

271

E-248

Certified that the document is admitted to register... sheet/s and the ends... with this document and the date of this document

[Faded text, likely a stamp or official record]

Handwritten signature and date: 2/2/2010



Handwritten name: *Standee Kajari*

Handwritten notes: *135,69,000* and *Exempted*

Handwritten note: *w-183*

**THIS DEED OF CONVEYANCE** is made this First..... day of DECEMBER Two Thousand NINE. between the body corporate named and known as **Kolkata Improvement Trust** (in short K.I.T), presently a statutory body under the Urban Development Department, Government of West Bengal, **represented by the Officer-on-Special Duty**, Kolkata Metropolitan Development Authority, for carrying out the purposes of the Kolkata Improvement Act, 1911, **designated as O.S.D, KMDA (K.I.T)** having his Office at P-16, India Exchange Place Extension, Police Station – Bowbazar, Kolkata-700 073, (hereinafter called as “The O.S.D”) as **Vendor** ( which expression shall where the context so admits to include the person or persons for the time being entitled to the reversion immediately expectant on determination of the term hereby agreed to be granted) of the **First Part AND State Resource Centre For Adult Education, West Bengal** having its office at 50, Beliaghata Main Road, P.S.-Beliaghata, Kolkata-700 010 hereinafter called “**The Purchaser**” (which expression shall unless excluded by or repugnant to the context be deemed and/or where the context so admits or implies to include its respective successor-in-office, executors, administrative representatives and/or assigns) of the **Other Part**.

Handwritten signature

Handwritten signature

Himadri Chaudhuri

An Authenticated Agent of the  
Officer on Special Duty K. M. D. A.  
For Carrying out the Purposes of  
Kolkata Improvement Act, 1911.

Power No. 10 dt. 10/12/2009  
Regd. in ARA-II, Kolkata



2 FEB 2010

Ashoke K S Roy  
Solate - Mouji Lal Roy  
212E Bagmati Road  
KOL-54

WHEREAS the Board of Trustees for the Improvement of Kolkata had been superseded for a period of 3(three) years from 20<sup>th</sup> February, 1989 by Order No. 700-MD/A-21/88 dated 17<sup>th</sup> February, 1989 by the Governor, Government of West Bengal thereby appointing the O.S.D in exercise of the power conferred by sub-section (1) of Section 177A of the Kolkata Improvement Act, 1911 for carrying out the purposes of the said Act.

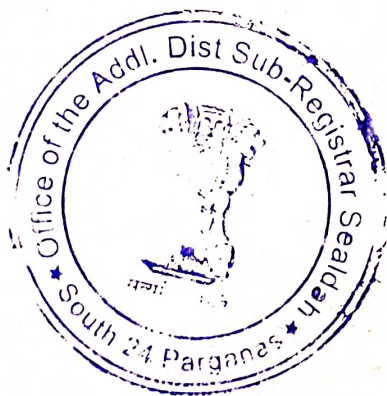
AND WHEREAS the said period of supersession was extended by every three years and currently with effect from 20<sup>th</sup> February, 2007 Vide Order No. 562-UD/O/M/SB/A-1/95(pt.) dated 19<sup>th</sup> February, 2007.

AND WHEREAS the O.S.D is now absolutely seized and possessed of or otherwise well and sufficiently entitled free from all encumbrances to the land hereditaments and premises in the schedule hereto, more particularly mentioned and described and intended to be hereby granted conveyed transferred and assured and have contracted with the purchaser for the absolute sale thereof to them at or for the price of Rupees Fifty Lac (Rs. 50,00,000.00) only.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rupees Fifty Lac (Rs. 50,00,000.00) only paid to the O.S.D by the purchaser on or before the execution of these presents (the receipt whereof the O.S.D do hereby acknowledge), the O.S.D hereby grant, convey and transfer unto the purchaser ALL THAT the land, hereditaments and premises were particularly described in the Schedule hereto TOGETHER WITH all liberties, privileges, easement's right, lights, appendages and appurtenances whatsoever to the said land, hereditaments and premises were particularly described in the Schedule hereto and premises belonging to or in any wise appertaining held used or occupied therewith and premises all the estate right, title and interest, property claim and demand whatsoever of the O.S.D in to or upon the same and every part thereof TO HAVE AND TO HOLD the same unto the purchaser for ever.

AND WHEREAS the possession of the premises was handed over to the Purchaser on 22.09.2009 and the purchaser has also takeover possession of the same land and therefore the purchaser shall never claim any further possession after the execution of these presents for any reason whatsoever.





ADAR 52 2010  
Date - 2 FEB 2010

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT the piece and parcel of land containing and measuring an area of 577.48 Sq. Mtrs. (8 Kottah 10 Chittaks 43 Sq.ft.) be the same a little more or less situated at premises No. 50 (Por.) Beliaghata Main Road, comprising land with existing two-storied Building having total area of 4398.90 Sq. ft. (Ground floor area-1646.92 Sq. ft., 1<sup>st</sup> floor area-2566.85 Sq. ft. & 2<sup>nd</sup> floor area-185.13 Sq. ft.) thereon within K.I.T Scheme No. IV-M formed out of Original Premises No. 50 (Por.) Beliaghata Main Road, Ward No. 34 within the jurisdiction of K.M.C, Thana- Beliaghata, Sub-Registration Office-Sealdah, District Registration Office-Alipore, 24 Parganas(South) butted and bounded as follows, that is to say :

On the North - By 50 (Portion), Beliaghat Main Road,  
and 2.76 metres wide private passage;

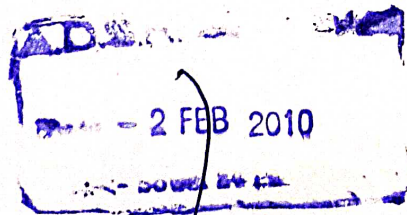
On the East - By 50(Portion) Beliaghata Main Road  
and 51(Portion) Beliaghata Main Road;

On the South - By 51 (Portion) Beliaghata Main Road  
60'-0" Beliaghata Main Road ;

A N D

On the West - By 60'-0" feet wide Beliaghata Main Road  
and 2.76 metres wide private passage.

Or, Howsoever, otherwise the same hereditaments and premises including the existing two-storied buildings, are situated, bounded, called, known described or distinguished and which said property of K.I.T is more particularly delineated on the map or plan hereto annexed and thereon coloured RED.



IN WITNESS WHEREOF these presents have been signed by or on behalf of the parties hereto the day, month and year first above written.

Signed by the Officer-On-Special Duty, K.M.D.A, for carrying out the purposes of the Kolkata Improvement Act, 1911.

*Kapilansanda Barik*

**Kapilansanda Barik  
P.A. to O.S.D.  
and**

Witness: **PUBLIC RELATIONS OFFICER  
KOLKATA IMPROVEMENT TRUST**

*R.M. Dasgupta*

.....  
Officer-On-Special Duty, K.M.D.A,  
for carrying out the purposes of the  
Kolkata Improvement Act, 1911.

**OFFICER -ON-SPECIAL DUTY KMDA  
FOR CARRYING OUT THE PURPOSES OF  
KOLKATA IMPROVEMENT ACT. 1911**

.....  
The Common Seal of the O.S.D was  
hereunto affixed in my presence :

*S. S. Chatterjee*

.....  
Secretary, Kolkata Metropolitan Development  
Authority, for carrying out the purposes of the  
Kolkata Improvement act, 1911.

**Secretary,  
Kolkata Improvement Trust**

*Naraita Ray (Mallick)*

.....  
Estates Manager, Kolkata Improvement Trust.

**Estates Manager,  
Kolkata Improvement Trust**

✓ *Nandini Kajvee*

Purchaser

**State Resource Centre for A.E. W.A.**

**Director,**

**State Resource Centre for A.E. W.A.**

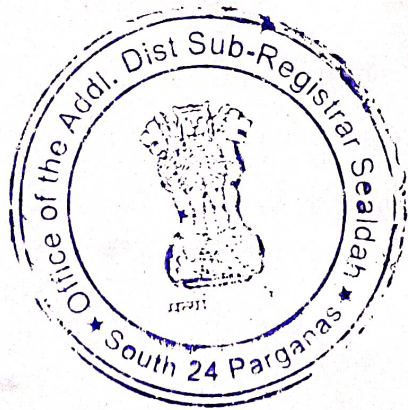
Signature of the above-named  
Purchaser in the presence of:

Witnesses:

1. *Dilip Kumar Sarkar,*  
*11/56/1, Bahai Mistry Lane*  
*P.O. B. Garden, Howrah - 711103.*

2. *Achintā Chaudhury,*  
*Documentation Cell, Law Deptt.*  
*Kolkata Improvement Trust.*  
*Kolkata - 700073*

Deed prepared by *Chakrabarty*.....  
( Law Officer )  
Kolkata Improvement Trust



2 FEB 2010



K. I. T.

PLAN OF PRE. NO- 50 (POR.) BELIAGHATA MAIN ROAD

IN SCHEME NO-IV-M.

SCALE- 1:300

AREA - 8 K. 10 Ch. 6 SFT.

REF :- BOUNDARY OF LAND SHOWN THUS



*Dilum*

Secretary,

Kolkata Improvement Trust

NO. 50 (POR.)

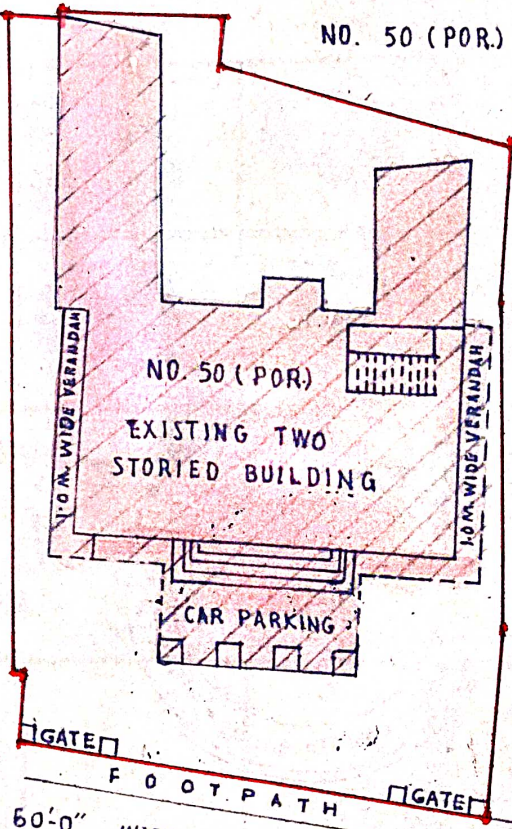
*Namita Roy*

Estates Manager,

Kolkata Improvement Trust

THIS DRAWING IS PREPARED AS PER DRG. SUPPLIED & APPROVED BY VALUATION DEPARTMENT.

2.76 M. WIDE PRIVATE PASSAGE



NO. 51 (POR.)

*M. S. Sanyal*

OFFICER - ON-SPECIAL DUTY KMDA FOR CARRYING OUT THE PURPOSES OF KOLKATA IMPROVEMENT ACT, 1911

*Kapilnanda Barik*

Kapilnanda Barik  
P A to OSD

anr  
PUBLIC RELATIONS OFFICER  
KOLKATA IMPROVEMENT TRUST

*Nandini Kajuri*

Director,

State Revenue Centre for A.R. W.A.

Witnesses!-

1. Dilip Kumar Sarkar.

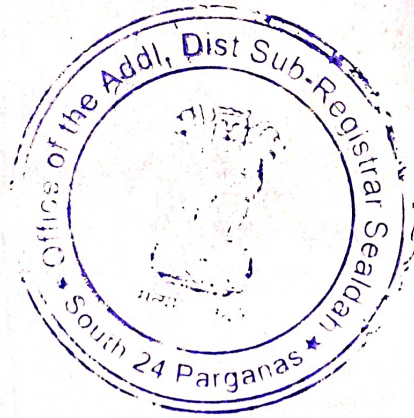
2. Achinta Choudhury.

*Hridaynandan*  
10.09.08  
E. E. DRAWING  
Ch. Mondal  
Supdt. D&D.O  
10/09/08

*Shree*  
02/12/08  
VALUATION OFFICER.

*Shree*  
02/12/08  
CHIEF VALUER.

KOLKATA IMPROVEMENT ACT, 1911  
FOR CARRYING OUT THE PURPOSES OF  
OFFICER - ON-SPECIAL DUTY KINDA



- 2 FEB 2010

Dist. Registrar  
Sealdah

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1st finger middle finger ring finger small finger



left hand					
<i>Nandini</i> right hand					

Name NANDINI KASURI .....

Signature Nandini Kasuri .....

**Director,**

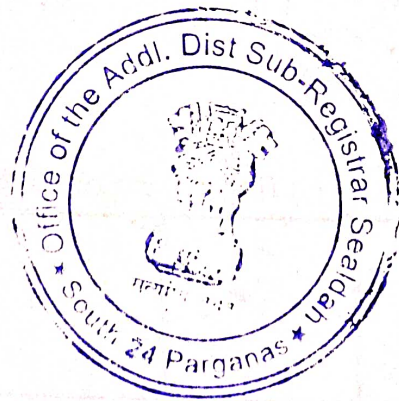
**Gift Research Centre for A.E. W.B.**

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....




Date - 2 FEB 2010  
Sow



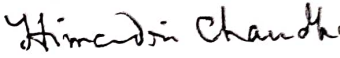


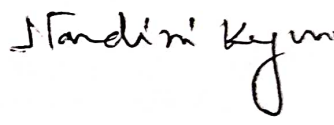
Dist. Registrar for A.D. S.A.

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A. D. S. R. SEALDAH, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 00271 / 2010, Deed No. (Book - I , 00248/2010)**

I . Signature of the Presentant

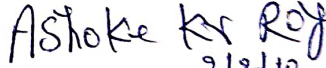
Name of the Presentant	Signature with date
Sri Himadri Chaudhuri	 02 - 02 - 2010 .

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Himadri Chaudhuri Address -K.N.C. Rd., Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-. Pin :-704123	Agent by Authenticated Power	 02/02/2010	 LTI 02/02/2010	
2	Nandini Kajuri Address -WEST BENGAL, India, P.O. :-.	Self	 02/02/2010	 LTI 02/02/2010	

**Name of Identifier of above Person(s)**  
 Ashoke Kumar Roy  
 212e, Bagmari Road, KOLKATA MUNICIPAL  
 CORPORATION, Thana:-Maniktala, District:-South  
 24-Parganas, WEST BENGAL, India, P.O. :-.

**Signature of Identifier with Date**

  
 21/2/10



DATE = 2 FEB 2016

*[Faint handwritten text, possibly in Bengali, including the word 'মুদ্রিত' (Mudrita - Printed) and 'স্বাক্ষরিত' (Saksharita - Signed)]*



Government Of West Bengal  
Office Of the A. D. S. R. SEALDAH  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00248 of 2010  
(Serial No. 00271 of 2010)

On 02/02/2010

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted from stamp duty.

**Payment of Fees:**

Exempted ( on 02/02/2010 )

**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.-13569099/-

Certified that the required stamp duty of this document is Rs.- 0 /- and the Stamp duty paid as: Impressed and Adhesive Rs.- 0/-

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

Presented for registration at 13.50 hrs on :02/02/2010, at the Office of the A. D. S. R. SEALDAH by SriHimadri Chaudhuri ,, Authenticated at : , vide book GP no : , year: .

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

Execution is admitted on 02/02/2010 by

1. Nandini Kajuri, Director, State Resource Centre For A. E. W. BBeliaghata Main Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Profession : Service

Identified By Ashoke Kumar Roy, son of Late Moujilal Roy, 212e, Bagmari Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

**Admitted by Authenticated power**

Execution is admitted by

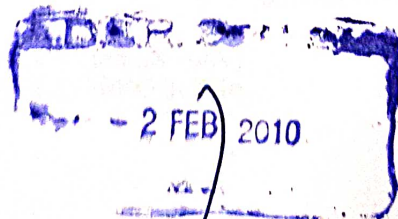
1. Sri Himadri Chaudhuri, son of Braja Gopal, , , District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , thana: <Not specified>, By caste Hindu, by profession: Service, as agent for : Md. Kamran under a power number 10 for 2009 authenticated by A. R. A - I I.

Identified By Ashoke Kumar Roy, son of Late Moujilal Roy, 212e, Bagmari Road, KOLKATA MUNICIPAL CORPORATION, Thana:-Maniktala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Service.

( Ajay Kumar Mukherjee )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Ajay Kumar Mukherjee )

ADDITIONAL DISTRICT SUB-REGISTRAR

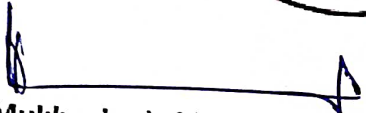




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 5100 to 5109  
being No 00248 for the year 2010.



  
(Ajay Kumar Mukherjee) 02-February-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SEALDAH  
West Bengal

Dated <sup>1st</sup> December, 2007

Misc/Alignment/IM

**DEED OF CONVEYANCE**

KOLKATA IMPROVEMENTED TRUST

*Represented By:*

OFFICER-ON-SPECIAL DUTY,  
K. M. D. A,  
for carrying out the purposes of the  
Kolkata Improvement Act, 1911.

**AND**

STATE RESOURCE CENTRE FOR  
ADULT EDUCATION  
WEST BENGAL

50(portion), Beliaghata Main Road  
K.I.T Scheme No. IV-M

A-1909