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10395/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 100036

NO: 23509/11

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adl. District Sub-Registrar
Sonarpur, South 24 Parganas

12 SEP 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12th day of September.

Two thousand and Eleven.

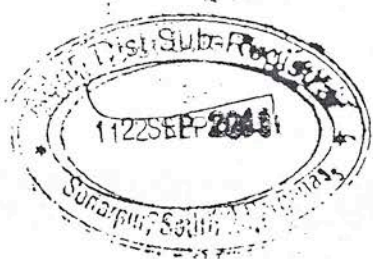
নং 1028 তার 14/07/11 মূল্য 5000/-

খরিদদার
সং
Institute of International Trade
6, Waterloo Street, Fifth Floor, Room No. 504, P.S. Howe Street
শঙ্কর কুমার সরকার
কলকাতা - 700073.

স্ট্যাম্প ভেডার
সানারপুর এ্যা.ডি.এস.আর অফিস
দাক্ষিণ ২৪ পরগণা



Kamala Prasad Chakraborty



Palash Roy
o sudha sankar Roy
Kolkata.
P.S. - Sonarpur.
Business.

BETWEEN

SRI KAMALA PRASAD CHAKRABORTY, son of Late Bhupendra Nath Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation - Retired person, residing at Village-Kalikapur, Police Station-Sonarpur, District-South 24 Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

INSTITUTE OF INTERNATIONAL TRADE, a registered Charitable Trust having its registered office at Premises No. 6, Waterloo Street, Fifth floor, Room No. 504, Police Station - Hare Street, Kolkata-700 073 being represented by one of its Trustees DR. DHANPATRAM AGARWAL, son of Late Chandu Lal Agarwal, by faith-Hindu, by nationality- Indian, by occupation - Chartered Accountant, hereinafter called and referred to as the "PURCHASER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the OTHER PART.

WHEREAS by virtue of a Deed of Kobala dated 28th August, 1984 duly registered in the office of the Sub-Registrar at Sonarpur in Book No.1, Volume No.28, Pages 259 to 265, Being No.3700 for the year 1984, one Sri Satyendra Nath Chakraborty, son of Late Barada Prasad Chakraborty, indefeasible sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of sali land containing by estimation an area of 34 Sataks be the same a little more or less lying situate at Mouza-Kalikapur, J.L.No.95, R.S.No.204, Touzi No.109, Pargana-Medanmalla comprised of C.S.Dag No.1477 corresponding to R.S.Dag No.1626 appertaining to C.S.Khatian No.388 corresponding to R.S.Khatian No.242, Khanda Khatian No.972 and ALL THAT piece or parcel of sali land containing by estimation an area of 11 Sataks be the same a little more or less lying situate at Mouza-Kalikapur, J.L.No.95, R.S.No.204, Touzi No.109, Pargana-Medanmalla comprised of C.S.Dag No.1476 corresponding to R.S.Dag No.1625 appertaining to C.S.Khatian No.405 corresponding to R.S.Khatian No.247 under the Police Station of Sonarpur in the District of 24 Parganas at present South 24 Parganas including all other landed properties particularly mentioned and described in the Schedule thereunder written unto and in favour of the Vendor herein Sri Kamala Prasad Chakraborty free from all encumbrances whatsoever.

AND WHEREAS subsequently the said plots of land measuring 34 Sataks comprised of R.S.Dag No.1626 and measuring 11 Sataks comprised of R.S.Dag No.1625 were wrongly recorded in the name of the erstwhile Vendor the said Sri Satyendra Nath Chakraborty in the L.R.Settlement as L.R.Dag Nos.1644 and 1643 respectively under L.R.Khatian No.585.

AND WHEREAS the Vendor herein Sri Kamala Prasad Chakraborty thus became the absolute owner and seized and posses and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of said rayata dakhali swaty a bishista sali land containing by estimation an area of 34 sataks be the same a little more or

less lying situate at Mouza- Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No. 109, Pargana-Medanmalla comprised of R.S. Dag Nos. 1626 corresponding to L.R.Dag No. 1644, appertaining to R.S. Khatian Nos. 242, Khanda Khatian No.972 corresponding L.R.Khatian No.585 and ALL THAT piece or parcel of sali land containing by estimation an area of 11 Sataks be the same a little more or less lying situate at Mouza-Kalikapur, J.L.No.95, R.S.No.204, Touzi No.109, Pargana-Medanmalla comprised of R.S. Dag No. 1625 corresponding to L.R.Dag No.1643, appertaining to R. S.Khatian No.247 corresponding to L.R.Khatian No.585 under the Police Station of Sonarpur in the District of South 24 Parganas free from all encumbrances in any manner whatsoever.

AND WHEREAS while seized and possessed of the said sali land the vendor herein decided and declared his intention to sell the land measuring an area of 15 (fifteen) sataks out of said 34 (thirtyfour) Satak be the same a little more or less the including all easement rights and appurtenances thereto lying situate at Mouza-Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No.- 109, Pargana-Medanmalla comprised of R.S. Dag Nos. 1626 corresponding to L.R.Dag No.1644, appertaining to R.S.Khatian Nos.242, Khanda Khatian No.972 corresponding L.R.Khatian No.585 and ALL THAT piece or parcel of sali land containing by estimation an area of 11 Sataks be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Kalikapur, J.L.No.95, R.S.No.204, Touzi No.109, Pargana-Medanmalla comprised of R.S. Dag No.1625 corresponding to L.R.Dag No.1643, appertaining to R.S.Khatian No.247 corresponding to L.R.Khatian No.585 under the Police Station of Sonarpur in the District of South 24 Parganas particularly mentioned and descibed in the Schedule hereunder written and hereafter referred to as the 'said property' absolutely and forever free from all encumbrances and on learning about the intention of the Vendor, the Purchaser herein approached the Vendor and expressed her intention and offered to purchase the said Property at or for the total consideration of Rs.8,00,000/- (Rupees Eight lac) only.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor doth hereby assure and represent to the Purchaser as follows :

- a) **THAT** the Vendor has a good marketable title in respect of the said property particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor and none else has / have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property.
- d) **THAT** there is no bar or impediment legal or otherwise of the Vendor in selling and transferring of the said property.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor has been served with any notice of acquisition or requisition in respect of said property.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and / or payable by the Vendor in respect of said Property.
- g) **THAT** there is no other occupiers and / or any bargadars in any manner whatsoever.

ever and the said Property is in absolute possession of the Vendor herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.8,00,000/- (Rupees Eight lac) only paid by the Purchaser to the Vendor at or immediately before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, its successors-in-office and assigns and every one of them and also the said property, she the Vendor as the absolute owner doth by these presents in defeasibly, grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser, its successors-in-office and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said Property containing by estimation an area of 26 (twentysix) sataks be the same a little more or less including all easement rights and appurtenances thereto particularly mentioned and described in the Schedule hereunder written **OR HOWSOEVER** otherwise the said property now or hereto were or was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHERWITH** the land or ground, trees, fences, hedges, ditches, ways, waters, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and or every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law in equity of the Vendor into and upon the said Property or every part of thereof **AND** all deeds, pattas, muniments, writings and evidences of title which any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, her heirs, executors, administrators or representatives or any person or persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY** the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors-in-office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor doth hereby for herself, her heirs, executors, administrators, representatives and assigns covenant with the Purchaser, its successors-in-office and assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Vendor had at all material times heretofore and now has good right, full transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed in intended so to be unto and to the use of the purchaser, its successors-in-office and assigns **THAT** notwithstanding any act, deed or thing whatsoever by

the Vendor had at all material times heretofore and now has good right, full transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors-in-office and assigns in the manner aforesaid AND THAT the Purchaser, its successors-in-office and assigns shall and may at all times hereafter peacefully and quietly and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said property or any part or every part of thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for her AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the interest whatsoever in the said Property or any part thereof from under or in trust for her the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors-in-office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part of thereof unto and to the use of the Purchaser, its successors-in-office and assigns according to the use of the Purchaser, its successors-in-office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and all her heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors-in-office and assigns against losses, damages costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Sali land containing by estimation an area of 15 (fifteen) Sataks be the same a little more or less out of 34 Sataks including all easement rights and appurtenances thereto lying situate at Mouza- Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No.- 109, Pargana- Medanmolla comprised of R.S. Dag Nos. 1626 corresponding to L.R. Dag No. 1644, appertaining to R.S. Khatian Nos. 242, Khanda Khatian No. 972 corresponding L.R. Khatian No. 585 and ALL THAT piece or parcel of sali land containing by estimation an area of 11 Sataks be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza-Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No. 109, Pargana-Medanmalla comprised of R.S. Dag No. 1625 corresponding to L.R. Dag No. 1643, appertaining to R.S. Khatian No. 247 corresponding to L.R. Khatian No. 585 under the Police Station of Sonarpur within the limits of Kalikapur 1 no. Gram Panchayet, Additional District Sub-Registration Office at Sonarpur in the District of South 24 parganas.

DETAILS OF THE LAND

R.S.Dag No.	L.R.Dag No.	R.S.Kh.No.	L.R.Kh.No.	Nature of land	Total area (in Satak)	Sold Areas (in Satak)
162	1644	242	585	Sali	34	15
162	1643	247	585	Sali	11	11
					TOTAL	26

IN WITNESSES WHEREOF the parties herein have set and subscribed their respective hands and scales on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata
in the presence of :

- 1.
- 2.

Kamala Prasad Chakraborty

Signature of the Vendor

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.8,00,000/- (Rupees Eight lac) only as full and final consideration money under these presents as per memo below :

MEMO OF CONSIDERATION

By Pay Order No. 169989 + 681021 dated
8.9.2011 + 18.11.2010
drawn on Stephen House (B.B.D. Road) Krl-705001
Branch

Rs. 8,00,000/-

(Rupees Eight lac only)

WITNESSES :

1. Palash Roy
Kali Karbar, sonarbar
 2. Chitta Rajin Chakraborty
- Drafted by: Sonarbar

Prabin Kumar Roy
Advocate
Alipore criminal court.
W.B. 828/81

Kamala Prasad Chakraborty
Signature of the Vendor

For Institute of International Trade

Changam Sunjant
Managing Trustees/Trustee

Phn no AAA 71. 4576R

দাঙ্কিকারক ও দাতা



	বৃদ্ধাপুল	তজ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ত বামহাত					
ত ডানহাত					

নাম: Kamala Prasad Chakraborty স্বাক্ষর: Kamala Prasad Chakraborty

গ্রহীতা / দাতা



	বৃদ্ধাপুল	তজ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ত বামহাত					
ত ডানহাত					

নাম: Dipankar Debbarma স্বাক্ষর: Dipankar Debbarma
For Institute of International Trade
Managing Trustees/Trustee

গ্রহীতা / দাতা

	বৃদ্ধাপুল	তজ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ত বামহাত					
ত ডানহাত					

নাম: স্বাক্ষর:

গ্রহীতা / দাতা

	বৃদ্ধাপুল	তজ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ত বামহাত					
ত ডানহাত					

নাম: স্বাক্ষর:

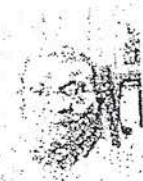



Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. SONARPUR, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 11977 / 2011, Deed No. (Book - I , 10395/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Kamala Prasad Chakraborty	<i>Kamala Prasad Chakraborty</i> 12/09/2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kamala Prasad Chakraborty Address - Kalikapur, Village: Kalikapur, Thana: - Sonarpur, District: - South 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Kamala Prasad Chakraborty</i>
			12/09/2011	12/09/2011	
2	Dhanpatram Agarwal Address - 6 Waterloo Street, 5th Floor, Room No 504, Kolkata, Thana: - Hare Street, District: - Kolkata, WEST BENGAL, India, P.O. :- Pin :- 700073	Self		 LTI	Institute of International Trade <i>Dhanpatram Agarwal</i> Managing Trustees/Trustee
			12/09/2011	12/09/2011	

Name of Identifier of above Person(s)
 Palash Roy
 Kalikapur, Village: Kalikapur, Thana: - Sonarpur,
 District: - South 24-Parganas, WEST BENGAL, India,
 P.O. :-

Signature of Identifier with Date

Palash Roy
12.9.2011



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

Endorsement For Deed Number : I - 10395 of 2011
(Serial No. 11977 of 2011)

On

Payment of Fees:

On 12/09/2011

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. 8803/-, on 12/09/2011

(Under Article : A(1) = 8789/- , E = 14/- on 12/09/2011)

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.-800000/-

Certified that the required stamp duty of this document is Rs.- 40020 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 35020/- is paid, by the draft number 089402, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011

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

Presented for registration at 13.10 hrs on 12/09/2011; at the Office of the A. D. S. R. SONARPUR by Kamala Prasad Chakraborty, Executant.

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

Execution is admitted on 12/09/2011 by

1. Kamala Prasad Chakraborty, son of Lt Bhupendra Nath Chakraborty , Kalikapur, Village:Kalikapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Retired Person

2. Dhanpatram Agarwal
Trustee, Institute Of International Trade, 6 Waterloo Street, 5th Floor, Room No 504, Kolkata.
Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .
, By Profession : Professionals

Identified By Palash Roy, son of Sudha Sankar Roy, Kalikapur, Village:Kalikapur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

12/09/2011 13:39:00



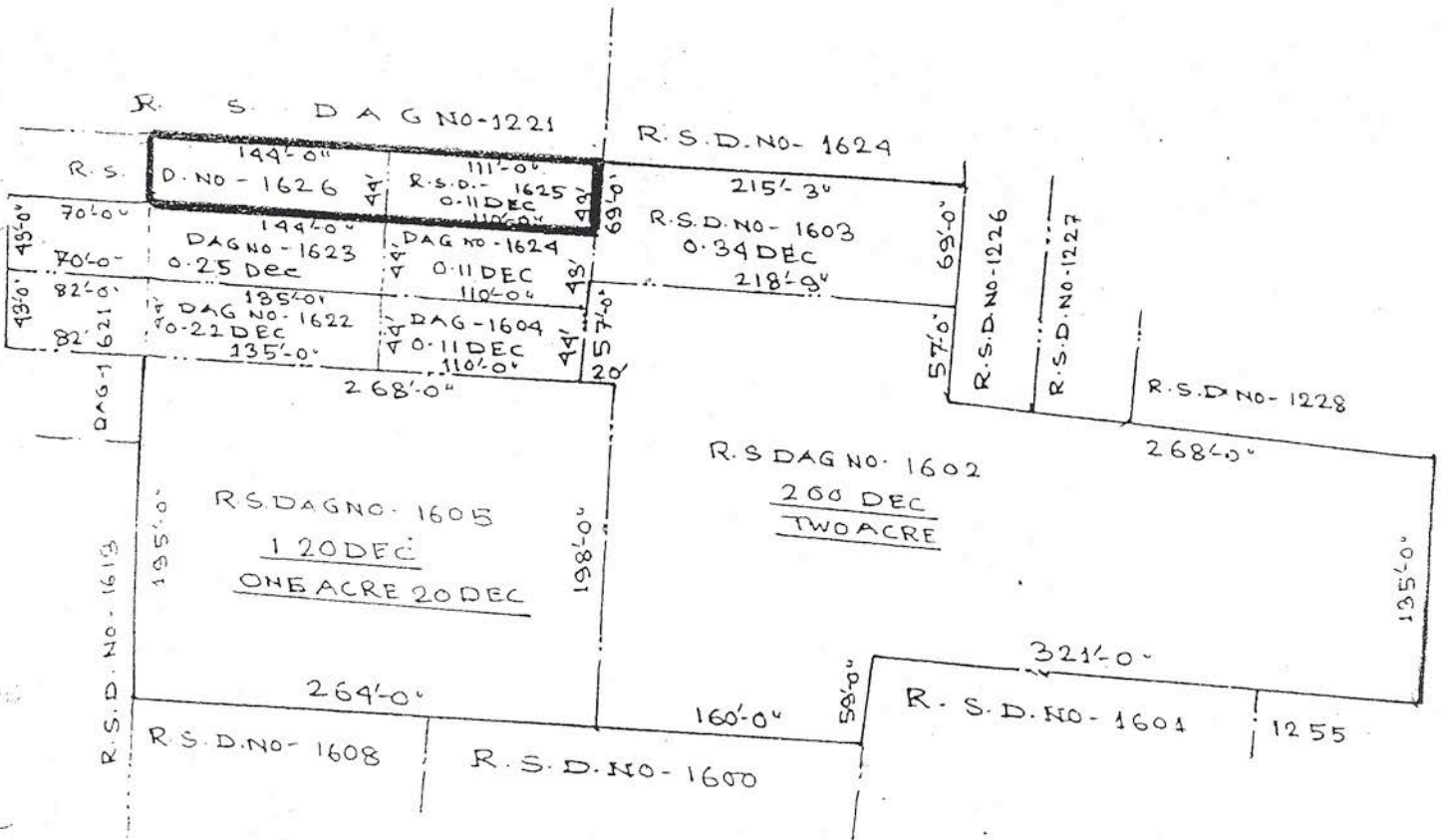
Government Of West Bengal
Office Of the A. D. S. R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 10395 of 2011
(Serial No. 11977 of 2011)

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

 (Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

PLAN SHOWING ON R.S. DAG NO-1602, 1603, 1605, 1604, 1624-1621
 1622, 1623, IN PART OF MOUZA- KALIKAPUR, J.L. NO-95;
 P.S. SOUTH 24 PGS. W.B. SCALE- 1"= 100'-0"



Kamata Prasad Chakraborty

Traced BY
 Ranjit Naskar
 Surveyor (T.I.)
 Vill- Sitalagast
 P.O+P.S. Sonarpur
 DIST- 24 PGS
 S/L. NO- SRV/001/90
 Date-

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT


5300 S. DICKINSON DRIVE



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 3826 to 3838
being No 10395 for the year 2011.




(Biswajit Dey) 12-September-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal