

S-14917

I 13486/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 810421

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

Add. District Registrar
Sonarpur, South 24 Parganas

F-8DEC 2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 21st day of December, Two Thousand and Ten B E T W E E N PEERLESS DEVELOPERS LIMITED, Registration No. C.I.N.U. 70109-WB-1987, PTC 042819 having its registered office at Premises No. 13A, Dacres Lane, Police Station - Hare Street, Kolkata - 700 073, being represented by its Deputy General Manager SRI DEBASHISH DUTTA, son of Late Narendra Kumar Dutta, by faith - Hindu, by

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B-10-2680/10
8/12/10

nationality - Indian, by occupation - Service, 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 its successors-in-office and assigns) of the ONE PART. *PA in AAA 45/6A*

A N D

INSTITUTE OF INTERNATIONAL TRADE, a registered Charitable Trust having its registered office at Premises No. 6, Waterloo Street, 5th 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 - *E.C.A.*, 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 one Binod Behari Chakraborty, son of Late Jagabandhu 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 sali land containing by estimation an area of 69 (sixtynine) Sataks be the same a little more or less out of 2.30 Two point Three Zero Acres lying situate at Mouza - Kalikapur, J.L. No. 90 at present 95, R.S. No. 204, Touzi No. 109, Pargana- Medanmalla comprised of C.S. Dag No. 1111 appertaining to C.S. Khatian No. 439 corresponding

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to R.S. Dag No. 1221 appertaining to R.S. Khatian No. 867 under the Police Station of Sonarpur in the District of 24 Parganas at present South 24 Parganas and ALL THAT piece or parcel of rayata dakhali swatya bishista doba land containing by estimation an area of 4 (four) Sataks be the same a little more or less out of 5 (five) Sataks lying situate at Mouza - Kalikapur, J.L. No. 90 at present 95, R.S. No. 204, Touzi No. 109, Pargana- Medanmalla comprised of C.S. Dag No. 1112 appertaining to C.S. Khatian No. 477 corresponding to R.S. Dag No. 1222 appertaining to R.S. Khatian No. 868 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.

AND WHEREAS by virtue of two separate Deeds of Kobala dated 14.06.1965 duly registered in the office of the Sub-Registrar at Barupur in Book No. I, Volume No. 85, Pages 131 to 133, Being No. 6104 for the year 1965 and in Book No. I, Volume No. 74, Pages 298 to 300, Being No. 6105 for the year 1965, the said Sri Binod Behari Chakraborty indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said sali and doba land containing by estimation a total area of 73 (seventy three) Sataks be the same a little more or less togetherwith all easement rights and appurtenances thereto lying situate at Mouza - Kalikapur, J.L. No. 90 at present 95, R.S. No. 204, Touzi No. 109, Pargana- Medanmalla comprised of C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to

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R.S. Khatian Nos. 867 & 868 under the Police Station of Sonarpur within the limits of Kalikapur 1 No. Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedules thereunder written unto and in favour of Sri Rabi Ram Mondal, Sri Sudhir Kumar Mondal, Sri Adhir Kumar Mondal, Sri Kartick Chandra Mondal and Sri Jiban Chandra Mondal, all sons of Late Krishna Pada Mondal of Madanpukuria, Police Station - Sonarpur, District - South 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment jointly the said Sri Adhir Kumar Mondal by virtue of a Deed of Kobala indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of sali and doba land containing by estimation an area of 14.60 (fourteen point six zero) Sataks be the same a little more or less being his undivided 1/5th share of the said 73 (seventy three) Sataks including all easement rights and appurtenances thereto unto and in favour of one Purchaser particularly mentioned and described therein and remaining area measuring 58.40 (fifty eight point four zero) Sataks being the undivided 4/5th share of the said entire land measuring 73 (seventy three) Sataks was in absolute joint possession of the other four brothers of the said Sri Adhir Kumar Mondal.

AND WHEREAS the said Rabi Ram Mondal died intestate leaving behind his surviving wife Smt. Rashmoni Mondal, three sons namely Sri Nimai Mondal, Sri Kanai Mondal & Sri Paritosh Mondal and two married daughters namely Smt. Sukkuli Mondal & Smt.

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Sandhya Naskar as his only legal heirs and successors and upon the demise of said Rabi Ram Mondal his said legal heirs and successors jointly inherited the sali and doba land measuring 14.60 (fourteen point six zero) Sataks be the same a little more or less being the undivided 1/4th share of the said remaining area measuring 58.40 (fifty eight point four zero) Sataks left by him in accordance with the Hindu Succession Act, 1956.

AND WHEREAS subsequently the said Nimai Mondal died intestate leaving behind his surviving wife Smt. Sabita Mondal, only son namely Sri Nabin Mondal and only married daughter namely Smt. Aparna Biswas as his only legal heirs and successors and upon the demise of said Nimai Mondal his said legal heirs and successors jointly inherited the sali and doba land measuring 2.44 (two point four four) Sataks be the same a little more or less being the undivided 1/6th share of the said area measuring 14.60 (fourteen point six zero) Sataks left by him in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Kobala dated 25.03.2007 duly registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. I, CD Volume No. 45, Pages 5063 to 5084, Being No. 12413 for the year 2008, the said Smt. Rashmoni Mondal, Sri Kanai Mondal, Sri Paritosh Mondal, Smt. Sukkuli Mondal, Smt. Sandhya Naskar, Smt. Sabita Mondal, Sri Nabin Mondal and Smt. Aparna Biswas jointly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece

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or parcel of sali and doba land containing by estimation an area of 14.60 (fourteen point six zero) Sataks be the same a little more or less being undivided 1/4th share of remaining area measuring 58.40 (fifty eight point four zero) Sataks left by said Rabi Ram Mondal and Nimai Mondal 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 C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to R.S. Khatian Nos. 867 & 868 under the Police Station of Sonarpur within the limits of Kalikapur 1 No. Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the Vendor herein Peerless Developers Limited free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Kobala dated 18.04.2007 duly registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. I, CD Volume No. 27, Pages 1 to 18, Being 09544 for the year 2008, the said Sri Jiban Chandra Mondal indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece, or parcel of sali and doba land containing by estimation an area of 14.60 (fourteen point six zero) Sataks be the same a little more or less being his undivided 1/4th share of said remaining area measuring 58.40 (fifty eight point four zero) Sataks including all easement rights and

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appurtenances thereto lying situate at Mouza - Kalikapur, J.L. No. 95, R.S. No. 204, Touzi No. 109, Pargana- Medanmalla comprised of C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to R.S. Khatian Nos. 867 & 868 under the Police Station of Sonarpur within the limits of Kalikapur 1 No. Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the Vendor herein Peerless Developers Limited free from all encumbrances whatsoever.

AND WHEREAS the said Kartick Chandr Mondal died intestate as a widower leaving behind his three sons namely Sri Ramendra Nath Mondal, Sri Tapan Mondal & Sri Dilip Mondal and two married daughters namely Smt. Chhabi Haldar & Smt. Puspa Naskar as his only legal heirs and successors and upon the demise of said Kartick Chandra Mondal his said legal heirs and successors jointly inherited the sali and doba land measuring 14.60 (fourteen point six zero) Sataks be the same a little more or less being the undivided 1/4th share of the said remaining area measuring 58.40 (fifty eight point four zero) Sataks left by him in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Kobala dated 20.01.2007 duly registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. I, CD Volume No. 45, Pages 5085 to 5101,

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Being No. 12414 for the year 2008, the said Sri Ramendra Nath Mondal, Sri Tapan Mondal, Sri Dilip Mondal, Smt. Chhabi Haldar & Smt. Puspa Naskar jointly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of sali and doba land containing by estimation an area of 14.60 (fourteen point six zero) Sataks be the same a little more or less being undivided 1/4th share of remaining area measuring 58.40 (fifty eight point four zero) Sataks left by said Kartick Chandra Mondal 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 C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to R.S. Khatian Nos. 867 & 868 under the Police Station of Sonarpur within the limits of Kalikapur 1 No. Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the Vendor herein Peerless Developers Limited free from all encumbrances whatsoever.

AND WHEREAS the said Sudhir Kumar Mondal died intestate as a widower leaving behind his surviving two sons namely Sri Bhadra Mondal & Sri Bhaben Mondal and only married daughter namely Smt. Chandi Gayen as his only legal heirs and successors and upon the demise of said Sudhir Kumar Mondal his said legal heirs and successors jointly inherited the sali and doba land measuring 14.60

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(fourteen point six zero) Sataks be the same a little more or less being the undivided 1/4th share of the said remaining area measuring 58.40 (fifty eight point four zero) Sataks left by him in accordance with the Hindu Succession Act, 1956.

AND WHEREAS subsequently the said Bhaben Mondal died intestate leaving behind his surviving wife Smt. Uma Mondal, only minor son namely Sri Dipankar Mondal and two daughters namely Smt. Bina Mondal & Mousumi Mondal (Minor) as his only legal heirs and successors and upon the demise of said Bhaben Mondal his said legal heirs and successors jointly inherited the sali and doba land measuring 4.87 (four point eight seven) Sataks be the same a little more or less being the undivided 1/3rd share of the said area measuring 14.60 (fourteen point six zero) Sataks left by him in accordance with the Hindu Succession Act, 1956.

AND WHEREAS by virtue of two separate Deeds of Kobala dated 04.04.2007 & 25.01.2008 respectively duly registered in the office of the Additional District Sub-Registrar at Sonarpur in Book No. I, CD Volume No. 26, Pages 5475 to 5495, Being No. 09543 for the year 2008 and in Book No. I, CD Volume No. 26, Pages 5436 to 5450, Being No. 09540 for the year 2008, the said Sri Bhadra Mondal, Smt. Chandi Gayen, Smt. Uma Mondal, Sri Dipankar Mondal, Smt. Bina Mondal & Mousumi Mondal jointly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of sali and doba land containing by estimation an area of 14.60 (fourteen point six zero)

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Sataks be the same a little more or less being undivided 1/4th share of remaining area measuring 58.40 (fifty eight point four zero) Sataks left by said Sudhir Kumar Mondal 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 C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to R.S. Khatian Nos. 867 & 868 under the Police Station of Sonarpur within the limits of Kalikapur 1 No. Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of the Vendor herein Peerless Developers Limited free from all encumbrances whatsoever.

AND WHEREAS by virtue of said five separate Deeds of Kobala the Vendor herein Peerless Developers Limited thus became the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of sali and doba land containing by estimation an area of 58.40 (fifty eight point four zero) Sataks equivalent to 35 (thirty five) Cottahs 5 (five) Chittacks 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 C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to R.S. Khatian Nos. 867 & 868 under the Police Station of Sonarpur

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within the limits of Kalikapur 1 No. Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the 'said Property' free from all encumbrances, liens, lispens, attachments, claims and demands in any manner whatsoever.

AND WHEREAS while seized and possessed of the said Property the Vendor herein decided and declared its intention to sell the same absolutely and forever free from all encumbrances and on learning about the intention of the Vendor, the Purchaser herein approached the Vendor and expressed its intention and offered to purchase the said Property at or for the consideration of Rs. 22,00,000/- (Rupees Twenty Two 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, lispens, 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.

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- 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 total sum of Rs. 22,00,000/- (Rupees Twenty Two 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 as per Memo of Consideration given hereunder 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, it the Vendor as the absolute Owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, its successors-in-office and assigns free from all

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encumbrances, attachments and other defects in title ALL THAT piece or parcel of the said Property containing by estimation an area of 58.40 (fifty eight point four zero) Sataks equivalent to 35 (thirty five) Cottahs 5 (five) Chittacks be the same a little more or less particularly mentioned and described in the Schedule hereunder written and more clearly delineated with RED border line in the sketch Map or Plan annexed hereto including all easement rights and appurtenances thereto more OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH the 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 of 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 AND all deeds, pattas, muniments, writings and evidences of title which in 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, its successors-in-office and assigns or any person or persons from whom

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it/he/they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS 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 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 itself, its successors-in-office and assigns covenant with the Purchaser, its successors-in-office and assigns THAT notwithstanding any act, deed or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary if the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, 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 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 thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand

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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 it 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 Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for it 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 thereof unto and 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 its successors-in-office 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.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of sali and doba land containing by estimation an area of 58.40 (fifty eight point four zero) Sataks equivalent to 35 (thirty five) Cottahs 5 (five) Chittacks 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 C.S. Dag Nos. 1111 & 1112 appertaining to C.S. Khatian Nos. 439 & 477 corresponding to R.S. Dag Nos. 1221 & 1222 appertaining to R.S. Khatian Nos. 867 & 868 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

C.S. Dag No.	C.S. Khatian No.	R.S. Dag No.	R.S. Khatian No.	Nature of land	Sold Area
1111	439	1221	867	Sali	55.20 Sataks
1112	477	1222	868	Doba	3.20 Sataks
Total					58.40 Sataks

AND which is butted and bounded in the manner as follows :-

- ON THE NORTH : By PWD Road ;
ON THE SOUTH : By R.S. Dag Nos. 1625 & 1626 ;
ON THE EAST : By R.S. Dag Nos. 1223 & 1224 ;
ON THE WEST : By R.S. Dag No. 1221

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Handwritten signature/initials

IN WITNESS WHEREOF the Parties herein have hereunto set
and subscribed their respective hands and seals on the day, month
and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata

in the presence of :-

1. *Chh. Raju Chatterjee*
Sonepur

For PEERLESS DEVELOPERS LTD.

Abhishek Dutta

(D. DUTTA)

Dy. Gen. Mgr. (Acct. & Adm.)

2. Sudorson - Patra

Kali Ka Par

Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata

in the presence of :-

1. *Chh. Raju Chatterjee*
Sonepur

For Institute of International Trade



Managing Trustees/Trustee

Manoj Kumar Das

2. Sudorson Patra

Kali Ka Par

Signature of the Purchaser

Contd.

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 22,00,000/- (Rupees Twenty Two Lac) only towards full consideration money under these presents as per Memo below :-

MEMO OF CONSIDERATION

156341-156342-156343-156353

By Pay Order No., dated 5.12.10 Rs. 22,00,000/-

drawn on H.D.F.C.,

Stephan House Branch

(Rupees Twenty Two Lac only)

WITNESSES :-

1. Palash Roy
Vill P.O. Kalikapur

2. Ajay Dasgupta
17/11 Aniff Road
67-67

Drafted by :

Kalpada Charan
(Kalipada Charan)

Advocate

Bar Association,
Sealdah Court Complex,
2nd Floor, Room No. 201,
Kolkata - 700 014.

For PEERLESS DEVELOPERS LTD

D. DUTTA

(D. DUTTA)










Dy. Gen. Mgr. (Acct. & Admin)

Signature of the Vendor










Typed & Printed by :

S.K. Bhattacharya
(S.K. Bhattacharya)

Amity Computer,
Sealdah Sisir Market,
Sector - IV, Stall No. 14,
Kolkata - 700 014.
(Opp. Sealdah Court)

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DEVELOPERS LTD.
 Signature *besashis*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name **For Institute of International Trade**
 Signature *Harjit Singh*

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PHOTO	left hand					
	right hand					

Name
 Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					





Name
 Signature

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. 14917 / 2010, Deed No. (Book - I , 13486/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Debashish Dutta	<i>Debashish Dutta</i> 8/12/10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Debashish Dutta Address -Dacres Lane, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073	Self		 LTI	<i>Debashish Dutta</i>
			08/12/2010	08/12/2010	
2	Dhanpatram Agarwal Address -6, Waterloo Street, Kolkata, Thana:-Esplanade, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073	Self		 LTI	<i>Dhanpatram Agarwal</i>
			08/12/2010	08/12/2010	

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

Signature of Identifier with Date

Palash Roy
8/12/10



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

Endorsement For Deed Number : I - 13486 of 2010
(Serial No. 14917 of 2010)

On

Payment of Fees:

On 08/12/2010

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. 36633/-, on 08/12/2010

(Under Article : A(1) = 36619/- ,E = 14/- on 08/12/2010)

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.-3329544/-

Certified that the required stamp duty of this document is Rs.- 199792 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 19772/- is paid, by the draft number 472440, Draft Date 07/12/2010, Bank Name State Bank of India, ESPLANADE, received on 08/12/2010
2. Rs. 45000/- is paid, by the draft number 472441, Draft Date 07/12/2010, Bank Name State Bank of India, ESPLANADE, received on 08/12/2010
3. Rs. 45000/- is paid, by the draft number 472442, Draft Date 07/12/2010, Bank Name State Bank of India, ESPLANADE, received on 08/12/2010
4. Rs. 45000/- is paid, by the draft number 472443, Draft Date 07/12/2010, Bank Name State Bank of India, ESPLANADE, received on 08/12/2010
5. Rs. 45000/- is paid, by the draft number 472434, Draft Date 07/12/2010, Bank Name State Bank of India, ESPLANADE, received on 08/12/2010

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

Presented for registration at 14.41 hrs on :08/12/2010, at the Office of the A. D. S. R. SONARPUR by Debashish Dutta ,Executant.

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

Execution is admitted on 08/12/2010 by

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/12/2010 16:05:00

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 - 13486 of 2010
(Serial No. 14917 of 2010)

1. Debashish Dutta
General Manager, Peerless Developers Ltd., 13a, Dacres Lane, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .
By Profession : Business
 2. Dhanpatram Agarwal
Trustees, Institute Of International Trade, 6, Waterloo Street, Kolkata, Thana:-Esplanade,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 .
By Profession : Others
- Identified By Palash Roy, son of Sudha Sankar Roy, Kalikapur, Thana:-Sonarpur, District:-South
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Ashoke Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR

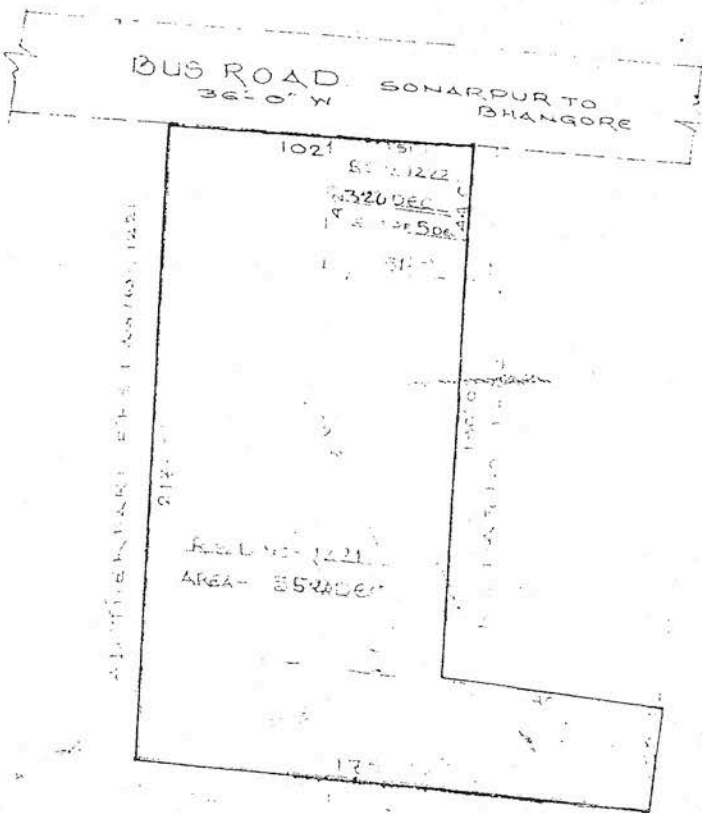
08/12/2010 16:05:00

EndorsementPage 2 of 2

PLAN SHOWN ON R/S DAG NO - 221 1222 P
IN PART OF MOUZA - KALIA (PUR JL NO - 95)
R/S - SONARPUR SOUTH 24 35 WB
SCALE 50-0 1 INCH

MEASURED AREA - 54 4 + 4 = 58 4 BATAK
SHOWN THIS

N



For PEERLESS DEVELOPERS LTD.

(Signature)

(D. DUTTA)
Dy. Gen. Mgr. (Acct. & Admn.)

VENDOR'S SIG.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 3069 to 3093
being No 13486 for the year 2010.



Ashoke Kumar Biswas

(Ashoke Kumar Biswas) 10-December-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal