

NEW BARRACKPORE CO-OPERATIVE HOMES LTD.

Chairman

Regd. No. : 20/24 Parganas, Dated 17.04.50

Secretary

DR. B. C. ROY SARANI, NEW BARRACKPORE
DIST. NORTH 24 PARGANAS, KOLKATA - 700 131

Ref. No. : DR/19/NBC/995

Date : 11/12/19

Land Use Certificate

This is to certify that Gopal Chandra Memorial College of Education, (Govt. Aided Teachers' Training College) New Barrackpore of North 24 Parganas district, West Bengal is situated on the plot of land measuring 11 (eleven) cottahs approximately in C.S.Dag 455,456 J.L.No.35, Scheme No.III, Khaitan No. 1247, Mouza: Aharampur, Municipal Holding No. 79/1, under Ward No. 15 (earlier W.N. - 3) of New Barrackpore Municipality, is exclusively used for running Teachers' Training course programme in the college premises since the year 1967.

The said plot is bounded as follows:

On the North - by : Main Road

On the South - by : Aharampur Sahara Boys' High School

On the East - by : H/O Smt. Rama Nandi & School Quarter

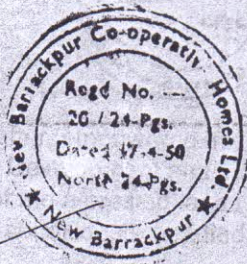
On the West - by : Dr. Harendranath Mukherjee Road

Date: 11/12/2019



Nirmal Kumar Basu
11/12/19
Chairman
New Barrackpore Co-operative
Homes Ltd.

Stampable Under Rule 27 & also s/n
C (1) of G. O. L. R. Act.-1981, and
stamped under the Indian Stamp Act-
1899 Subsequently amended Schedule
I & II, No. 23
New Barrackpore



3- FEB 2000
North 24 Parganas, Barrackpore
(D. E. R-1)

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this 31st day of December
One Thousand Nine Hundred Ninety ~~and~~ 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

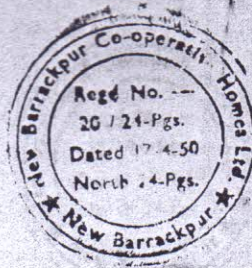
*Principal and Secretary, Gopal Chandra Memorial College
of Education, New Barrackpore*
PS-Khardah, Dist. North 24 Parganas. son/wife/daughter of
residing at
a member of the Soci-
ety hereinafter referred to as the 'ALLOTTEE' (which expression shall unless excluded by
or repugnant to the context mean and include his/her heirs, executors, legal representatives
and assigns).

OF THE OTHER PART.

WHEREAS THE Government of West Bengal (hereinafter referred to as 'The Government'
acquired, by making a Notification under section 4 of the West Bengal Land Development
and Planning Act, 1948 by making a Declaration being No. 23878 -L-Dev. dated 24th
Nov. 1953 under section 6 of the aforesaid Act which was published at page 3908 - 3909 of
the Calcutta Gazette, dated 3rd December, 1953, C.S. Plot Nos. as set out in Schedule "A"
hereinafter, in Mouzas Masunda J.L. 34, Aharampur J.L. 35 and Kodalia 36 under P.S.
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 their control and for the
establishment of a model colony for creation of better living conditions.

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

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



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

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

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

AND WHEREAS the Allottee being admitted into membership of the Society was allotted a plot of land measuring an area of 11 (Eleven) Cottahs approximately, in C.S. Dag 455, 456 No. 455(P), 629(P), 456(P), 630(P) Scheme No. III, Khatian No. 1247 Mouza Aharampur 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 1967.

AND WHEREAS the allottee predecessor in interest of the Allottee paid a total consideration and/or price of Rs. 1562 (Rupees one thousand five hundred Sixty two) only for the said plot;

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

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

AND WHEREAS in pursuance of the said agreement, the Government of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an Indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza Masunda, J.L. No. 34, and Mouza Aharampur, J.L. No. 35 and Mouza Kodalia J.L. No. 36 all under P.S. Khardah, Dist. North 24 Parganas, contained in C.S. Plot numbers as described in schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said Indenture of Conveyance together with modification made by the government of West Bengal Land and



and Land Reforms Department, Land Reforms Branch notification No. 2705-L.Dev./5D-4/92 dated 9th April. 1977 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April. 1977 forming part of the said Deed.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that in consideration of payment of Rs. 1562/- (Rupees One thousand five hundred and sixty two) only made by the Allottee/Predecessor in interest of the Allottee on or before 1967 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. X measuring an area of 11 (Eleven) Cottahs X Chhittacks

X sq.ft (more or less) in C.S. Dag No. 455/456/88/9-455/0/629/0/456/0/630/0 Khatian No. 1247 Mouza Anabampur Co-operative ward No. 7 Municipal Holding No. 79/1 J.L. No. 35

Ward No. 3 of New Barrackpore Municipality more particularly described in Schedule 'B' written hereinafter, in Scheme No.III 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 Parganas through the Society but 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 within this period of ten years for the purpose of construction of a residential building there in.

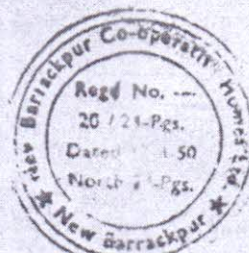
II> The Allottee shall not use the said plot for any purpose other than the residential purpose for himself/herself and/or the members of his/her family ;

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 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)



Declaration No. 23878 L. Dev. dated 24.11.53 published in the Calcutta Gazette dated 3.12.53 pt-I Page No. 3908-3909. Area of Land more or less - 181.27 acres in Mouza - Masunda J.L.N.O. 34, Aharampur J.L. No. 35 and Kodalia J.L. No. 36.; P.S. Khardah, Dist : North 24 Parganas.

Area of Land : more or less 181.27

Mouza - Masunda : C. S. Dag Nos.

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

Mouza - Aharampur : C.S. Dag Nos.

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

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

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

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

Mouza - Aharampur : C.S. Dag Nos.

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

Mouza - Masunda : C.S. Dag Nos.

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

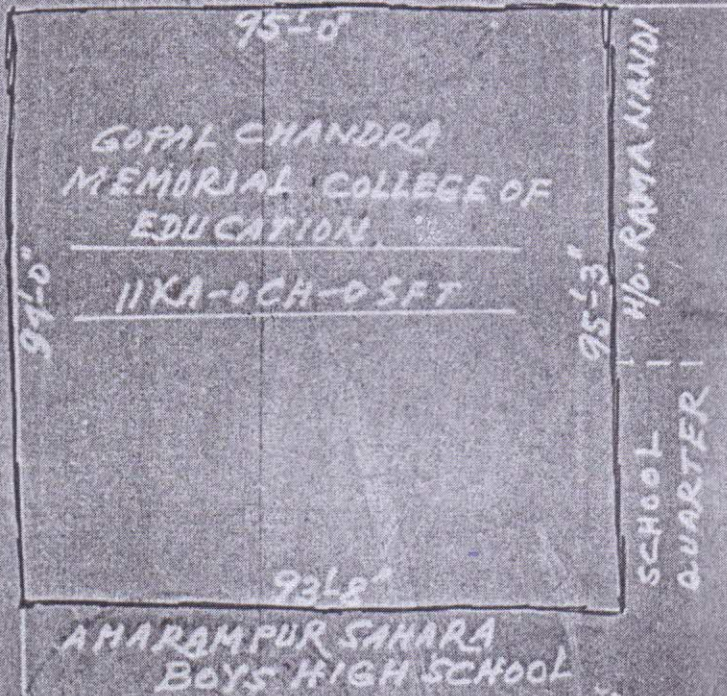
IN ON C.S. DAG NO. 455, 456 AND R.S.
455P, 629P, 456P & 630P OF MOUZA -
MPUR T.L. NO. 35.
IN KHARDAH DIST - NORTH 24 PARGANAS
CO-OPERATIVE WARD NO. 7.
UNDER NEW BARRACKPUR MUNICIPALITY.
SCALE = 1" = 30' 0"

MUNICIPAL
ROAD



HARENDRA NATH MUKHERJEE RD.

MAIN ROAD (EAST)



VENDOR'S SIGNATURE

Nani Gopal Bose

Chairman
New Barrackpur Co-operative
Homes. Ltd.

Pulin Babu Das
Secretary

New Barrackpur Co-operative
Homes. Ltd.

Drawn by
[Signature]

16.12.99