

09254/13

(2)

09788/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
9-23964/10

R 404320

Certified that the Document is genuine & authentic. The Signature Sheet and the Document are attached to this document as the part of the Document.

Additional Registrar
of Assam, Dispur, Assam

5.10.13

THIS DEED OF CONVEYANCE is made on this 8th day of October Two Thousand Thirteen BETWEEN **SWAMI VIVEKANANDA INSTITUTE OF SCIENCE & TECHNOLOGY** a Registered Trust formed under the Indian Trust Act, having its registered office at 12, Pran Nath Pandit Street, P.S. Bhowanipore, .

86554

07 OCT 2013

No.	Date
Sold to	SUMAN MAZUMDAR
Address	HIGH COURT, CALCUTTA
By	A. BANERJEE
	L.S. VENDOR (O.S.)
	HIGH COURT, KOLKATA-700 001

Tupans Kmr. Mans.
S/O Kari Lal Mans.
7c. K. S. Ry. Rmt.
Rent - 1

Occ - Law clerk

ADDITIONAL REGISTRAR
KOLKATA
08 OCT 2013

Kolkata-700025, represented by its trustee **Dr. Rakesh Binaykia** son of Dr. Ashok Binaykia residing at 12, Pran Nath Pandit Street, P.S. Bhowanipore, Kolkata-700025, hereinafter referred to as the said **VENDOR** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its trustees, their successors-in-office, beneficiaries and/or assigns) of the **ONE PART**

-AND-

VATAN CONCLAVE PVT. LTD. a company incorporated under the Companies Act, 1956 having its corporate office at 808, Madurdaha, Kolkata-700107 having its **PAN: AAECV4917G** duly represented by its director **Mr. Milap Manot**, hereinafter referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **OTHER PART** ;

WHEREAS one Fatick Chandra Ghosh (Baisali) alias Monmotha Ghosh son of late Umesh Ch. Baisali (Ghosh) of Baisali Para, Harinavi, Sonarpur, Kolkata-700150 was absolutely seized and possessed and/or otherwise well and sufficient entitled to in fee simple in possession of **ALL THAT** piece and parcel of land measuring about **42 decimal** more or less comprised in R.S. Dag Nos.449 and 451 lying and situate at Mouza: Kodaliala, R.S: Khatian

ADVISORY BOARD
OF
8 OCT 2013

3

No.795, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-
Parganas (South) ;

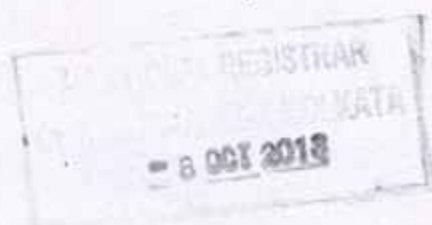
AND WHEREAS the said Fatick Chandra Ghosh (Baisali) alias Monmotha Ghosh died intestate on 25.07.1980 leaving behind surviving his two sons namely Sushil Kumar Ghosh, Sailendra Nath Ghosh and seven daughters namely Kamala Ghosh, Mina Ghosh, Nirmala Ghosh, Bimala Ghosh, Renuka Ghosh, Kalyani Ghosh, Sushama Ghosh, as his legal heirs and none else ;

AND WHEREAS Panchubala Ghosh wife of Fatik Chandra Ghosh died intestate on 03.11.1976 ;

AND WHEREAS the said Bimala Ghosh wife of Late Narendra Nath Ghosh died intestate leaving behind her four sons namely Swapon Ghosh, Tapan Ghosh, Milan Ghosh and Manoj Ghosh as her legal heirs and none else ;

AND WHEREAS the said Renuka Ghosh wife of Late Krishna Chandra Ghosh died intestate on 15.04.1982 leaving behind her surviving her two sons namely Dilip Kumar Ghosh, Samir Kumar Ghosh as her legal heirs and none else ;

AND WHEREAS thus the said Sushil Kumar Ghosh, Sailendra Nath Ghosh, Kamala Ghosh, Mina Ghosh, Nirmala Ghosh, Kalyani Ghosh, Sushama Ghosh, Swapan Ghosh, Tapan Ghosh,



Milan Ghosh, Manoj Ghosh, Dilip Kumar Ghosh, Samir Kumar Ghosh became absolute joint Owners of **ALL THAT** piece and parcel of land measuring about **42 decimal** under R.S. Dag No.449 and 451 and L.R. Dag Nos.552 and 550 lying and situate at Mouza: Kodalia, L.R. Khatian Nos.1302 (in the name of Bimala Ghosh), 1585 (in the name of Mina Ghosh), 1966 (in the name of Sailendra Nath Ghosh), 222 (in the name of Anna Ghosh alias Kalyani Ghosh), 2315 (in the name of Sushil Ghosh), 2331 (in the name of Susama Ghosh), 903 (in the name of Nirmala Ghosh), J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) ;

AND WHEREAS by a Deed of Conveyance dated 18th March, 2009 registered at the office of Additional District Sub-Registrar Sonarpur, South 24-Parganas recorded in Book No.I, CD Volume No.9, pages: 5113-5131 being No.03190 for the year 2009 made between one Kalyani Ghosh & others, therein described as the Vendors and Swami Vivekananda Institute of Science & Technology, therein described as the Purchaser and the Vendor herein the said Kalyani Ghosh & others sold, transferred and conveyed unto and in favour of Swami Vivekananda Institute of Science & Technology **ALL THAT** piece and parcel of land measuring about **42 decimal** under R.S. Dag No.449 and 451 and L.R. Dag Nos.552 and 550 lying and situate at Mouza: Kodalia, L.R. Khatian Nos.1302 (in the name of Bimala Ghosh), 1585 (in the name of Mina Ghosh), 1966 (in the name of Sailendra Nath Ghosh), 222 (in the name of Anna Ghosh alias Kalyani Ghosh), 2315 (in the name of Sushil Ghosh), 2331 (in



ADDITIONAL REGISTRAR
OF THE REGISTRAR GENERAL
- 8 OCT 2015

the name of Susama Ghosh), 903 (in the name of Nirmala Ghosh), J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) ;

AND WHEREAS thus the said Swami Vivekananda Institute of Science & Technology became absolute Owner having right, title, interest and possession over **ALL THAT** piece and parcel of land measuring about **42 decimal** under R.S. Dag No.449 and 451 and L.R. Dag Nos.552 and 550 L. R. Khatian No.4697 lying and situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) ;

AND WHEREAS the name of the Vendor also duly recorded in L.R. Khatian No.4617 of the said Mouza ;

AND WHEREAS the Vendor is desirous of selling **ALL THOSE** pieces and parcels of bagan land measuring about **8 decimal** out of 34 decimal equivalent to 4 cottah 12 chittack 36 sq.ft. more or less with 150 sq.ft. structure standing thereon comprised in R.S. Dag No.451 corresponding to L.R. Dag No.552 L.R. Khatian No.4697 (in the name of Swami Vivekananda Institute of Science & Technology) lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** ;



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
= 9 OCT 2013

AND WHEREAS the Vendor has approached the Purchaser for sale of the **said plots of land** free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THOSE** the **said plots of land** at a total consideration of Rs.16,45,000/- (Rupees Sixteen Lac and Forty Five Thousand) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.16,45,000/- (Rupees Sixteen Lac and Forty Five Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said plots of land**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THOSE** pieces and parcels of bagan land measuring about **8 decimal** out of 34 decimal equivalent to 4 cottah 12 chittack 36 sq.ft. more or less with 150 sq.ft. structure standing thereon comprised in R.S. Dag No.451 corresponding to



ADDITIONAL REGISTRAR
OF ASSURANCES IN NEVADA
8 OCT 2018

7

L.R. Dag No.552 L.R. Khatian No.4697 (in the name of Swami Vivekananda Institute of Science & Technology) lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South) as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto 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 accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said plots of land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said plots of land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or its/their heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 8 OCT 2013

and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said plots of land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said plots of land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or its/their Predecessor-in-Title.



- c) That the **said plots of land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against, all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said plots of land** or any part thereof from under or in trust for the Vendor or from or under any of its/their Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said plots of land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said plots of land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said plots of land** in any way and the Vendor

ADDITIONAL SECRETARY
OF ASSURANCE, KOLKATA
6 OCT 2013

has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said plots of land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said plots of land** hereby sold to the Purchaser.

- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said plots of land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said plots of land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.
- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of its/their Predecessors-in-Title in respect of the **said plots of land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.

ADDITIONAL RECEIPT
OF ASSURANCES I. KOLNATA
28 OCT 2013

- h) The Vendor has handed over khas possession of the **said plots of land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said plots of land**.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces and parcels of bagan land measuring about **8 decimal** out of 34 decimal equivalent to 4 cottah 12 chittack 36 sq.ft. more or less with **150 sq.ft.** structure standing thereon (occupied by Tenant) comprised in R.S. Dag No.451 corresponding to L.R. Dag No.552 L. R. Khatian No.4697 (in the name of Swarni Vivekananda Institute of Science & Technology) lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, ADSR Sonarpur, District: 24-Parganas (South)-

Khatian No.	Dag No.		Area in Dag Decimal	Area to be sold in this Deed Decimal	Share %
L.R.	R.S.	L.R.			
4697	451	552	34	8	0.2352

as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

R.S. Dag No.451 and L.R. Dag No.552:

ON THE NORTH	R.S. Dag No.457 and Partly R.S. Dag No.457/1816 ;
ON THE SOUTH	R.S. Dag No.449 and Partly R.S. Dag No.450 and Municipal Drain ;
ON THE EAST	R.S. Dag No.452 & 448 ;
ON THE WEST	Partly R.S. Dag No.462 & 463 ;

ADDITIONAL REVENUE
OF ASSURANCE KOLKATA
- 8 OCT 2013

IN WITNESS WHEREOF the parties hereto have
executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

SWAMI VIVEKANANDA INSTITUTE OF
SCIENCE & TECHNOLOGY

[Signature]
AUTH. SIGNATORY / TRUSTEE

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

Vatan Conclave Pvt. Ltd.

[Signature]

Director

Witnesses :

1. *Tajm Kishor Mehta*
7C. R. S. Bldg Rd
Kul - 1
2. *S. Karmakar*
Do

Drafted by :

S. Majumdar.
Advocate, High Court, Calcutta.



RECEIVED
OF ACT
- 8 OCT 2013

RECEIVED by the VENDOR of and from within
named PURCHASER the within mentioned the
Rs.16,45,000/- (Rupees Sixteen Lac and Forty
Five Thousand) only being the consideration money
as per memo below :

Rs.16,45,000.00

MEMO OF CONSIDERATION

A/c. Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)
087402	08.10.2013	The South Indian Bank Ltd. Brabourne Road, Branch	Swami Vivekananda Institute of Science & Technology,	16,45,000.00
			Total :	16,45,000.00

(Rupees Sixteen Lac and Forty Five Thousand) only

SWAMI VIVEKANANDA INSTITUTE OF
SCIENCE & TECHNOLOGY

[Signature]
AUTH. SIGNATORY / TRUSTEE

Witnesses :

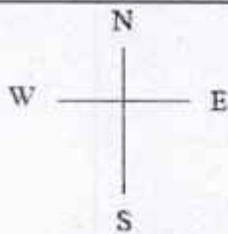
1. *Tamruk Manna*

2. *S. Karimaker*

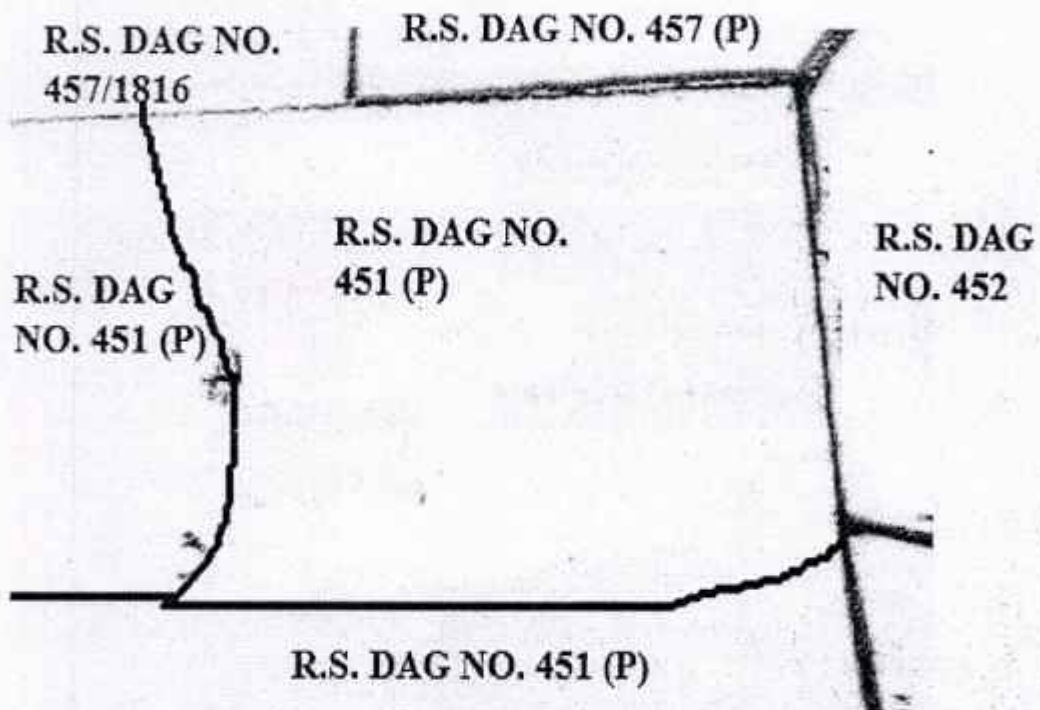


ADDITIONAL REGISTRATION
OF ASSOCIATED DATA
- 8 OCT 2013

SITE PLAN OF PART R.S DAG NO. 451, L.R. NO. 552. AT MOUZA, J.L 35,
L.R. KHATIAN NO. 4697, P.S. SONARPUR, DIST 24 PGS (SOUTH)



DAG NO	AREA(DECIMAL)
451	8.0000
TOTAL	8.0000



SWAMI VIVEK - JAMDA INSTITUTE OF
SCIENCE & TECHNOLOGY

[Signature]
AUTH. SIGNATORY / TRUSTEE

Vatan Conclave Pvt. Ltd.

[Signature]


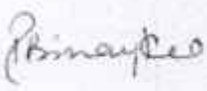


Di. no. /

SIGNATURE OF VENDOR(S)



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 OCT 2018

SPECIMEN FORM FOR TEN FINGERPRINTS



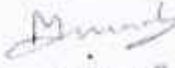
Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				








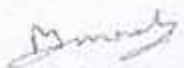
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 OCT 2013

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09254 / 2013

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Milap Manot 808, Madurdaha, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107	 08/10/2013	 LTI 08/10/2013	 8-10-13

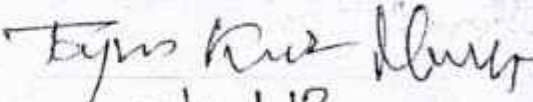
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rakesh Binaykia Address -12, Pranath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 08/10/2013	 LTI 08/10/2013	
2	Milap Manot Address -808, Madurdaha, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107	Self	 08/10/2013	 LTI 08/10/2013	 8-10-13

Name of Identifier of above Person(s)

Tapas Kumar Maity
 7 C, K. S. Roy Road., Kolkata, Thana:-Hare Street,
 District:-Kolkata, WEST BENGAL, India, Pin :-700001

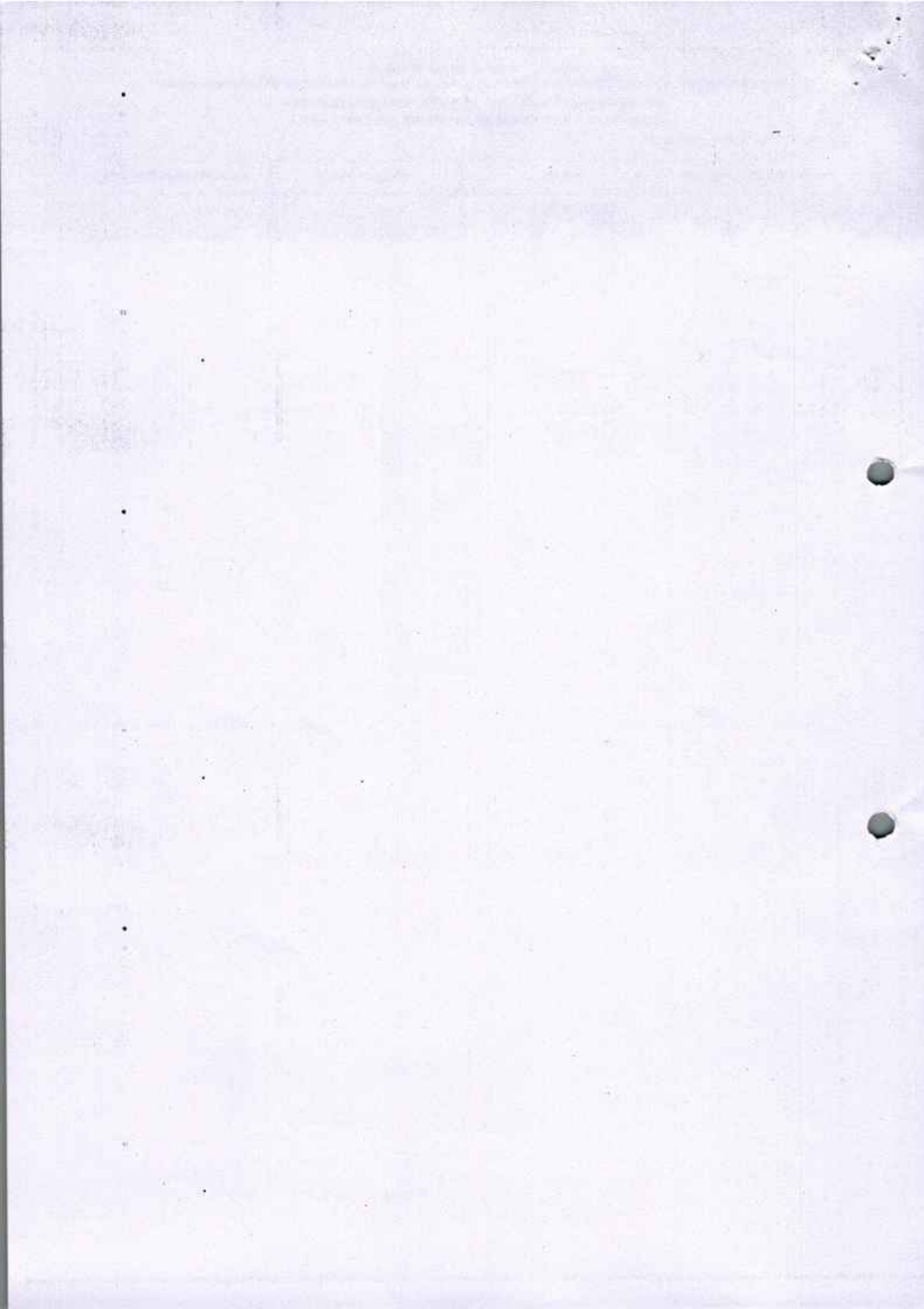
Signature of Identifier with Date


 8/10/13



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09788 of 2013
(Serial No. 09254 of 2013 and Query No. 1901L000023964 of 2013)

On 08/10/2013

Payment of Fees:

Amount by Draft

Rs. 18182/- is paid , by the draft number 202499, Draft Date 08/10/2013, Bank Name State Bank of India, Jadu Babus Bazar (Northern Park), received on 08/10/2013

(Under Article : A(1) = 18084/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/10/2013)

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.-16,45,000/-

Certified that the required stamp duty of this document is Rs.- 98720 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 13.53 hrs on :08/10/2013, at the Office of the A.R.A. - I KOLKATA by Milap Manot ,Claimant.

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

Execution is admitted on 08/10/2013 by

1. Rakesh Binaykia
Auth. Signatory/ Trustee, Swami Vivekananda Institute Of Science & Technology, 12, Pranannath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.
, By Profession : Others
2. Milap Manot
Director, Vatan Conclave Pvt Ltd, 808, Madurdaha, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Others

Identified By Tapas Kumar Maity, son of Kanailal Maity, 7 C, K. S. Roy Road., Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001; By Caste: Hindu, By Profession: Service.

(Dinabandhu Roy)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 09/10/2013

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, 5 of Indian Stamp Act 1899.



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 09788 of 2013
(Serial No. 09254 of 2013 and Query No. 1901L000023964 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 98620/- is paid , by the draft number 202539, Draft Date 09/10/2013, Bank : State Bank of India, Jadu Babus Bazar (Northern Park), received on 09/10/2013

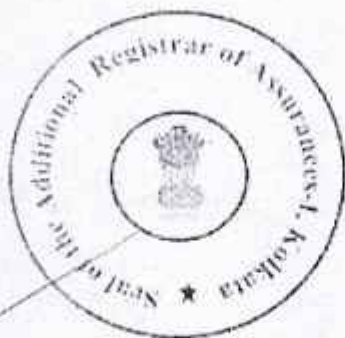
(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 963 to 982
being No 09788 for the year 2013.



m
(Dinabandhu Roy) 17-October-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

