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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 208175

NO:—23510/11

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 2010

DEED OF CONVEYANCE

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

Two thousand and Eleven.

নং 315 তার 07/09/11

মূল্য 5000/-

ধরিতদার Institute of International Trade

সং Premises No-6, Waterloo Street, P.S- Hare Street
1st 73

তাপস হালদার স্ট্যাম্প ভেণ্ডার
সোনারপুর, এ্যা.ডি. সাব রেজিস্ট্রী অফিস

৩০৭৩১ ২০৯১৭৩



malendu Chatterjee



Palash Roy
S/O Sudha Sarkar Roy
Kalikapur, P.S-Sonarpur.
Business.

BETWEEN

Nirmalendu Chakraborty
SRI NIRMALENDU CHAKRABORTY, S/o Late Birendra Nath Chakraborty by faith - Hindu, by Nationality- Indian, by occupation - - Reirred Persan, residing at 42B, R. K. Chatterjee Road, P.S. - Kasba, Kolkata - 700042, 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. PAN-ACKPC0451F

AND

Nirmalendu Chakraborty
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.

Nirmalendu Chakraborty
WHEREAS one Sri Birendra Nath Chakraborty, son of Late Kalidas Chakraborty of Kalikapur, Police Station- Sonarpur, District 24 Parganas at present South 24 Parganas was the absolute owner of ALL THAT piece or parcel of rayata dakhali swatya bishista sa i land lying situate at Mouza- Kalikapur, J.L. No. 95, R.S. No.- 204, Touzi No.- 109, Pargana- Medanmalla comprised of R.S. Dag Nos. 1602, 1605, 1622, 1623, 1604 & 1624 appertaining to R.S. Khatian Nos. 827, 946, 242/972 & 975 under the Police Station of Sonarpur in the District of 24 Parganas at present South 24 Parganas alongwith other properties free from all encumbrances whatsoever.

Nirmalendu Chakraborty
AND WHEREAS Smt. Nihar Bala Chakraborty, wife of said Sri Birendra Nath Chakraborty of Kakikapur, Police Station- Sonarpur, District - 24 Parganas at present South 24 parganas was the absolute owner of ALL THAT piece or parcel of rayata dakhali swatya bishista sali land lying situate at Mouza- Kalikapur, J.L. No. 95, R.S. No. 204, Touzi- No.- 109, Pargana- Madenmolla comprised of R.S. Dag No. 1603, appertaining to R.S. Khatian No.408 under the police station of Sonarpur in the District of 24 Parganas at present South 24 parganas which was purchased by the said Smt. Nihar Bala Chakraborty by virtue of a Deed of Kobala duly registered in the office of the Sub-Registrar at Sonarpur in Book No. 1, Volume No. 18, Pages 309 to 314, Being No. 2902 for the year 1984 from Smt. Nihar Bala Ghosh, Smt. Niva Ghosh and Smt. Biva Ghosh and by virtue of another Deed of Kobala duly registered in the office of the Sub-Registrar at Sonarpur in Book No. 1, Volume No. 14, pages 411 to 413, being no. 2587 for the year 1984 from Sri Gour Hari Ghosh alias Sri Gouranga Ghosh, Sri Netai Chandra Ghosh, Sri Chintamani Ghosh, Sri Krishna Mohan Ghosh and Sri Nilmoni Ghosh, all sons of Late Narendra Nath Ghosh 60.57 (sixty point five seven) free from all encumbrances whetsoever.

Nirmalendu Chakraborty
AND WHEREAS while remained in absolute possession and enjoyment of the said plots of land said Birendra Nath Chakraborty and his wife the said Nihar Bala Chaktaborty died infestate leaving behind their surviving four sons namely Sri Amalendu Chakraborty, Sri Bimalendu Chakraborty, Sri Nirmalendu Chakraborty & Sri Shyamalendu Chakraborty and four married daughters namely Smt. Aloka Bhattacharjee, Smt. Kalyani Mukherjee, Smt. Monika Banerjee & Smt. Dipika Ghosh as their only legal heirs and successors and accordingly upon the demise of said Birendra Nath Chakraborty and Nihar Bala Chakraborty their said legal heirs and successors jointly inherited the said plots of land to the extent of undivided 1/8th share each left by them according to the Hindu Succession Act, 1956.

AND WHEREAS subsequently the said Monika Banerjee died intestate without any issue leaving behind her surviving brothers and sisters the said Sri Amalendu Chakraborty, Sri Bimalendu Chakraborty, Sri Nirmalendu Chakraborty, Sri Shayamalendu Chakraborty, Smt. Aloka Bhattacharjee, Smt. Kalyani Mukherjee and Smt. Dipika Ghosh as her only legal heirs and successors and accordingly upon the demise of said Monika Banerjee her said legal heirs and successors jointly inherited the undivided 1/8th share of the said plots of land left by her according to the Hindu Succession Act, 1956.

AND WHEREAS by virtue of inheritance of the said Sri Amalendu Chakraborty, Sri Bimalendu Chakraborty, Sri Nirmalendu Chakraborty, Sri Shayamalendu Chakraborty, Smt. Aloka Bhattacharjee, Smt. Kalyani Mukherjee and Smt. Dipika Ghosh jointly inherited ALL THAT piece or parcel of rayata dakhali swatya bishista said sali land containing by estimation a total area of 406 (Four hundred six) sataks to the extent of undivided 1/7th share each i.e. 58 (fifty eight) 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. 1602, 1605, 1604, 1622, 1623, 1624, 1624 & 1603 appertaining to R.S. Khatian No. 827, 946, 242/972, 975 & 408 and ALL THAT piece or parcel of rayata dakhali swatya bishista said sali land containing by estimation a total area of 18 (eighteen) sataks to 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-Medanmolla comprised of R.S. Dag No. 1224 appertaining to R.S. Khatian No. 959 under the Police Station of Sonarpur in the District of South 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS the vendor herein Smt. Dipika Ghosh thus became the absolute owner of ALL THAT piece or parcel of said rayata dakhali swatya bishista sali land containing by estimation an area of 58 (fifty eight) 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 Nos. 1602, 1605, 1604, 1622, 1623, 1624 & 1603 appertaining to R.S. Khatian Nos. 827, 946, 242/972, 975 & 408 under the Police Station of Sonarpur in the District of South 24 Parganas free from all encumbrances 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 54.45 (fifty four pint fore five) sataks out of the said 58 (fifty eight) be the same a little or 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 Nos. 1602, 1605, 1604, 1622, 1623, 1624 & 1603 appertaining to R.S. Khatian Nos. 827, 242/972, 946, 975 & 408 under the Police Station of Sonarpur in the District of South 24 Parganas particularly mentioned and described 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 his intention and offered to purchase the said Property at or for the total consideration of Rs. 31,94,000/- (Rupees Thirty one point ninty fore 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 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. 31,94,000/- (Rupees Thirty one point ninty fore lac) only, 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, he the Vendor as the absolute owner doth by these presents indefeasibly, 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 54.45 (fifty fore point fore five) 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, his 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 peaceably 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 his 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 his 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 his 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 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 54.45 (fifty fore point fore five) 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- Medanmolla comprised of R.S. Dag Nos. 1602, 1605, 1604, 1622, 1623, 1624 & 1603 appertaining to R.S. Khatian Nos. 827, 242/972, 946, 975 & 408 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.	R.S. Khatian No	Nature of Land	Total Area (in Satak)	Sold (in Satak)
1602	827	Sali	200	28.57
1605	946	Sali	120	17.14
1604	975	Sali	11	1.57
1622	242/972	Sali	25	0.72
1623	242/972	Sali	11	1.57
1624	975	Sali	11	1.57
1603	408	Sali	17	2.42
Total			406	54.45

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.

Nimalendu Chakraborty
Signature of Vendor

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. Rs. 31,94,000/- (Rupees Thirty one point ninety fore lac) only, as full and final consideration money under these presents as per memo below: Advance - 1000000 & P.O. No. 681023 dt. 18.11.2010
By Pay Order No. 169988 (Rs 21,94000) dated 8.9.2011 H.D.F.C. Bank
drawn on H.D.F.C. Bank Branch Stephen House B.B.D. Bag

Rs. 31,94,000/-
(Rupees Thirty one point ninety fore lac) only.

WITNESSES :

1. Palash Roy
Kaliakheri
2. *Chittaranjan Chakraborty*
Sankarpur

Nimalendu Chakraborty
Signature of Vendor

Drafted by :

Prabin Kumar Roy
Advocate
Alipore Criminal Court.
W.B. 828/81

For Institute of International Trade

Champakdhan Ghoshal
Managing Trustees/Trustee
PAN. no. AAA794516R.

দাখিলকারক ও দাতা



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম: Minulendra Chandra Chakrabarty স্বাক্ষর: Minulendra Chakrabarty

গ্রহীতা / দাতা



	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম: Dhoopt Ram Agarwal স্বাক্ষর: Dhoopt Ram Agarwal
For Institute of International Trade
Managing Trustees/Trustee

গ্রহীতা / দাতা

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

নাম: স্বাক্ষর:

গ্রহীতা / দাতা

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

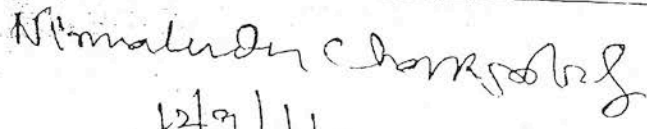
নাম: স্বাক্ষর:

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue



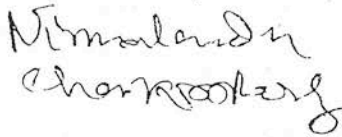


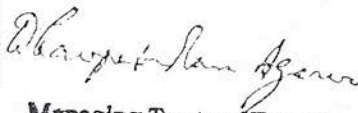
Office of the A. D. S. R. SONARPUR, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 11978 / 2011, Deed No. (Book - I , 10396/2011)

Signature of the Presentant

Name of the Presentant	Signature with date
Nirmalendu Chakraborty	 12/9/11


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


No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nirmalendu Chakraborty Address-42 B, R K Chatterjee Road, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700042	Self		 LTI	
			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	 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,

Signature of Identifier with Date:


12.09.2011


(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. SONARPUR



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

Endorsement For Deed Number : I - 10396 of 2011
(Serial No. 11978 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. 35137/-, on 12/09/2011

(Under Article : A(1) = 35123/- ,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.-3194000/-

Certified that the required stamp duty of this document is Rs.- 191660 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 089391, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011.
2. Rs. 49000/- is paid, by the draft number 089392, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011
3. Rs. 49000/- is paid, by the draft number 089393, Draft Date 10/09/2011, Bank Name State Bank of India, SONARPUR, received on 12/09/2011
4. Rs. 39660/- is paid, by the draft number 089398, 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 13.15 hrs on :12/09/2011, at the Office of the A. D. S. R. SONARPUR by Nirmalendu Chakraborty ,Executant.

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

Execution is admitted on 12/09/2011 by

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



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

Endorsement For Deed Number : I - 10396 of 2011


(Serial No. 11978 of 2011)

1. Nirmalendu Chakraborty, son of Lt Birendra Nath Chakraborty , 42 B, R K Chatterjee Road, Kolkata, Thana:-Kasba, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700042 , By Caste Hindu, By Profession : Retired Person

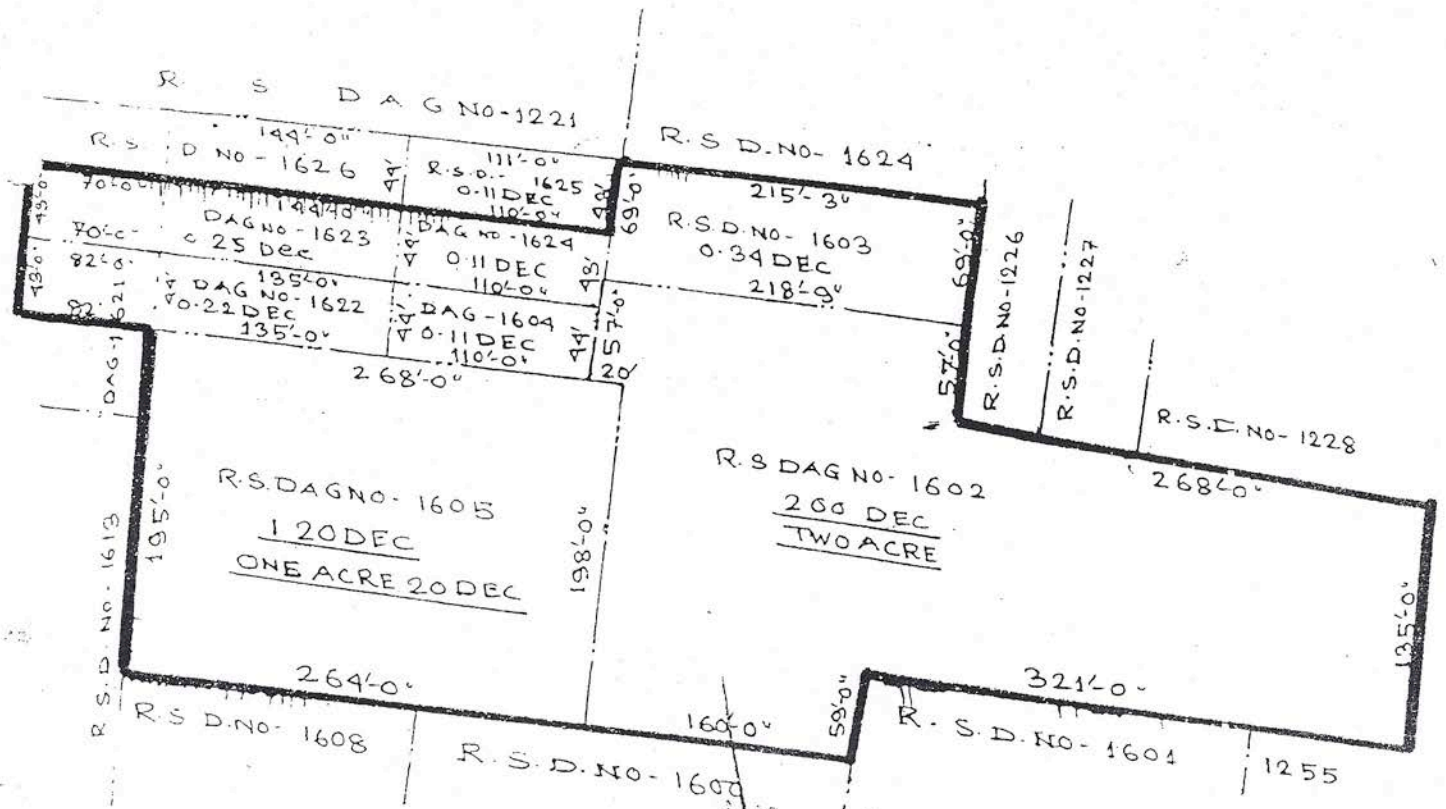
2. Dhanpatram Agarwal
Trustee, Institute Of International Trade, 6 Waterloo Street, 5th Floor, Room No 504, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .
, By Profession : Professionals

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


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

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



Nimadandi Chapsowaly

Traced By
 Ranjit Naskar
 Surveyor (I.T.I)
 Vill- Sitalacast
 P.O.P.S. Sonarpur
 Dist- 24 PGS (S)
 S/L. NO- SRY/001/90
 Date -

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5720 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637




PHYSICS 350

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 3813 to 3825
being No. 10396 for the year 2011.




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