Government of West Bengal.



[Handwritten signature]

Additional District Sub-Registrar
Sodepur, North 24-Parganas

122 SEP 2022



AND WHEREAS the Allottee being admitted into membership of the Society was allotted a plot of land measuring an area of **2 cottahs 05 Chittaks 15 Sq.ft** along with 1600 Sq.ft Two Storied Residential Building and 120 Sq.ft. Commercial Shop Room with cemented floorings approximately, in Mouza-Aharampur, J.L. No - 35, **C.S. Dag No.431** R.S. Dag No. 431, L.R. Dag No.-1967, L.R. Khatian No. 1247 Co-operative Ward No.7, Municipal Ward No - 15, Holding No.125/1 and 125/1/2 (amalgamated Holding No.125/1) Scheme No **III**, under the Development Scheme by the Society and the Allottee is in possession of the said plot since 2020.

AND WHEREAS the Allottee predecessor in interest of the Allottee paid a total consideration and /or price of Rs. **585 /- (Rupees Five Hundred Eighty Five) 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 sale agreement. the Governor of the State of West Bengal granted, transferred, conveyed and assigned to 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 places and parcels of land measuring a total area of 181.27 acres in Mouza Masunda, J.L. NO. 34, and Mouza Aharampur, JL No 35 and Mouza Kodalia J.L. No. 36 all under P.S. Khardah Hal New Barrackpore, 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 salad Indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reform Branch notification No. 2705-L Dev/5D-4/92 dated on 9th April 1997 as published in the Calcutta Gazette Extraordinary Part-1 dated the 10th April 1997 forming part of the said Deed.



Additional District Sub-Registrar
Sodepur, North 24-Parganas

22 SEP 2022



NOW THIS INDENTURE Rs. 585 /- (Rupees Five Hundred Eighty Five) only made by the Allottee /Predecessor in interest of the Allottee on or before/2022 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 forever, free from all encumbrances but, subject to the Covenants contained hereinafter, the said plot of land measuring an area of **2 cottahs 05 Chittaks 15 Sq.ft** along with 1600 Sq.ft Two Storied Residential Building and 120 Sq.ft. Commercial Shop Room with cemented floorings approximately, in Mouza- Aharampur, J.L. No – 35, **C.S. Dag No.431** R.S. Dag No. 431, L.R. Dag No.- 1967, L.R. Khatian No. 1247 Co-operative Ward No.7, Municipal Ward No – 15, Holding No.125/1 and 125/1/2 (amalgamated Holding No.125/1) Scheme No **III**, more particularly described in Schedule “B” written hereinafter of the Development Scheme 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 over but subject to the covenants contained hereinafter:

- I. Whereas the State Govt. has by a Notification being No. 2705-L Den/ 5D-4/92 dated 09-04-97 published in Calcutta Gazette (Extraordinary dated 10- 04-97 permitting alienation of the land allotted by the Society to the members and they shall be at liberty to mortgage, charge or encumber the said, land with the Life Insurance Corporation of India, or any Nationalised or Scheduled Bank or Co-Operative Bank or Government or any statutory Body. Govt. sponsored financial Institution for the purpose of construction of a residential building therein.
- II. The Allottee shall use the said plot for any purpose including residential and commercial purpose for himself/herself and for the members of his/her family and/or other person(s).
- III. The Allottee shall complete construction of him/her own construction if not already completed.
- IV. The Allottee shall have full right to transfer the under “B” Schedule property to anybody, he/she likes.
- V. The Allottee shall have full right to mutate his/her name before the B.L & L.R.O Office and the office of the local municipality.

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

P.P.




Additional District Sub-Registrar
Sodepur, North 24 Parganas

22 SEP 2022



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.

ACHEDULE - 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. NO 34. Aharampur, J.L. No. 35 and Kodalia, J.L. No. 30;

P.S. Khardah, Dist: North 24 Parganas.

Area of Land : more or less 181.27

Mouza - Manunda C.S. Dag Nos.

80, 81.100, 201, 202, 216, 218, 223, 228, 233, 234, 241, 244, 246, 248, 249, 252, 254, 255, 250, 260, 261.262, 263, 204, 200, 205, 200, 297, 302. 317, 316, 320, 327, 332, 333, 334, 335, 330, 337, 330, 339, 340, 341, 342, 352, 355, 350, 301, 360, 374, 380, 383, 384, 386, 388, 380, 30, 391, 392, 303, 305, 300, 308, 405, 409, 413, 437 438, 441, 447 448 449, 450, 454 457, 450, 459, 494, 511, 513, 520, 521, 522, 523, 524, 625, 551, 659, 820, 027, 030, 831, 833, 835, 840, 841, B42, B44, 045, 846, 847, 851, 852, 853, 854, 855, 656, 857, 859, 860, 861, 862, 863, 864, 865, 807, 369, 870, 871, 873, 874, 875, 876, 877, 878, 879, 881, 882, 683, 885, 887, 891, 893, 695, 896, 897, 898, 899, 900, 901, 902, 904, 913, 939, 941, 942, 943, 944, 048, 940, 950, 051, 956, 057, G59, 971, 972, 983, 984, 965, 980, 087, 988, 989, 992, 993, 994, 995, 995, 1002 1017, 1042 1047, 1056, 1091, 1093, 1094, 1095, 1098, 1099, 1105, 1107, and 1108.

Mouze - Aharampur : C.S. Dag No:

15, 22, 23, 30, 42, 50, 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, 145, 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, 163, 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, 240, 250, 252, 254, 255, 263, 256, 267, 268, 270, 271, 272, 274, 275, 277, 278, 270, 281 282, 286, 287, 288, 289, 290, 203, 294, 200, 298, 302, 303, 304, 305, 321, 324, 332, 334, 335, 336,

DP.




Additional District Sub-Registrar
Sodepur, North 24-Parganas

22 SEP 2022



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 C.S. No. 21, 25, 359

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

Mouza - Kodalia, J.L. No 30, C.S. Dag Nos.

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

Mouza - Aharampur: C.S. Dag Nos.

19, 20, 95, 97, 184, 190, 195, 197, 201, 202, 305, 307, 319, 320, 322, 323, 331, 409, 410, 412, 410, 419, 421, 422, 443, 448, 449, 464, 475, 480, 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 Bastu land measuring an area of **2 (Two) cottahs 05 (Five) Chittaks 15 (fifteen) Sq.ft** along with **1600 Sq.ft** Two Storied Residential Building and **120 Sq.ft.** Commercial Shop Room with cemented floorings approximately, in Mouza- Aharampur, J.L. No - 35, **C.S. Dag No.431** R.S. Dag No. 431, L.R. Dag No.- 1967, L.R. Khatian No. 1247 Co-operative Ward No.7, Municipal Ward No - 15, Holding No.125/1 and 125/1/2 (amalgamated Holding No.125/1) of New Barrackpore Municipality, in the District - North 24 Parganas (erstwhile 24-Parganas) and of the Land mentioned in the Schedule A written herein after butted and bounded by -

On The North - By Land and building of Paritosh Sarkar

On The South - By Land and building of Subrata Mukherjee

On The East - By Land and building of Probodh Mitra

On The West - By 22'-0" Wide Dr. Haren Mukherjee Road.



Additional District Sub-Registrar
Sodepur, North 24 Parganas

22 SEP 2022



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

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

Mouza - Kodalia, J.L. No 30, C.S. Dag Nos.

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

Mouza - Aharampur: C.S. Dag Nos.

19, 20, 95, 97, 184, 190, 195, 197, 201, 202, 305, 307, 319, 320, 322, 323, 331, 409, 410, 412, 410, 419, 421, 422, 443, 448, 449, 464, 475, 480, 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 Bastu land measuring an area of **2 (Two) cottahs 05 (Five) Chittaks 15 (fifteen) Sq.ft** along with **1600 Sq.ft** Two Storied Residential Building and **120 Sq.ft.** Commercial Shop Room with cemented floorings approximately, in Mouza- Aharampur, J.L. No - 35, **C.S. Dag No.431** R.S. Dag No. 431, L.R. Dag No.- 1967, L.R. Khatian No. 1247 Co-operative Ward No.7, Municipal Ward No - 15, Holding No.125/1 and 125/1/2 (amalgamated Holding No.125/1) of New Barrackpore Municipality, in the District - North 24 Parganas (erstwhile 24-Parganas) and of the Land mentioned in the Schedule A written herein after butted and bounded by -

On The North - By Land and building of Paritosh Sarkar

On The South - By Land and building of Subrata Mukherjee

On The East - By Land and building of Probodh Mitra

On The West - By 22'-0" Wide Dr. Haren Mukherjee Road.



✓

Additional District Sub-Registrar
Sodepur, North 24-Parganas

122 SEP 2022

With all easement right, appurtenances, advantages, facilities, privileges 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 herein first.

**NEW BARRACKPORE
CO-OPERATIVE HOMES LTD.**

Through its common Seal by the authorised Office bearers of the said Society.

WITNESSES:-

1)

Badal Chatterjee
Director
New Barrackpur Co-operative
Home Ltd

Rinmal Kumar Barua
Chairman
New Barrackpore Co-Operative Homes Ltd.

CHAIRMAN

2)

Narayan Ch Ghosh
Director
New Barrackpur Co-operative
Home Ltd

Sitanshu Sekhar Ghosh
Secretary
New Barrackpore Co-Operative Homes Ltd.

SECRETARY

3)

Paritosh Barua
Amlapara,
Bongaon (P.O + P.S)
24 Pgt (N)
PIN 743235 Ph-9874974285
Prepared by:-

Pranay Pramanik
Pranay Pramanik
Advocate
Barasat Judges' Court
Enrollment No.- F-807/13

1) *Bishanup Saha*

2) *Goutam Biswas*

ALLOTTEE

Computer Composed by

(Biswajit Sarkar)
Barasat Court



[Handwritten signature]

Additional District Sub-Registrar
Sodepur, North 24 Parganas

122 SEP 2022



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230125845451 Payment Mode: Online Payment
GRN Date: 21/09/2022 17:19:30 Bank/Gateway: Central Bank of India
BRN : CBI210922931531 BRN Date: 21/09/2022 17:20:30
Payment Status: Successful Payment Ref. No: 2002734724/10/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BISWARUP DUTTA
Address: 41 MAIN ROAD EAST PS KHARDAHA
Mobile: 9062279130
Depositor Status: Buyer/Claimants
Query No: 2002734724
Applicant's Name: Mr PARITOSH SARKAR
Identification No: 2002734724/10/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002734724/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	140671
2	2002734724/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	36427
Total				177098

IN WORDS: ONE LAKH SEVENTY SEVEN THOUSAND NINETY EIGHT ONLY.



[Handwritten signature]

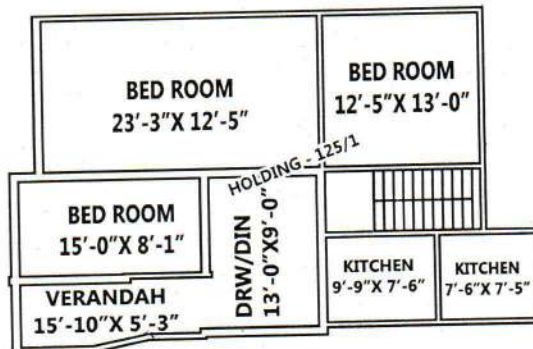
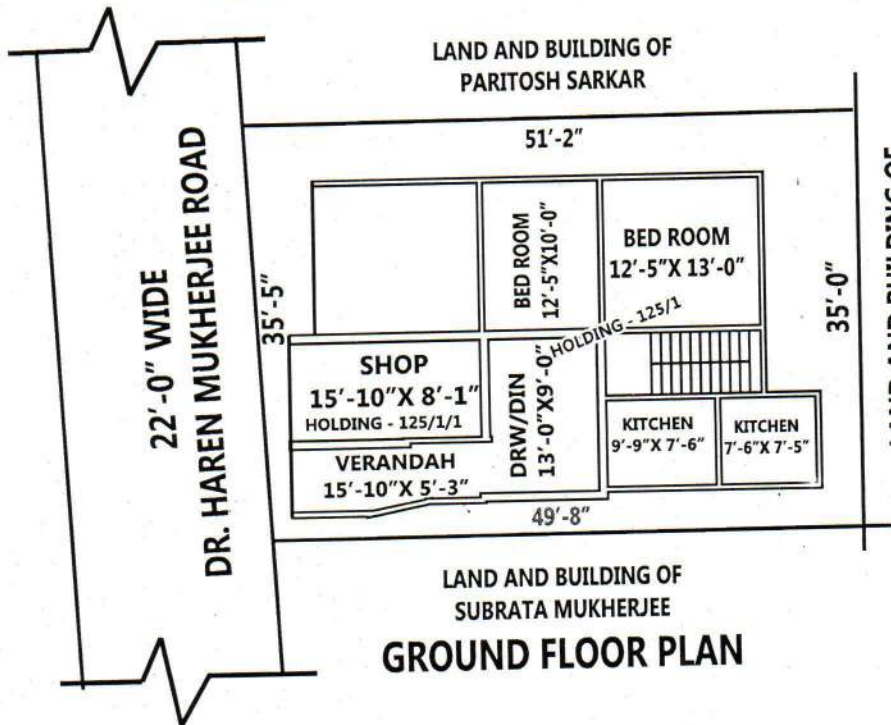
Additional District Sub-Registrar
Sodepur, North 24-Parganas

22 SEP 2022

SITE PLAN OF LAND AND BUILDING AT MOUZA -AHARAMPUR, J. L. NO.-35, TOUZI NO.-170, R. S. NO.-97 & 98, C. S. & R. S. DAG NO.-431, L. R. DAG NO. 1967, L. R. KHATIAN NO.-1247, CO-OPERATIVE WARD NO. 7, WARD NO.-15, HOLDING NOS.-125/1 & 125/1/2, AMALGAMATED HOLDING NO.125/1, UNDER NEW BARRACKPUR MUNICIPALITY, P. O.& P.S.- NEW BARRACKPUR, DIST. NORTH 24 PGS. KOLKATA -700131.

SCHEDULE OF LAND AND BUILDING

HOLDING NO.	LAND AREA	SUPER BUILT UP AREA		SHOP S.B. AREA GR.FLOOR
		GR. FL	1ST FL	
125/1	2 K - 5 CH - 15 SFT	800SFT	800SFT	NIL
125/1/2	NIL			120 SFT
A. HOLDING. 125/1	2 K - 5 CH - 15 SFT	1600 SFT		120 SFT



Nirmal Kumar Banerjee

Chairman
New Barrackpore Co-Operative Homes Ltd.

SIGNATURE OF CHAIRMAN

Sitanshu Sekhar Ghosh

Secretary
New Barrackpore Co-Operative Homes Ltd.

SIGNATURE OF SECRETARY

Bishanup Singh

Gowindram Biswas

SIGNATURE OF ALLOTTEE

Provas Datta

PROVAS DATTA
(D.C.E.)

Planner, Estimator, Surveyor
New Barrackpur Municipality
Regd. No. D/16/NBM

DRAWN BY



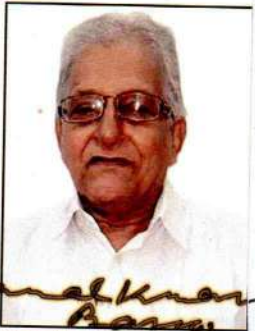
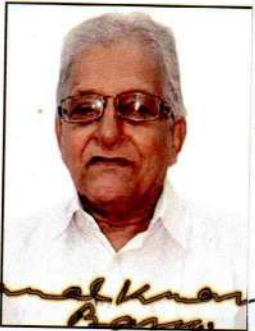
[Handwritten signature]

**District Sub-Registrar
Sodepur, North 24-Parganas**

22 SEP 2022

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 বাম হাত ডান হাত
					

Nirmal Kumar Barua.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	 বাম হাত ডান হাত
					

All the above fingerprints are of the above named person and attested by the said person.

Sitanushu Sekhar Gupta

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Sodepur, North 24 Parganas

22 SEP 2022

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Bishnarup Bhatta

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Govindaraj Biswas

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Sodepur, North 24-Parganas

22 SEP 2022



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1524000954/2022	Date of Application	22/09/2022
Query No / Year	15242002734724/2022		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr PARITOSH SARKAR		
Stampduty Payable	Rs.1,45,671/-		
Registration Fees Payable	Rs.36,427/-		
Applicant Name of the Visit Commission	Mr SWARUP DAS		
Applicant Address	SODEPUR		
Place of Commission	278/2 DURGABARI ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131		
Expected Date and Time of Commission	22/09/2022 10:00 PM		
Fee Details	J1: 250/-, J2: 350/-, PTA-J(2): 0/-, Total Fees Paid: 600/-		
Remarks			

se - 954/22



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15242002734724/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BISWARUP DUTTA 41 MAIN ROAD EAST, City:- , P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Buyer	 Biswarup Dutta.	5132 	Biswarup Dutta. 22/09/2022
2	NIRMAL KUMAR BASU 278/2 DURGABARI ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Represent ative of Seller [NEW BARRAC KPORE COOPER ATIVE HOMES LIMITED]	 Nirmal Kumar Basu.	5127 	Nirmal Kumar Basu. 22/09/22



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SITANSHU SEKHAR GUHA 5 N S ROAD NEW PS NEW BARRACKPORE, City:-, P.O:- NEW BARRACKPUR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Representative of Seller [NEW BARRACKPORE COOPERATIVE HOMES LIMITED]		5128 	Sitanshu Sekhar Guha 22/9/22
4	Shri GOUTAM BISWAS 182 MAIN ROAD EAST, City:-, P.O:- NEW BARRACKPORE, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Buyer		5133 	Goutam Biswas 22.9.2022
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri MRINAL KANTI MITRA Son of Late LOLIT MOHAN MITRA 139/1 MAIN ROAD WEST, City:-, P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131	Shri BISWARUP DUTTA, NIRMAL KUMAR BASU, SITANSHU SEKHAR GUHA, Shri GOUTAM BISWAS		5135 	Mrinal Kanti Mitra 22/09/2022



(Sumanta Chakraborty)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SODEPUR



North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1524-09637/2022	Date of Registration	13/10/2022
Query No / Year	1524-2002734724/2022	Office where deed is registered	
Query Date	12/09/2022 4:27:34 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARITOSH SARKAR SREEPUR BADAMTALA MADHYAMGRAM,Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700130, Mobile No. : 9062279130, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 585/-		Rs. 36,41,264/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,45,671/- (Article:23)		Rs. 36,427/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haren Mukherjee Road, Mouza: Aharampur, , Ward No: 15, Holding No:125/1 JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1967 (RS :-)	LR-1247	Bastu	Bastu	2 Katha 5 Chatak 15 Sq Ft	583/-	20,39,624/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road,
Grand Total :					3.85Dec	583 /-	20,39,624 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1600 sq ft	1 /-	10,80,000 /-	

Apartment Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Ward No: 15, Holding No: 125/1,
Road: Haren Mukherjee Road, Pin Code : 700131

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Aharampur ,Jl No: 35	LR - 1967	LR - 1247	Super Built-up Area: 120	1/-	5,21,640/-	, Apartment Type: Flat/Apartment Commercial Use , Floor Type: Cemented, Age of Flat: 5 Year, Approach Road Width: 22 Ft. , New Flat ,

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED AHARAMPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.: AAXXXXX3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri BISWARUP DUTTA Son of Late SHITAL KUMAR DUTTA 41 MAIN ROAD EAST, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGXXXXX8H, Aadhaar No: 22XXXXXXX1342, Status :Individual, Executed by: Self, Date of Execution: 22/09/2022 , Admitted by: Self, Date of Admission: 22/09/2022 ,Place : Pvt. Residence
2	Shri GOUTAM BISWAS Son of Late DHIRENDRA NATH BISWAS 182 MAIN ROAD EAST, City:- , P.O:- NEW BARRACKPORE, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALXXXXX6Q, Aadhaar No: 69XXXXXXX7315, Status :Individual, Executed by: Self, Date of Execution: 22/09/2022 , Admitted by: Self, Date of Admission: 22/09/2022 ,Place : Pvt. Residence

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NIRMAL KUMAR BASU (Presentant) Son of Late UPENDRA NATH BASU 278/2 DURGABARI ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.: ADXXXXX6C, Aadhaar No: 57XXXXXXX1681 Status : Representative, Representative of : NEW BARRACKPORE COOPERATIVE HOMES LIMITED (as CHAIRMAN)

2	SITANSHU SEKHAR GUHA Son of Late PRAFULLA CHANDRA GUHA 5 N S ROAD NEW PS NEW BARRACKPORE, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ADxxxxxx1F, Aadhaar No: 94xxxxxxxx6898 Status : Representative, Representative of : NEW BARRACKPORE COOPERATIVE HOMES LIMITED (as SECRETARY)
---	--

Identifier Details :

Name	Photo	Finger Print	Signature
Shri MRINAL KANTI MITRA Son of Late LOLIT MOHAN MITRA 139/1 MAIN ROAD WEST, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131			

Identifier Of Shri BISWARUP DUTTA, NIRMAL KUMAR BASU, SITANSHU SEKHAR GUHA, Shri GOUTAM BISWAS

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri BISWARUP DUTTA-60.000000 Sq Ft, Shri GOUTAM BISWAS-60.000000 Sq Ft

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri BISWARUP DUTTA-1.925 Dec, Shri GOUTAM BISWAS-1.925 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE COOPERATIVE HOMES LIMITED	Shri BISWARUP DUTTA-800.00000000 Sq Ft, Shri GOUTAM BISWAS-800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haren Mukherjee Road, Mouza: Aharampur, , Ward No: 15, Holding No:125/1 JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1967, LR Khatian No:- 1247		Seller is not the recorded Owner as per Applicant.

On 22-09-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 21:00 hrs on 22-09-2022, at the Private residence by NIRMAL KUMAR BASU ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 36,41,264/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/09/2022 by 1. Shri BISWARUP DUTTA, Son of Late SHITAL KUMAR DUTTA, 41 MAIN ROAD EAST, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 2. Shri GOUTAM BISWAS, Son of Late DHIRENDRA NATH BISWAS, 182 MAIN ROAD EAST, P.O: NEW BARRACKPORE, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Shri MRINAL KANTI MITRA, , , Son of Late LOLIT MOHAN MITRA, 139/1 MAIN ROAD WEST, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-09-2022 by NIRMAL KUMAR BASU, CHAIRMAN, NEW BARRACKPORE COOPERATIVE HOMES LIMITED (Society), AHARAMPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Shri MRINAL KANTI MITRA, , , Son of Late LOLIT MOHAN MITRA, 139/1 MAIN ROAD WEST, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service

Execution is admitted on 22-09-2022 by SITANSHU SEKHAR GUHA, SECRETARY, NEW BARRACKPORE COOPERATIVE HOMES LIMITED (Society), AHARAMPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by Shri MRINAL KANTI MITRA, , , Son of Late LOLIT MOHAN MITRA, 139/1 MAIN ROAD WEST, P.O: NEW BARRACKPUR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Service



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 27-09-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,427.00/- (A(1) = Rs 36,413.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 36,427/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 5:20PM with Govt. Ref. No: 192022230125845451 on 21-09-2022, Amount Rs: 36,427/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI210922931531 on 21-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,45,671/- and Stamp Duty paid by online = Rs 1,40,671/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2022 5:20PM with Govt. Ref. No: 192022230125845451 on 21-09-2022, Amount Rs: 1,40,671/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI210922931531 on 21-09-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 13-10-2022**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,45,671/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2704, Amount: Rs.5,000.00/-, Date of Purchase: 12/09/2022, Vendor name: J BISWAS



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 310997 to 311021
being No 152409637 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.10.21 13:16:31 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/10/21 01:16:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)