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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 738694

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

Additional District Sub-Registrar  
Calcutta, New Town, North 24-Parganas

05 JUL 2013 DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this the 5<sup>th</sup> day of July Two Thousand Thirteen(2013) BETWEEN (1) SRI SUSHIL KUMAR NASKAR Alias SRI NEEL KUMAR NASKAR, (2) SRI SAMIR NASKAR and (3) SRI SUSHANTA NASKAR all sons of Late Lakshmi Kanta Naskar, all residing at Chakpanchuria, P.O. Chakpanchuria under Rajahat at present New Town Police Station in the district of North 24-Parganas, all by religion Hindu, all by Nationality Indian, all by occupation Cultivations, hereinafter collectively called the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART ;

**AND SRI BRIJESH KUMAR AGRAWAL**, Karta of H.U.F., son of Sri Baijnath Agrawal, residing at 17/H/8, Balai Singhi Lane, P.S. Amherst Street, Kolkata – 700009, by religion Hindu, by Nationality Indian, by occupation Business, hereinafter called the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the **OTHER PART** ;

**Pan Number of the Purchaser : AAFHB5706H**

**WHEREAS** One Sri Sushil Kumar Naskar Alias Sri Neel Kumar Naskar, Sri Samir Naskar and Sri Sushanta Naskar were well absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance and L. R. Settlement record of rights Sali land measuring an area of 05.50 Decimals out of 22 Decimals comprised in R.S. Dag No. 1063 and land measuring an area of 01.00 Decimals out of 04 Decimals comprised in R.S. Dag No. 1064, Thus totaling 06.50 Decimals under L.R. Khatian Nos. 2237, 2238 and 2239, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10, of Mouza Chakpanchuria under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

**AND WHEREAS** Thus the said Sri Sushil Kumar Naskar Alias Sri Neel Kumar Naskar, Sri Samir Naskar and Sri Sushanta Naskar, the Vendors herein are became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property by virtue of inheritance in fee simple possession to the said Land measuring an area of 05.50 Decimals out of 22 Decimals comprised in R.S. Dag No. 1063 and land measuring an area of 01.00 Decimals out of 04 Decimals comprised in R.S. Dag No. 1064, Thus totaling 06.50 Decimals under L.R. Khatian Nos. 2237, 2238 and 2239, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10, of Mouza Chakpanchuria within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat under Rajarhat at present

New Town Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the 'said Property').

**AND WHEREAS** The Vendors have agreed with the Purchaser for absolute sale to their the said land measuring an area of 05.50 Decimals out of 22 Decimals comprised in R.S. Dag No. 1063 and land measuring an area of 01.00 Decimals out of 04 Decimals comprised in R.S. Dag No. 1064, Thus totaling 06.50 Decimals under L.R. Khatian Nos. 2237, 2238 and 2239, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10, of Mouza Chakpanchuria and legal inheritance thereon in fee simple in possession at or for the sum of Rs. 19,00,000/- (Rupees Nineteen lacs only) free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of **Rs.19,00,000/- (Rupees Nineteen lacs only)** of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do each of them doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the said property as well as the Purchaser) they the Vendors doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring an area of 05.50 Decimals out of 22 Decimals comprised in R.S. Dag No. 1063 and land measuring an area of 01.00 Decimals out of 04 Decimals comprised in R.S. Dag No. 1064, Thus totaling 06.50 Decimals under L.R. Khatian Nos. 2237, 2238 and 2239, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10, of Mouza Chakpanchuria within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the

Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situated butted, bounded called known numbered described in or distinguished TOGETHER WITH all structures, erections, walls, boundary, walls pits, area, yards, water, water courses, water connection and sanitary connections, sewers, drains, ways paths and passages AND all and all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidence and inheritance thereof AND all the estate right title interest use possession property claim and demand whatsoever of the Vendors both at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH they and every part of their rights, liberties and appurtenances whatsoever unto and to the purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the purchaser absolutely and for ever free from all encumbrances whatsoever.

**THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER** as follows :-

(a) That notwithstanding any act deed matter or things whatsoever heretofore done committed or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said

property hereby sold granted transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent to or 06.50 Decimals thereto and free from all encumbrances whatsoever.

(b) That the Vendors have good right full power and absolute and indefeasible authority to sell, grant, transfer and convey the said property and every part thereof unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

(c) That it shall be lawful for the purchaser at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property and receive the rents issues and profits thereof without any eviction interruption disturbances claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said property from under or through or in trust for the Vendors and free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified from and against all encumbrances charges lispensens whatsoever made done executed or knowingly suffered by the Vendors.

(d) That the Vendors shall and will unless prevented by fire or other irresistible accident from time to time and at all times thereafter upon every reasonable request and at the cost of the Purchaser produce or cause to be produce or cause to be produced before the purchaser or his attorney or attorneys or agent or agents or before any court, tribunal Board, Authority or firm for inspection or otherwise as occasion shall require the deeds and writings in connection with the said property so long as the same shall remain with the Vendors and shall also at the like request and cause deliver to the Purchaser such

attested or other copies of or extracts therefrom as the Purchaser may require. The Vendors shall be liable to indemnify the Purchaser to the extent of consideration required or any part thereof in case it is found that the Vendors did not have title over the property transferred to the Purchaser.

(e) That the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said property from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do make acknowledge and execute or cause to be done made acknowledge and execute or cause to be done made acknowledged and executed all such further and other acts, deeds things and assurances whatsoever for further better and more perfectly assuring the said property hereby sold, granted, transferred conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

(f) The Vendors herein stated and declared that the said property is not affected by any attachment including any attachment under any certificate cases or any proceedings started at the instance of the Income Tax Authorities or other Government authorities under the Public Demand Recovery Act or otherwise whatsoever and that there are no certificate cases or proceedings pending against the Vendors for realisation of arrears for Recovery Act or any other Act for the time being in force.

(g) The Vendor do hereby handover vacant and peaceful possession of the Schedule referred property in favour of the Purchaser on the day of execution and registration of these presents.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**ALL THAT** piece or parcel of **Sali** land measuring an area of **05.50 Decimals** out of 22 Decimals comprised in **R.S. Dag No. 1063** and land measuring an area of **01.00 Decimal** out of 04 Decimals comprised in **R.S. Dag No. 1064**, Thus totaling **06.50 Decimals equivalent to 3 (Three) Cottahs, 14(Fourteen) Chittaks and 42(Forty two) Square feet more or less** under L.R. Khatian Nos. 2237, 2238 and 2239, J.L. No. 33, R.S. No. 205½, Touzi No. 145 at present 10 of **Mouza Chakpanchuria**, within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

The details of Land is shown as hereunder:

| R.S.Dag No. | L.R. Khatian No        | Total Area   | Sold Area  |
|-------------|------------------------|--------------|--|
| 1063        | 2237, 2238 and<br>2239 | 22 Decimals  | 05.50 Decimals   |
| 1064**      | 2237, 2238 and<br>2239 | 04 Decimals  | 01.00 Decimals   |
|             |                        | <b>Total</b> | <b>06.50 Decimals equivalent to 3 Cottahs, 14 Chittaks and 42 Sq.ft.</b> |

The said property is butted and bounded as follows :

ON THE NORTH : By R.S. Dag No.1062.

ON THE SOUTH : By Mouza Patharghata, J.L. No. 36.

ON THE EAST : By Mouza Patharghata, J.L. No. 36.


ON THE WEST : By Part of R.S. Dag Nos.1063 & 1064.

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their hands the day month and year first above written.

**SIGNED AND DELIVERED** by  
the **VENDORS** at Kolkata  
in the presence of :

Sushil Kumar Nayak  
and Neel Kumar Nayak

1. Md: Heggabaddi  
of Ghena

  
L  
I  
F  
of Sameer Nayak Ban Pur of Md:  
Heggabaddi  
21/07/2019

2. Jimis Chatterjee.  
39/1, Shiv Narayan  
Basu Lane.  
KOL-6.

**SIGNED AND DELIVERED** by  
the **PURCHASER** at Kolkata  
in the presence of :

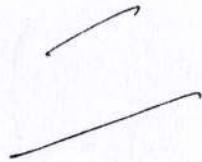
1. Md: Heggabaddi  
of Erlang

Arijesh Kumar Agrawal (H.U.F)  
Brijesh Kumar Agrawal  
Karta

2. Jimis Chatterjee.

**Drafted by :**

Bhola Nath Saha  
Advocate, WBS/303/1977  
Cal. High Court.





**RECEIVED** of and from within named Purchaser the within mentioned sum of **Rs. 19,00,000/- (Rupees Nineteen lacs only)** in full payment of the consideration money as per Memo below :

**MEMO OF CONSIDERATION**

By Cheque No. 233877 Rs. 3,00,000=00

Drawn of H.D.F.C. Bank, Kolkata

By Cash Rs.16,00,000=00

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Total - Rs.19,00,000=00

=====

(Rupees Nineteen lacs only)

Sushil Kumar Nayak

alias Neel Kumar Nayak



**WITNESSES :**

1. Md. Hossainuddin  
of Cherno



2. Jini Chandra

L  
I  
I of Sushil Kumar Nayak  
Bank Pan of Md. Hossainuddin  
Sushil Kumar Nayak











**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 08911 / 2013**

Signature of the Presentant

| Name of the Presentant  | Photo   | Finger Print  | Signature with date                    |
|---|---|---|--|
| Brijesh Kumar Agrawal,<br>Karta Of H. U. F.<br>17/ H/8, Balai Singhi Lane,<br>Thana:-Amherst Street,<br>District:-Kolkata, WEST<br>BENGAL, India, Pin<br>:-700009 | <br>05/07/2013 | <br>LTI<br>05/07/2013 | <i>Brijesh Kumar Agrawal</i><br>5.7.13 |

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

| Sl No. | Admission of Execution By   | Status | Photo   | Finger Print   | Signature   |
|--------|---|--------|---|--|---|
| 1      | Sushil Kumar Naskar<br>Address -Chakpanchuria,<br>Thana:-New Town, P.O.<br>:-Chakpanchuria,<br>District:-North 24-Parganas,<br>WEST BENGAL, India,                      | Self   | <br>05/07/2013   | <br>LTI<br>05/07/2013   | <i>Sushil Kumar Naskar</i><br><i>also need Kumar</i>                        |
| 2      | Samir Naskar<br>Address -Chakpanchuria,<br>Thana:-New Town, P.O.<br>:-Chakpanchuria,<br>District:-North 24-Parganas,<br>WEST BENGAL, India,                             | Self   | <br>05/07/2013 | <br>LTI<br>05/07/2013 | <i>L</i><br><i>Z</i><br><i>For Samir Naskar</i><br><i>Pa Pa of ME H/8/8</i> |
| 3      | Sushanta Naskar<br>Address -Chakpanchuria,<br>Thana:-New Town, P.O.<br>:-Chakpanchuria,<br>District:-North 24-Parganas,<br>WEST BENGAL, India,                          | Self   | <br>05/07/2013 | <br>LTI<br>05/07/2013 | <i>Sushanta Naskar</i>  |
| 4      | Brijesh Kumar Agrawal, Karta<br>Of H. U. F.<br>Address -17/ H/8, Balai Singhi<br>Lane, Thana:-Amherst Street,<br>District:-Kolkata, WEST<br>BENGAL, India, Pin :-700009 | Self   | <br>05/07/2013 | <br>LTI<br>05/07/2013 | <i>Brijesh Kumar Agrawal</i>  |

Name of Identifier of above Person(s)

Hessabuddin  
Ghuni, Thana:-New Town, District:-North 24-Parganas,  
WEST BENGAL, India,

Signature of Identifier with Date

*MD. Hessabuddin*  
5/7/13

*(Debasish Dhar)*  
Additional District Sub-Registrar  
Rajarhat New Town, North 24-Parganas

05 JUL 2013

(Debasish Dhar)  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : I - 08273 of 2013  
(Serial No. 08911 of 2013 and Query No. 1523L000014918 of 2013)

On 05/07/2013

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 27800.00/-, on 05/07/2013

( Under Article : A(1) = 27786/- ,E = 14/- on 05/07/2013 )

**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.-25,26,636/-

Certified that the required stamp duty of this document is Rs.- 151618 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 113202/- is paid , by the draft number 266532, Draft Date 03/07/2013, Bank : State Bank of India, AMHERST STREET, received on 05/07/2013
2. Rs. 26007/- is paid by the draft number 266531, Draft Date 03/07/2013, Bank : State Bank of India, AMHERST STREET, received on 05/07/2013
3. Rs. 7410/- is paid , by the draft number 266539, Draft Date 05/07/2013, Bank : State Bank of India, AMHERST STREET, received on 05/07/2013

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

Presented for registration at 13.17 hrs on :05/07/2013, at the Office of the A.D.S.R. RAJARHAT by Brijesh Kumar Agrawal, Karta Of H. U. F. ,Claimant.

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

Execution is admitted on 05/07/2013 by

1. Sushil Kumar Naskar Alias Neel Kumar Naskar, son of Lt. Lakshmi Kanta Naskar , Chakpanchuria, Thana:-New Town, P.O. :-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Samir Naskar, son of Lt. Lakshmi Kanta Naskar , Chakpanchuria, Thana:-New Town, P.O. :-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Additional District Sub-Registrar  
New Town, North 24-Parganas  
( Debasish Dhar )  
Additional District Sub-Registrar

05 JUL 2013



**Government Of West Bengal**  
**Office Of the A.D.S.R. RAJARHAT**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 08273 of 2013**  
**(Serial No. 08911 of 2013 and Query No. 1523L000014918 of 2013)**

3. Sushanta Naskar, son of Lt. Lakshmi Kanta Naskar , Chakpanchuria, Thana:-New Town, P.O. :-Chakpanchuria, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
4. Brijesh Kumar Agrawal, Karta Of H. U. F., son of Baijnath Agrawal , 17/ H/8, Balai Singhi Lane, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Caste Hindu, By Profession : Business

Identified By Md. Hessabuddin , son of Md. Badaruddin , Ghuni, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

05 JUL 2013

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Parganas  
( Debasish Dhar )  
Additional District Sub-Registrar

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT  
5712 S. UNIVERSITY AVE.  
CHICAGO, ILL. 60637



THE UNIVERSITY OF CHICAGO  
PHYSICS DEPARTMENT  
5712 S. UNIVERSITY AVE.  
CHICAGO, ILL. 60637

**SITE PLAN OF R.S. DAG NO. 1063; 1064 R S KHATIAN NO  
LR KHATIAN NO 2237; 2238; 2239; AT MOUZA CHAKPACHURIA; JL NO 33  
R S NO 205½ TOUZI NO 145 P S RAJAR HAT NOW UNDER NEW TOWN  
DIST NORTH 24 PARGANAS**

AREA SHOWN IN RED BORDER  
SCALE 30' = 1"

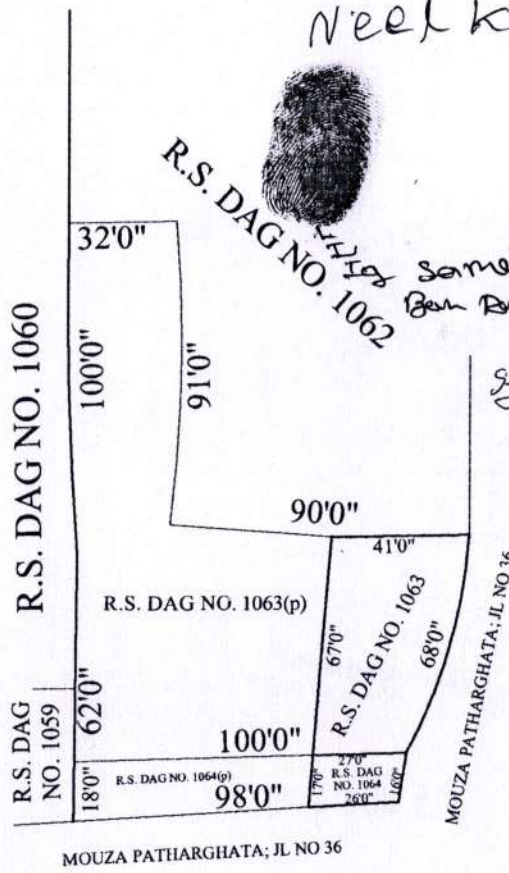


SIGNATURE OF VENDEE

**Arjesh Kumar Agrawal (H.U.F)**  
*Brijesh Kumar Agrawal*  
Baria.

SIGNATURE OF VENDOR

*Sushil Kumar Noska*  
~~*Kunal*~~  
*alarias*  
*Neel Kumar Noska*



*R.S. DAG NO. 1062*  
*Sameer Noska*  
*Bar Baraj nid. H. S. B. B. B.*

Referace

| DAG NO       | AREA IN DEC |
|--------------|-------------|
| 1063         | 5.50        |
| 1064         | 1.00        |
| <b>TOTAL</b> | <b>6.50</b> |

Drawn By :

*Arjesh Kumar*

RE OF THE  
SENTANT/  
UTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO












**UNDER RULE 44A OF THE I.R. ACT 1908**  
**N.B. - LH BOX- SMALL TO THUMB PRINTS**  
**R.H. BOX- THUMB TO SMALL PRINTS**

|  |     |   |   |   |   |   |
|--|-----|---|---|---|---|---|
| <br>Swahil Kamraj Nayak<br>alis | LH  |  |  |  |  |  |
|  | RH. |  |  |  |   |  |

alis Neel kamraj Nayak












**ATTESTED :-**

Swahil kamraj Nayak alis Neel kamraj Nayak

|   |     |   |   |   |  |   |
|---|-----|---|---|---|--|---|
| <br>T. S. Samir Nayak<br>Ben. P. M. of M. J. Hesseben | LH  |   |   |   |   |   |
|   | RH. |  |  |  |  |  |

**ATTESTED :-**

T. S. Samir Nayak Ben. P. M. of M. J. Hesseben












|  |     |   |   |   |  |   |
|--|-----|---|---|---|--|---|
| <br>T. S. Samir Nayak | LH  |  |  |  |  |  |
|  | RH. |  |  |  |  |  |

**ATTESTED :-**

T. S. Samir Nayak

AGENT OF THE  
AGENT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

**UNDER RULE 44A OF THE I.R. ACT 1908**  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

|   |     |   |   |   |   |   |
|---|-----|---|---|---|---|---|
| <br><i>Brijesh Kumar Agarwal</i> | LH  |  |  |  |  |  |
|   | RH. |  |  |  |   |  |

**ATTESTED :-** *Brijesh Kumar Agarwal*

|       |     |  |  |  |  |  |
|-------|-----|--|--|--|--|--|
| PHOTO | LH  |  |  |  |  |  |
|       | RH. |  |  |  |  |  |

**ATTESTED :-**

|       |     |  |  |  |  |  |
|-------|-----|--|--|--|--|--|
| PHOTO | LH  |  |  |  |  |  |
|       | RH. |  |  |  |  |  |

**ATTESTED :-**