

4396

4182



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V.C.N-654/17 332830
16-6-17

Q-858266

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

Registrar U/S 7(2)
North 24 Parganas
District

16 JUN 2017
20 JUN 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 16th day of June, Two Thousand Seventeen (2017).

BETWEEN

3802

16/6/2017

Karan Kochhar

5000/-

or Vitadanya Main Rd
44-67



নম্বর -
মন ও তারিখ -
ক্রেতার নাম -
সাকিন -
স্ট্যাম্প মূল্য -
ভেতার শ্রী -

বারাসাত কোর্ট
উল্টে ১৪ পরগনা

টি. ডি. নং -

স্ট্যাম্প ক্রয়ের তারিখ -

মোট স্ট্যাম্পের মূল্য - 01 JUN 2017


ট্রেজারী অফিস - বারাসাত

ভেতার শ্রী তাপস কুমার সাহু


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Nirmal Kumar Barua

Chairman
New Barrackpore Co-operative
Homes Ltd.


 VETI
1607

Nirmal Kumar Barua

 VETI
1608

Sitanshu Sekhar Gupta



 VETI
1609

Karan Kochhar

Registrar U/A 7(2)
North 24-Parganas
Barrackpore
(D.S.R.-1)

16 JUN 2017

Narayan Roy

Spolite Jaclumata Roy
Barrackpore Court

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 at present New Barrackpore, Dist. North 24-Parganas, Kolkata - 700131, hereinafter referred to as "**THE SOCIETY**" (which expression shall, unless excluded by or repugnant to the context mean and include its successors and assigns). Represented by **the Chairman Sri Nirmal Kumar Basu (PAN - ADZPB4506C)**, son of Late Upendra Nath Basu, of Durgabari Road, P. O. & P. S. - New Barrackore, District - North 24 Parganas, Kolkata - 700131, and **the Secretary Sri Sitanshu Shekhar Guha (PAN - ADJPG4821F)**, son of Late Prafulla Chandra Guha, of 6, N. S. Road, P. O. & P. S. - New Barrackore, District - North 24 Parganas, Kolkata - 700131, **OF THE ONE PART**

AND

SRI KARAN KOCHAR (PAN - ALMPK8040M), son of Sri Jagat Kochar, residing at 82, Ultadanga Main Road, P. O. & P. S. - Ultadanga, Kolkata - 700067, by faith - Hindu, by Nationality - Indian, by occupation - Business, members of the Society, 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

17/06/17

17/06/17



Registrar U/S 7(2)
North 24-Parganas
Barasat
(D.S.P.-I)

16 JUN 2017

being No. 23878-L-Dev. dated 24th November, 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. 34, Aharampur J. L. 35 and Kodalia J. L. 36 under P. S. Khardah, now Ghola, Dist. 24 Parganas (now North 24-Parganas) measuring more or less 87.785 acre 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 the New Barrackpore Co-Operative Society represented by its Chairman Haripada Biswas, of 2 No. Hare Krishna Seth Lane Dum Dum, Kolkata - 700 028, residing at village & P. O. - New Barrackpore, P. S. - Khardah, hal Ghola, District North 24 Parganas, Kolkata - 700 131, also purchased a land more or less 130 acres of land situated at Mouza - Aharampur, Masunda, Agapur, Kodalia & others Mouza, Dag for the purpose of Housing of the said Society.

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. 7118-L. Dev. dated 08/06/2017 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 02 (Two) cottah 01 (One)

Chittaks approximately in C. S. Dag No. – 584, 1485, R. S. Dag No. – 250/584 & 252/1485, **Mouza – Kodalia, J. L. No. – 36**, Khatian No - 1076, Scheme No. III, under the Development Scheme (by way of Mutation from the earlier member).

AND WHEREAS the allottee / predecessor in interest of the Allottee paid a total consideration and /or price of Rs. 3,559/- (Rupees Three Thousand Five Hundred Fifty Nine) 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 Seventy One Paisa 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 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, Mouza - Aharampur, J. L. No. 35 and Mouza Kodalia J. L. No. 36 all under P. S. Gholia, 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 Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deed.

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH that in consideration of payment of Rs. 3,559/- (Rupees Three Thousand Five Hundred Fifty Nine) only made by the Allottee/ Predecessor in interest of the Allottee on or before 08/06/2017 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 of 02 (Two) cottah 01 (One) Chittaks approximately in C. S. Dag No. – 584, 1485, & R. S. Dag No. – 250/584 & 252/1485, **Mouza – Kodalia, J. L. No. – 36**, Khatian No - 1076, Co-Operative Ward No – 8, Municipal Ward No – 13, 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 **SRI KARAN KOCHAR** for ever but subject to the Covenants contained hereinafter:

1. Whereas the State Govt. has by a Notification being No. 2705-L. Dev. / 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 then they shall be at liberty to mortgage, charge or encumber the said land with the Life Insurance Corporation of India, or

any Nationalized or Scheduled Bank or Co-Operative Bank or Government or any statutory Body, Govt. sponsored financial Institution.

2. The Allottee shall use the said plot of land for any purpose including residential purpose for himself/ herself and / or the members of his / her family and/or other person (s);
3. The Allottee shall complete construction of his / her own construction, if not already completed, within a period of 5 (five) years from the date of execution of the Deed of Conveyance.
4. The Allottee shall abide by the provisions contained in the West Bengal Co-Operative Societies Act, 1983 and the Bye-laws of the Society.
5. That the Allottee shall have full right, to transfer the under "B" schedule property to anybody, he/she likes.

AND THE SOCIETY doth hereby Covenant with the Allottee that subject to the terms and conditions / Covenants contained hereinbefore, the Allottee shall have right, to transfer the property on all times and 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 dated 18/01/1951 published in Calcutta Gazette dated 01/02/1951, Page – 247.

SCHEDULE - B

ALL THAT PIECE AND PARCEL OF a plot of BASTU land measuring an area 02 (Two) Cottah 01 (One) Chittak approximately, along with 100 sq.ft. tile shed, in Scheme No. III, of the Development Plan of the Society in C. S. Dag No. - 584, 1485, & R. S. Dag No. - 250/584 (area of land 08 Chittaks 14 sq.ft.) & 252/1485 (area of land 01 cottah 08 chittaks 31 sq.ft.), **Mouza - Kodalia**, J. L. No. - 36, Khatian No - 1076, Co-Operative Ward No - 8, Municipal Ward No - 13, in New Barrackpore Municipality, P.S.- Khardah thereafter Ghola at present New Barrackpore, within the Municipal area of New Barrackpore Municipality in the District of North 24 Parganas (erstwhile 24 -Parganas) of the lands mentioned in Schedule - "A" written hereinabove, butted and bounded by :-

On the North : Hiren Paul & Others

On the South : P/o Gold smith Commercial Pvt. Ltd. (Holding No. - 139)

On the East : Arun Roy & Others Land.

On the West : 16 feet 6 inches wide Sahid Sarani.

with all easement rights, appurtenances, advantages, facilities, privileges available on/attached with the said plot of land.

IN WITNESSETH, 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 authorized Office Bearers
of the Said Society.

WITNESS:-

1. Narayan Ray
New Barrackpore
Kal. 700131

Nirmal Kumari Basu

CHAIRMAN

2. Mangal Mandal
NEW BARACKPUR
KOIKATA-700131
Prepared by:-

Sitanshu Sekhar Ghosh

SECRETARY

Uttam Bhattacharya
Advocate
Judges' Court, Barasat
Enrollment No. F/1908/2011

Karan Kochar

ALLOTTEE

Printed by:
[Signature]
Barasat

MEMO OF CONSIDERATION

Received of and from the within the named Purchasers the sum of Rs. 3,559/- (Rupees Three Thousand Five Hundred Fifty Nine) only being the consideration money payable under this presence

Date	Cash/ Cheque No.	Bank	Branch	Rupees
	By cash	-	-	Rs. 3,3559/-
Total -				Rs. 3,559/-

Total Rupees Three Thousand Five Hundred Fifty Nine only

WITNESSES:-

1. Narayan Ray
New Barrackpore.
Kd. 700131

2. Mangal Mandal

Chairman
New Barrackpore Co-operative
Homes Ltd.

Sivmal Kumar Basu

CHAIRMAN

Sitanishu Sekhar Gupta

SECRETARY

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-002006704-1 Payment Mode Online Payment
GRN Date: 16/06/2017 14:20:52 Bank : HDFC Bank
BRN : 339484035 BRN Date: 16/06/2017 14:21:28

DEPOSITOR'S DETAILS

Id No. : 15010000853266/3/2017
[Query No./Query Year]
Name : UTTAM BHATTACHARYA
Contact No. : Mobile No. : +91 9830214254
E-mail : bhattacharya.uttam957@gmail.com
Address : BARASAT,NORTH 24 PARGANAS
Applicant Name : Mr Uttam Bhattacharjee
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15010000853266/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	94273
2	15010000853266/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	16560

In Words : Rupees One Lakh Ten Thousand Eight Hundred Thirty Three only
Total 110833

E-payment Received

A SITE PLAN OF MOUZA KODALIA, J.L. NO.- 36, Re.Su. NO.- 93, R.S. DAG NO.- 250/584 & 252/1485, KHATIAN NO.-1076, UNDER NEW BARRACKPUR MUNICIPALITY, WARD NO.-13, HOLDING NO.-....., P.S.-NEW BARRACK PUR, DIST.-24PGS(N). CO-OPERATIVE WARD NO.- 8.

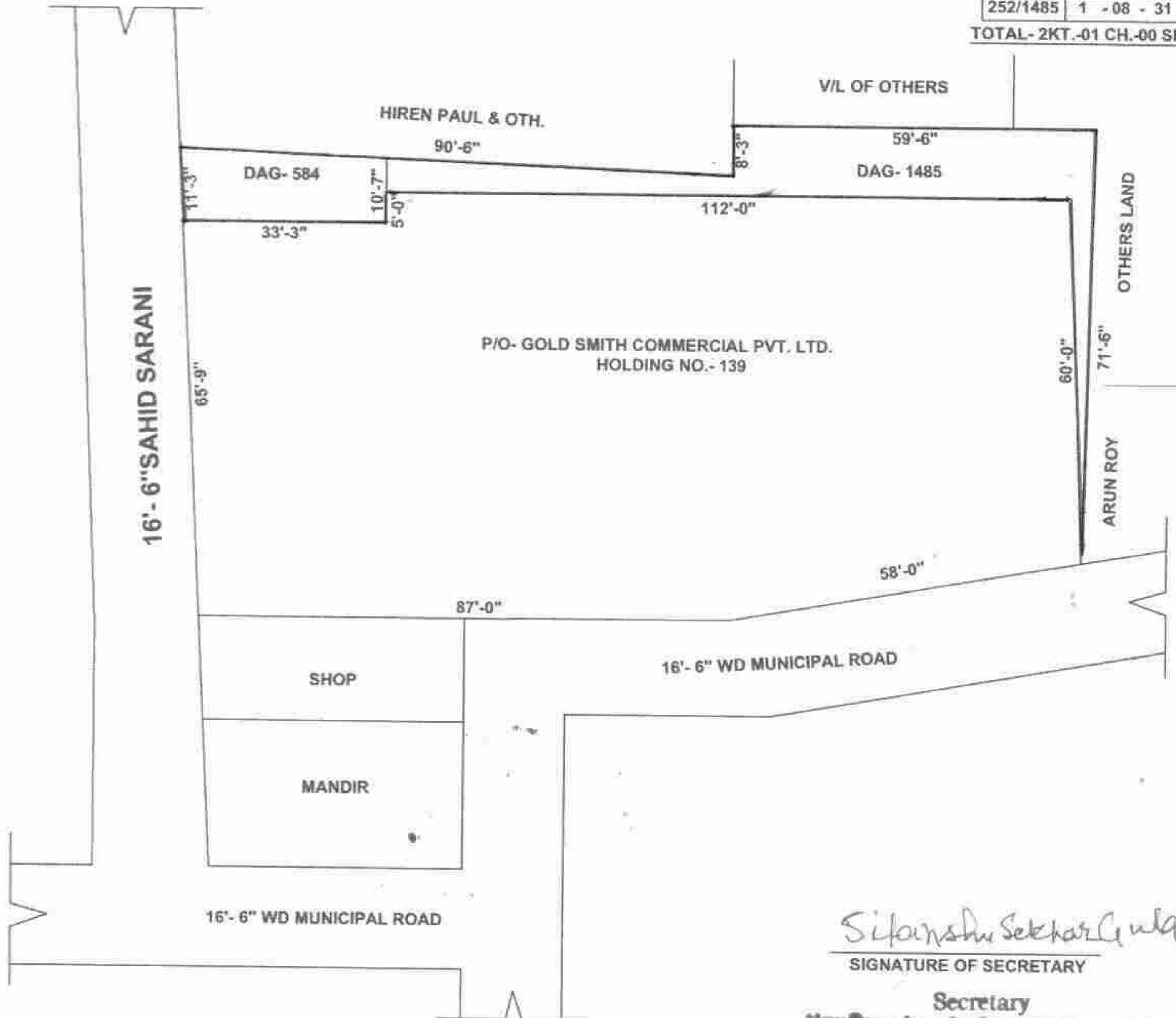
SCALE:-1"= 25'



PLOTTED SCHEDULE

DAG NO.-	AREA KT.- CH.- SFT.
250/584	0 - 08 - 14
252/1485	1 - 08 - 31

TOTAL- 2KT.-01 CH.-00 SFT.



Sifanshu Sekhar Gula

SIGNATURE OF SECRETARY

Secretary

New Barrackpur Co-Operative Homes Ltd.

DRAWN BY

Provas Datta
PROVAS DATTA
 (D.C.E.)

Planner, Estimator, Surveyor
 New Barrackpur Municipality
 RESI NO. *2/16/12/3m*


Nirmal Kumar Basu

SIGNATURE OF CHAIRMAN

Chairman
 New Barrackpore Co-operative
 Homes Ltd.

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

(1) Name : KARAN KOCHAR












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

Karan Kochar

Signature of the Presentant

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

(2) Name : *Nirmal Kumar Basu*



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

Nirmal Kumar Basu

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

Signature of the Presentant

(3) Name : *Sitanshu Sekhar Gupta*

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

Sitanshu Sekhar Gupta

Signature of the Presentant





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





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15010000853266/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri KARAN KOCHAR 82, Ultadanga Main Road, P.O:- Ultadanga, P.S.- Ultadanga, District:-Kolkata, West Bengal, India, PIN - 700067	Buyer			<i>Karan Kochhar</i> 16/6/2017
2	Shri Nirmal Kumar Basu Durgabari Road, P.O:- New Barrackore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131	Represent ative of Seller [NEW BARRAC KPORE CO- OPERATI VE HOMES LTD.]			<i>Nirmal Kumar Basu</i> 16/6/17 Chairman New Barrackore Co-operative Homes Ltd.

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Sitanshu Shekhar Guha 6, N. S. Road, P.O:- New Barrackore, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700131	Representative of Seller [NEW BARRACKORE CO-OPERATIVE HOMES LTD.]			<i>Sitanshu Shekhar Guha</i> 16/6/17
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Narayan Roy Son of Late Jadu Nath Roy Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124	Shri KARAN KOCHAR, Shri Nirmal Kumar Basu, Shri Sitanshu Shekhar Guha		<i>Narayan Roy</i> 16/6/17	

(Supriya Chattopadhyay)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1501-04182/2017	Date of Registration	20/06/2017
Query No / Year	1501-0000853266/2017	Office where deed is registered	
Query Date	16/06/2017 11:59:41 AM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uttam Bhattacharjee Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830214254, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,559/-	Rs. 16,54,220/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 99,273/- (Article:23)	Rs. 16,560/- (Article:A(1), E, M(b))		
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: Sahid Sarani, Mouza: Kodalia

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-250/584	RS-1076	Bastu	Bastu	8 Chatak 14 Sq Ft	1,500/-	4,09,063/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	RS-252/1485	RS-1076	Bastu	Bastu	1 Katha 8 Chatak 31 Sq Ft	1,500/-	12,15,157/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
TOTAL :					3.4031Dec	3,000 /-	16,24,220 /-	
Grand Total :					3.4031Dec	3,000 /-	16,24,220 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	559/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	559 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD. Aharampur, P.O:- New Barrackpore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 , PAN No.:: AADAN3183H, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri KARAN KOCHAR Son of Late Jagat Kochar 82, Ultadanga Main Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALMPK8040M, Status :Individual, Executed by: Self, Date of Execution: 16/06/2017 , Admitted by: Self, Date of Admission: 16/06/2017 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Nirmal Kumar Basu (Presentant) Son of Late Upendra Nath Basu Durgabari Road, P.O:- New Barrackore, 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.:: ADZPB4506C Status : Representative, Representative of : NEW BARRACKPORE CO-OPERATIVE HOMES LTD. (as Chairman)
2	Shri Sitanshu Shekhar Guha Son of Late Prafulla Chandra Guha 6, N. S. Road, P.O:- New Barrackore, 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.:: ADJPG4821F Status : Representative, Representative of : NEW BARRACKPORE CO-OPERATIVE HOMES LTD. (as Secretary)

Identifier Details :

Name & address	
Shri Narayan Roy Son of Late Jadu Nath Roy Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri KARAN KOCHAR, Shri Nirmal Kumar Basu, Shri Sitanshu Shekhar Guha	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD.	Shri KARAN KOCHAR-0.857083 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD.	Shri KARAN KOCHAR-2.54604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD.	Shri KARAN KOCHAR-100.00000000 Sq Ft

Endorsement For Deed Number : I - 150104182 / 2017

On 16-06-2017

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

Presented for registration at 19:30 hrs on 16-06-2017, at the Private residence by Shri 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 16,54,220/-

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

Execution is admitted on 16/06/2017 by Shri KARAN KOCHAR, Son of Late Jagat Kochar, 82, Ultadanga Main Road, P.O: Ultadanga, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Indetified by Shri Narayan Roy, , , Son of Late Jadu Nath Roy, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-06-2017 by Shri Nirmal Kumar Basu, Chairman, NEW BARRACKPORE CO-OPERATIVE HOMES LTD., Aharampur, P.O:- New Barrackpore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Indetified by Shri Narayan Roy, , , Son of Late Jadu Nath Roy, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-06-2017 by Shri Sitanshu Shekhar Guha, Secretary, NEW BARRACKPORE CO-OPERATIVE HOMES LTD., Aharampur, P.O:- New Barrackpore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Indetified by Shri Narayan Roy, , , Son of Late Jadu Nath Roy, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 19-06-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,560/- (A(1) = Rs 16,542/- ,E = Rs 14/- ,M (b) = Rs 4/-) and Registration Fees paid by online = Rs 16,560/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2017 2:21PM with Govt. Ref. No: 192017180020067041 on 16-06-2017, Amount Rs: 16,560/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 339484035 on 16-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,273/- and Stamp Duty paid by by online = Rs 94,273/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2017 2:21PM with Govt. Ref. No: 192017180020067041 on 16-06-2017, Amount Rs: 94,273/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 339484035 on 16-06-2017, Head of Account 0030-02-103-003-02



Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 20-06-2017

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. 99,273/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 3802, Amount: Rs.5,000/-, Date of Purchase: 16/06/2017, Vendor name: T K SAHA



Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2017, Page from 81097 to 81120

being No 150104182 for the year 2017.



Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2017.07.03 18:51:33 +05:30
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 7/3/2017 6:51:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1501-04182/2017	Date of Registration	20/06/2017
Query No / Year	1501-0000853266/2017	Office where deed is registered	
Query Date	16/06/2017 11:59:41 AM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uttam Bhattacharjee Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830214254, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,559/-	Rs. 16,54,220/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 99,273/- (Article:23)	Rs. 16,560/- (Article:A(1), E, M(b))		
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: Sahid Sarani, Mouza: Kodalia

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-250/584	RS-1076	Bastu	Bastu	8 Chatak 14 Sq Ft	1,500/-	4,09,063/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	RS-252/1485	RS-1076	Bastu	Bastu	1 Katha 8 Chatak 31 Sq Ft	1,500/-	12,15,157/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			3.4031Dec	3,000 /-	16,24,220 /-	
		Grand Total :			3.4031Dec	3,000 /-	16,24,220 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	559/-	30,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	559 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD. Aharampur, P.O:- New Barrackpore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131 , PAN No.:: AADAN3183H, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri KARAN KOCHAR Son of Late Jagat Kochar 82, Ultadanga Main Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALMPK8040M, Status :Individual, Executed by: Self, Date of Execution: 16/06/2017 , Admitted by: Self, Date of Admission: 16/06/2017 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Nirmal Kumar Basu (Presentant) Son of Late Upendra Nath Basu Durgabari Road, P.O:- New Barrackore, 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.:: ADZPB4506C Status : Representative, Representative of : NEW BARRACKPORE CO-OPERATIVE HOMES LTD. (as Chairman)
2	Shri Sitanshu Shekhar Guha Son of Late Prafulla Chandra Guha 6, N. S. Road, P.O:- New Barrackore, 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.:: ADJPG4821F Status : Representative, Representative of : NEW BARRACKPORE CO-OPERATIVE HOMES LTD. (as Secretary)

Identifier Details :

Name & address	
Shri Narayan Roy Son of Late Jadu Nath Roy Barasat Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri KARAN KOCHAR, Shri Nirmal Kumar Basu, Shri Sitanshu Shekhar Guha	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD.	Shri KARAN KOCHAR-0.857083 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD.	Shri KARAN KOCHAR-2.54604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NEW BARRACKPORE CO-OPERATIVE HOMES LTD.	Shri KARAN KOCHAR-100.00000000 Sq Ft

Endorsement For Deed Number : I - 150104182 / 2017

On 16-06-2017

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

Presented for registration at 19:30 hrs on 16-06-2017, at the Private residence by Shri 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 16,54,220/-

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

Execution is admitted on 16/06/2017 by Shri KARAN KOCHAR, Son of Late Jagat Kochar, 82, Ultadanga Main Road, P.O: Ultadanga, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Indetified by Shri Narayan Roy, , , Son of Late Jadu Nath Roy, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-06-2017 by Shri Nirmal Kumar Basu, Chairman, NEW BARRACKPORE CO-OPERATIVE HOMES LTD., Aharampur, P.O:- New Barrackpore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Indetified by Shri Narayan Roy, , , Son of Late Jadu Nath Roy, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 16-06-2017 by Shri Sitanshu Shekhar Guha, Secretary, NEW BARRACKPORE CO-OPERATIVE HOMES LTD., Aharampur, P.O:- New Barrackpore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700131

Indetified by Shri Narayan Roy, , , Son of Late Jadu Nath Roy, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk



Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
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North 24-Parganas, West Bengal

On 19-06-2017

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Payment of Stamp Duty

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Supriya Chattopadhyay
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2017, Page from 81097 to 81120

being No 150104182 for the year 2017.



Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2017.07.03 18:51:33 +05:30
Reason: Digital Signing of Deed.

Supriya

(Supriya Chattopadhyay) 7/3/2017 6:51:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)