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9.10.13

THIS DEED OF CONVEYANCE is made on this & day of October Two Thousand Thirteen BETWEEN 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,

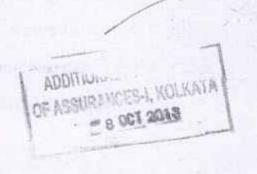
86555

0 7 OCT 2013

SUMAN MAZUNDAR
ADVICATE
Address HIGH COURT, CALCUITA

BE A. E.ANFRUEE
LS. VENDOR (O.S.)
HIGH COURT, KOLKATA 700 061

8/0 Revisited Mus. 7C·K·S·Ry pw. Kal-1 OCC-Lw Chex

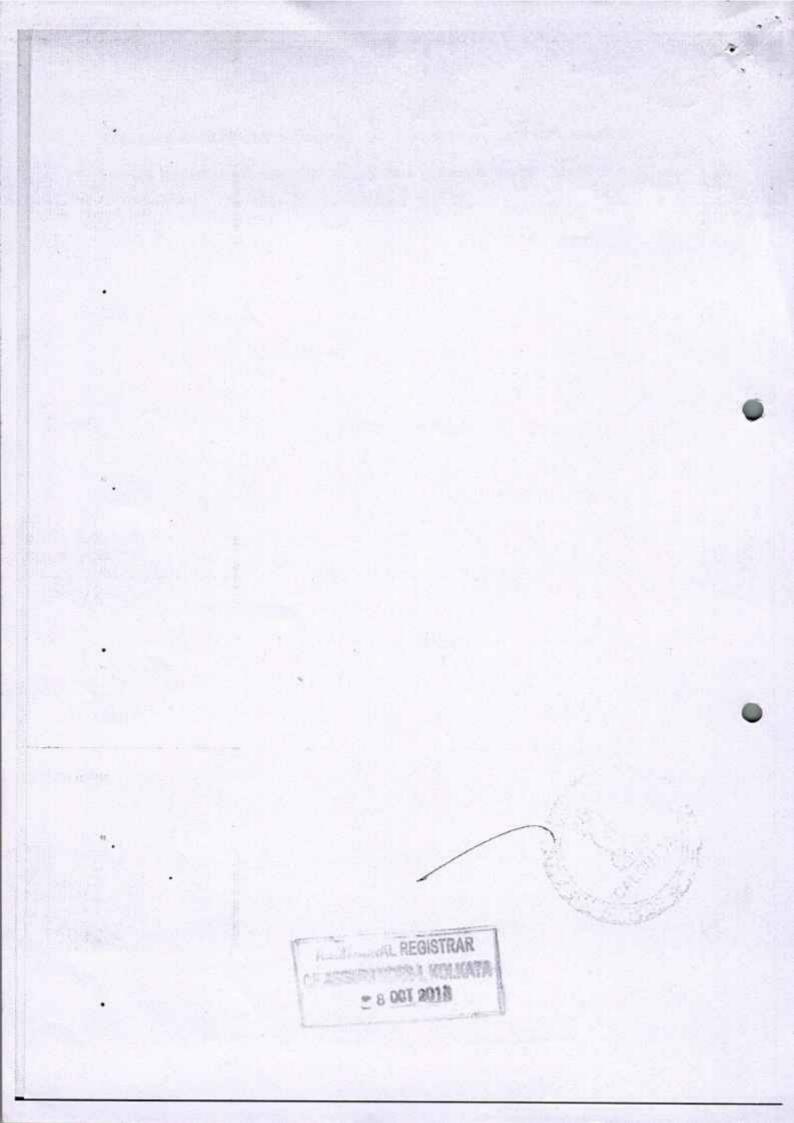


Kolkata-700025, represented by its trustee **Dr. Rakesh Binaykia** son of Dr. Ashok Binaykia residing at 12, Pran Nath Pandit Street, P.S. Bhowanipore, Kolkata-700025, hereinafter referred to as the **VENDOR** (which terms or expression shall unless excluded by or there be something repugnant to the 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 BUILDCON PVT. LTD. a company incorporated under the Companies Act, 1956 having its corporate office at 296, Dakshindhari Road, Kolkata-700048 having its PAN: AAECV4918K duly represented by its director Mr. Uday Kumar Shaw, 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 Hiralal Karmakar, Pannalal Karmakar and Jaharlal Karmakar were jointly absolute seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of ALL THAT piece and parcel of land measuring about 8. decimal more or less togetherwith structures standing thereon under R.S Khatlan No.1096, R.S. Dag No.436 lying and situate at



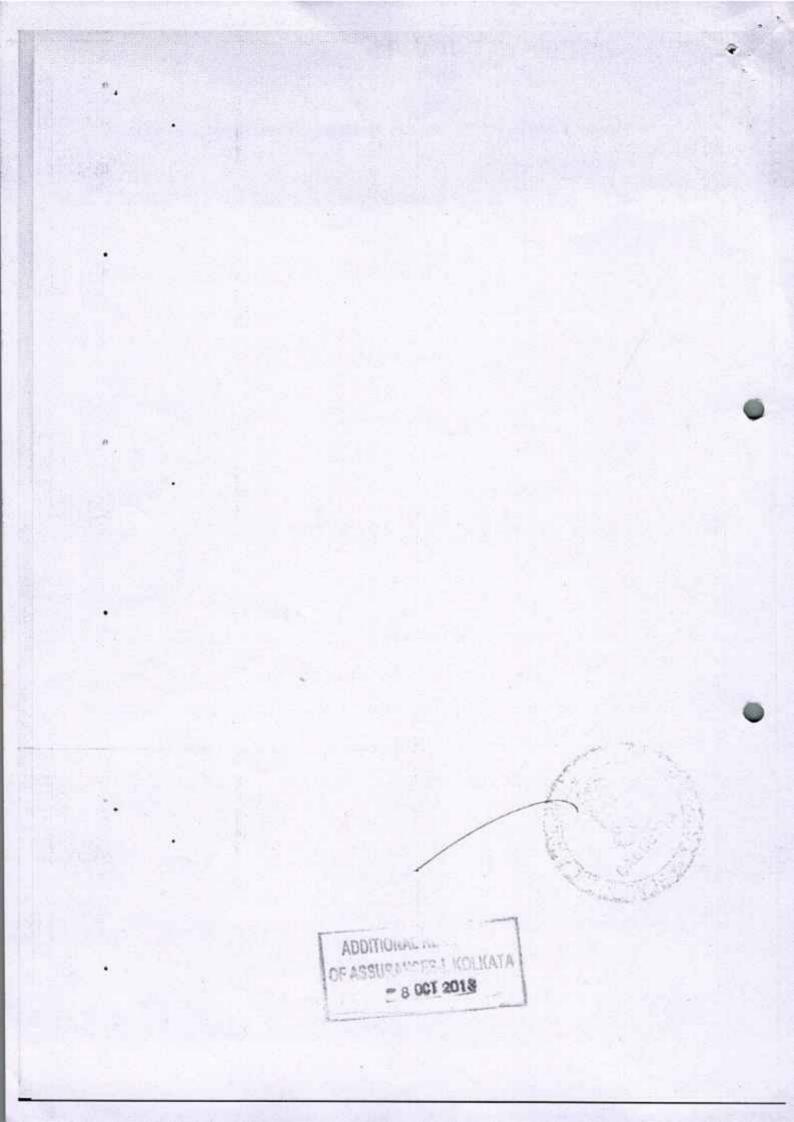
Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas;

AND WHEREAS the said Hiralal Karmakar died intestate leaving behind him surviving his wife Bina Karmakar and two sons namely Suvankar Karmakar and Sankar Karmakar as his legal heirs and none else;

AND WHEREAS the said Pannalal Karmakar died intestate leaving behind him surviving his wife Gitarani Karmakar and two daughters namely Anjushree Das and Tanjushree Das as his legal heirs and none else;

AND WHEREAS the said Jaharlal Karmakar died intestate leaving behind him surviving his wife Malati Karmakar and four daughters namely Smt. Nilima Bag (Karmakar), Smt. Lilima Karmakar, Smt. Maya Sardar (Karmakar) and Shyamali Karmakar and three sons namely Sri Basudeb Karmakar, Sri Ghanashyam Karmakar, Jagadish Karmakar as his legal heirs and none else;

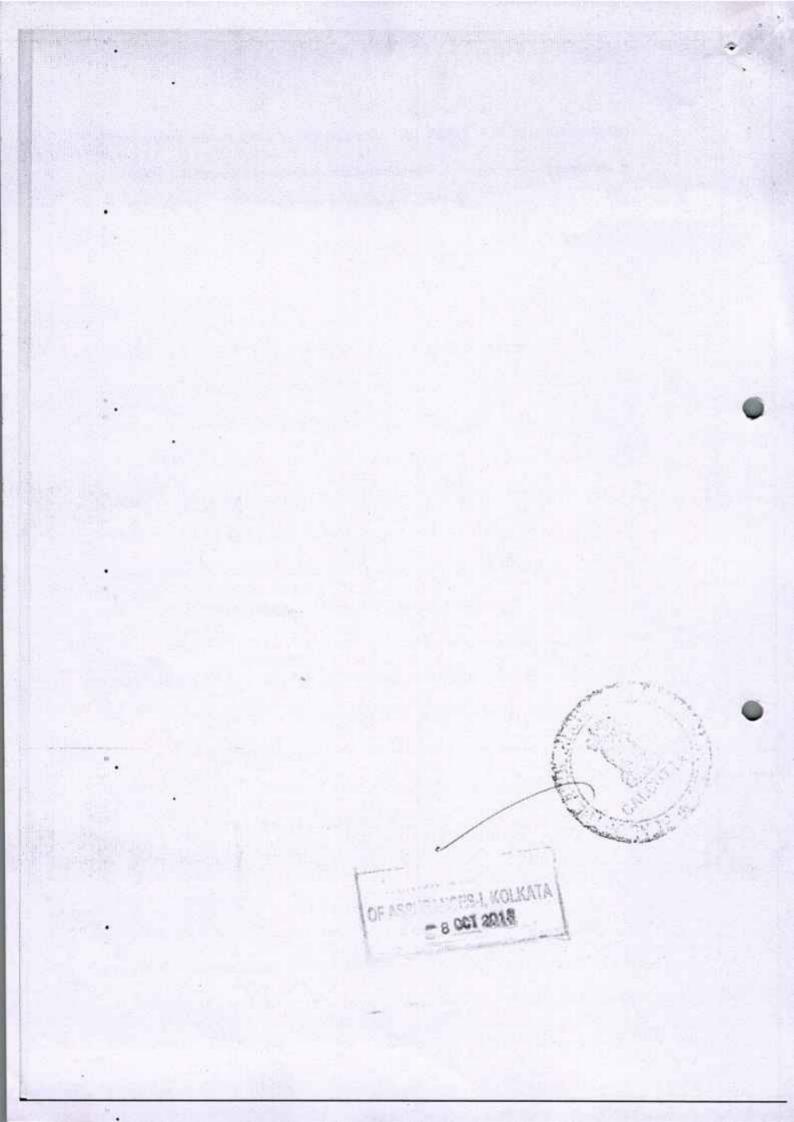
AND WHEREAS thus the said Bina Karmakar, Suvankar Karmakar, Sankar Karmakar, Gitarani Karmakar, Anjushree Das, Tanjushree Das, Malati Karmakar, Nilima Bag (Karmakar), Lilima Karmakar, Maya Sardar, Shyamali Karmakar, Basudeb Karmakar, Ghanashyam Karmakar and Jagadish Karmakar became absolute



joint Owners of **ALL THAT** piece and parcel of land measuring about **8 decimal** more or less **togetherwith** structures standing thereon under R.S Khatian No.1096, R.S. Dag No.436 lying and situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas;

AND WHEREAS by three Registered Bengali Deeds of Conveyance all registered at the office of ADSR Sonarpur being Nos.510 for the year 2008 Bina Karmakar, Suvankar Karmakar, Sankar Karmakar, 644 for the year 2008 Gitarani Karmakar, Anjushree Das (Karmakar), Tanjushree Das (Karmakar) and 2969 for the year 2008 Malati Karmakar, Nilima Bag (Karmakar), Lilima Karmakar, Maya Sardar, Shyamali Karmakar, Basudeb Karmakar, Ghanashyam Karmakar and Jagadish Karmakar, therein stated as the Vendors sold, transferred and conveyed unto and in favour of Nemai Bose therein stated as the Purchaser of ALL THAT piece and parcel of land measuring about 8 decimal more or less togetherwith structures standing thereon under R.S Khatian No.1096, R.S. Dag No.436 lying and situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas;

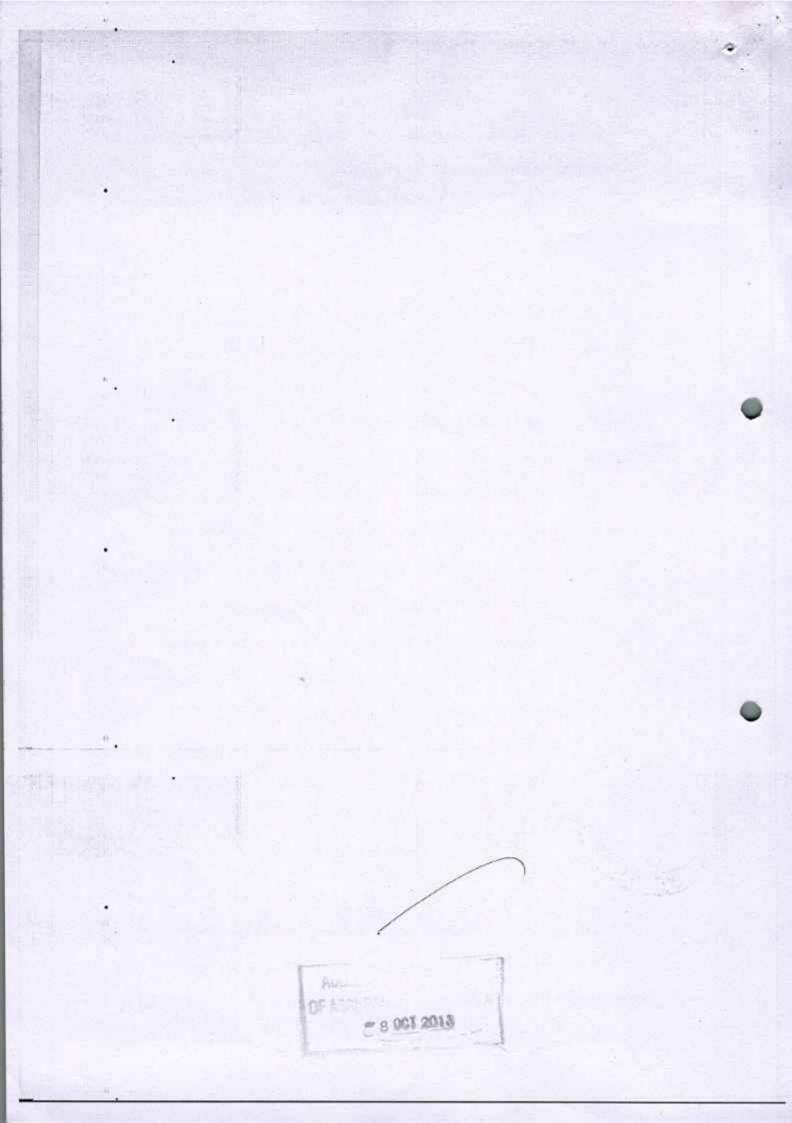
AND WHEREAS thus the said Nemai Bose became absolute Owner of **ALL THAT** piece and parcel of land measuring about **8 decimal** more or less togetherwith structures standing thereon under R.S Khatian No.1096, R.S. Dag No.436 lying and



Sonarpur, District: South 24-Parganas;

AND WHEREAS by a Deed of Conveyance dated 16th 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: 3582-3599 being No.03063 for the year 2009 made between Nemai Bose therein stated as the Vendor and Swami Vivekananda Institute of Science & Technology therein stated as the Purchaser and the Vendor herein the said Nemai Bose sold, transferred and conveyed unto and in favour of Swami Vivekananda Institute of Science & Technology of ALL THAT piece and parcel of land measuring about 8 decimal more or less togetherwith asbestos structures measuring about 175 sq.ft. super built up area standing thereon under R.S Khatian No.1096, R.S. Dag No.436 corresponding to L.R. Khatian No.2400, 1040 & 601, L.R. Dag No.536 lying and. situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas, Holding No.25, Ward No.18 under Rajpur Sonarpur Municipality;

AND WHEREAS thus the said Swami Vivekananda Institute of Science & Technology became absolute Owner of ALL THAT piece and parcel of land measuring about 8 decimal more or less togetherwith asbestos structures measuring about 175 sq.ft. super built up area standing thereon under R.S Khatian No.1096,



R.S. Dag No.436 corresponding to L.R. Khatian No.2400, 1040 & 601 and L.R. Khatian No.4697, L.R. Dag No.536 lying and situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas, Holding No.25, Ward No.18 under Rajpur Sonarpur Municipality as morefully and particularly described in the SCHEDULE hereunder written, hereinafter referred to as the said plots of land:

AND WHEREAS the Vendor is desirous of selling ALL

THAT the said plots of land as morefully and particularly described in the SCHEDULE hereunder written;

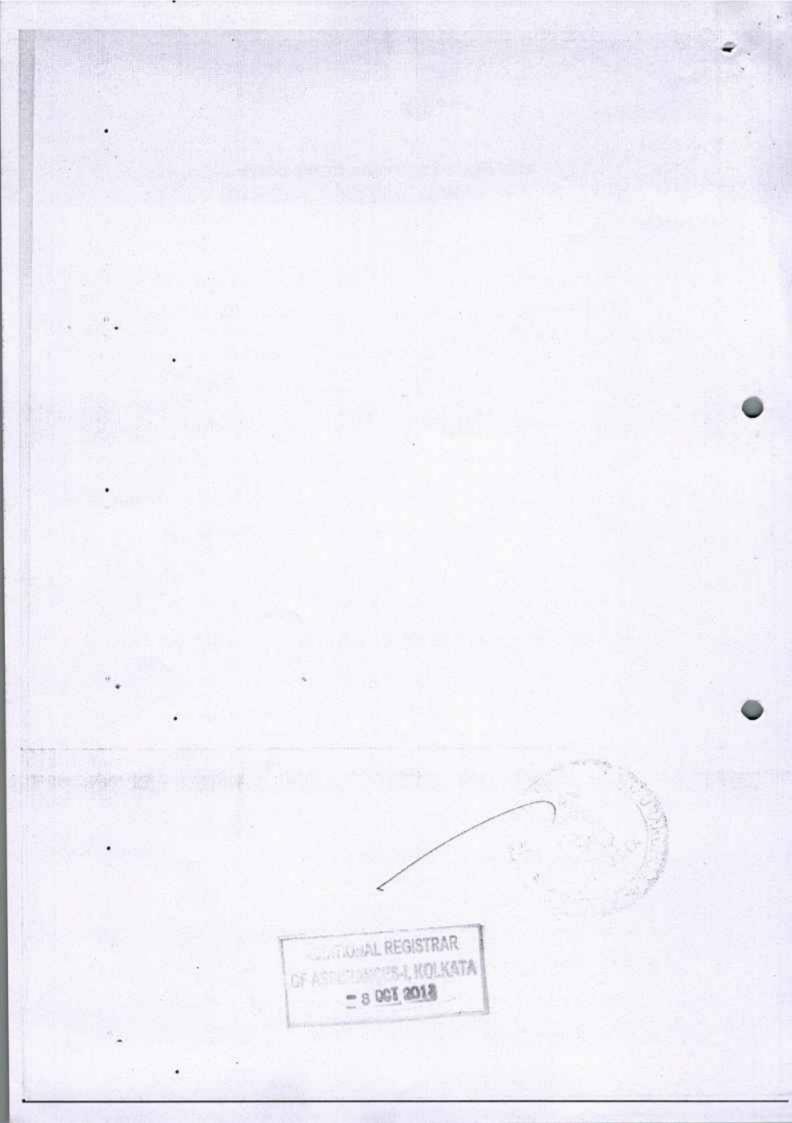
AND WHEREAS the Vendor has approached the Purchaser for sale of the said plots of land free from all encumbrances, charges, liens, lispendences attachments claims and demands whatsoever;

and the Vendor has agreed to sell **ALL THAT** the **said plots of land** at a total consideration of Rs.16,52,500/- (Rupees Sixteen Lac Fifty Two Thousand and Five Hundred) 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. 16,52,500/- (Rupees Sixteen Lac Fifty Two Thousand and Five Hundred) 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 doth hereby acquit. release and discharge the Purchaser as also the said land) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser ALL THAT piece and parcel of Bastu land measuring about 8 decimal equivalent to 4 cottah 12 chittack 36 sq. ft. more or less togetherwith asbestos structure measuring about 175 sq.ft. standing thereon under R.S. Dag No.436, L.R. Dag No.536, L.R. Khatian No.4697, lying and situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas, Holding No.25, Ward No.18 under Rajpur Sonarpur Municipality, 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



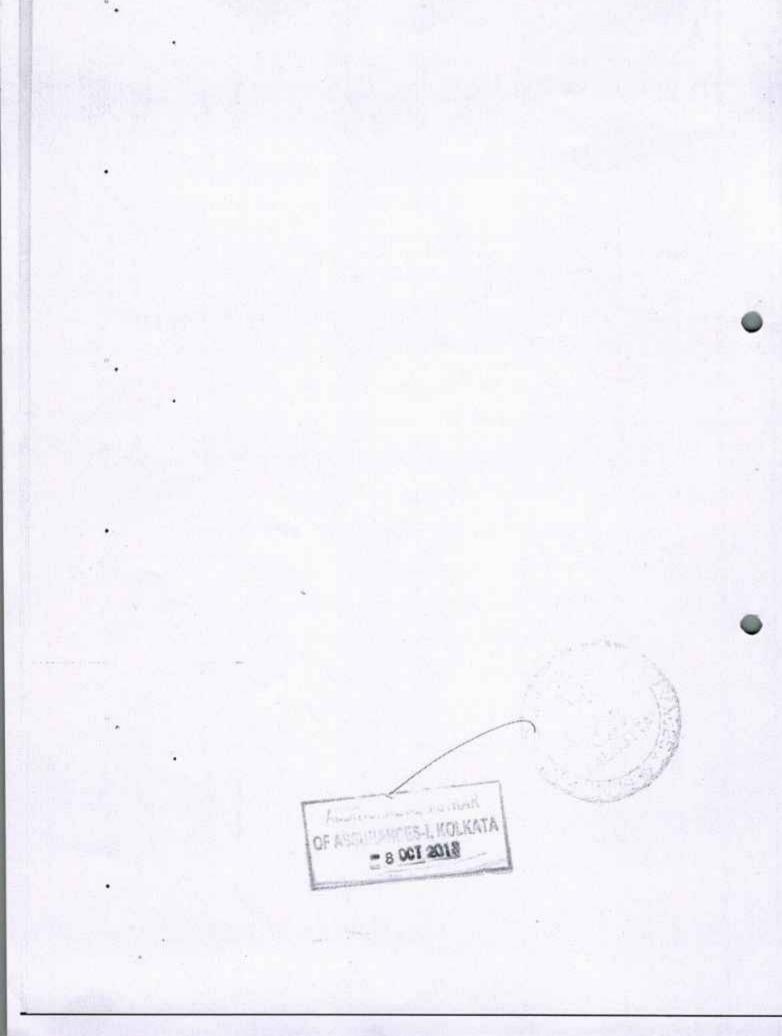
was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession 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 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 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 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.

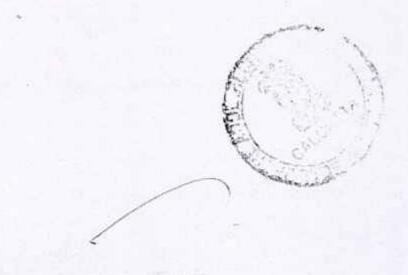


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d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the said plots of land or any part thereof from under or in trust for the Vendor or from or under any of its/their Predecessor-in-Title 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.

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 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.

e)



ADDITIONAL REGISTRAR
OF ASSURANCES I, KOLKATA
= 8 OCT 2018

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.

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.

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 THAT piece and parcel of Bastu land measuring about 8 decimal equivalent to 4 cottah 12 chittack 36 sq. ft. more or less togetherwith asbestos structure measuring about 175 sq.ft. standing thereon (occupied by Tenant) under R.S. Dag No.436, L.R. Dag No.536, L.R. Khatian No.4697, lying and situate at Mouza: Kodalia, J.L No.35, P.S. Sonarpur, ADSR Sonarpur, District: South 24-Parganas, Holding No.25, Ward No.18 under Rajpur Sonarpur Municipality-

Khatian No.	Dag	No.	Total Area in	Area to be sold in	Share %	
L.R.	R.S.	L.R.	Dag Decimal	this Deed Decimal		
4697	436	536	18	8	0.4437	

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

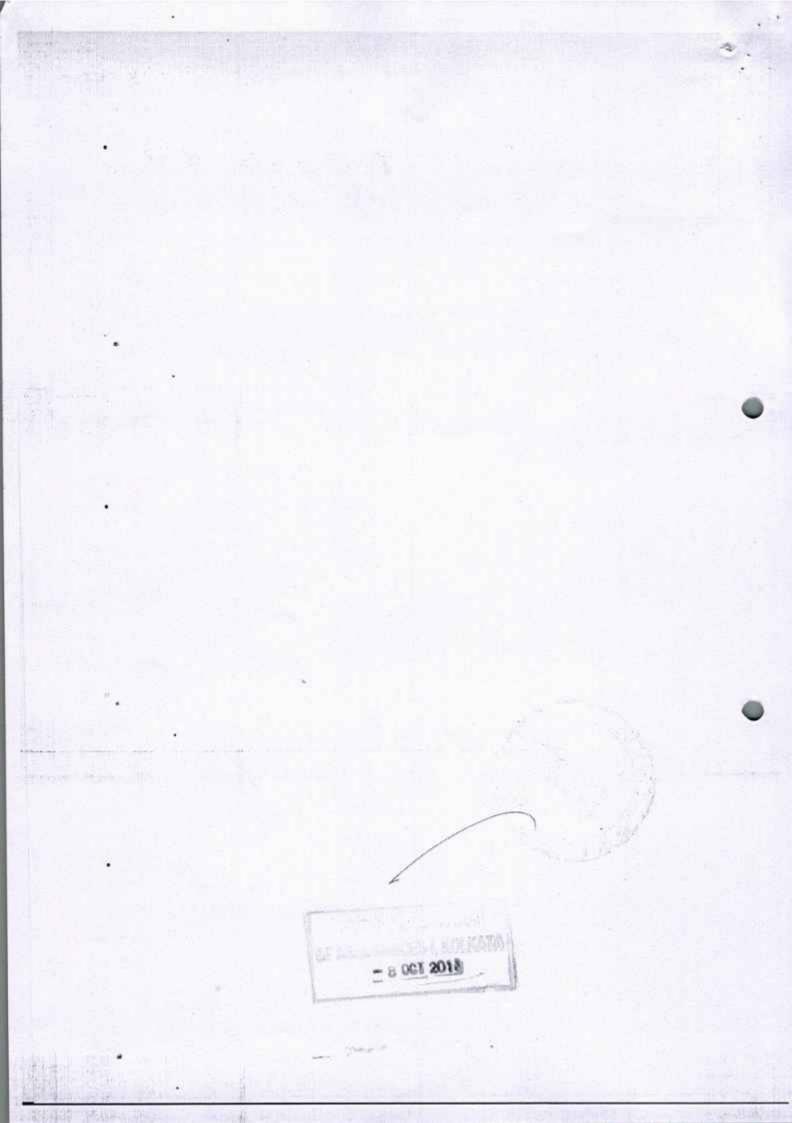
ON THE NORTH Municipal drain;

ON THE SOUTH R.S. Dag No.436/1810;

ON THE EAST R.S. Dag No.437;

ON THE WEST Part of R.S. Dag No.432, 452/1677 &

431:



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

AUTH: SIGNATORY / TRUSTEE

SIGNED SEALED AND DELIVERED

by the PURCHASER at Kolkata

Vatan Buildcon Pvt. Ltd.

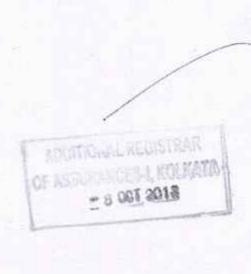
Director

Witnesses :

Topos Kur Moul-Te. R. S. My Rud, Kul-1 2. S. Kosonahar 7C, K. S. Roy Road 1001-1

Drafted by

Advocate, High Court, Calcutta



RECEIVED by the VENDOR of and from within named PURCHASER the within mentioned the Rs.16,52,500/- (Rupees Sixteen Lac Fifty Two Thousand and Five Hundred) only being the consideration money

as per memo below:

Rs.16.52.500.00

#### MEMO OF CONSIDERATION

			Total:	16,52,500.00
087152	08.10.2013	The South Indian Bank Ltd. Brabourne Road, Branch	SWAMI VIVEKANANDA INSTITUTE OF SCIENCE & TECHNOLOGY	16,52,500.00
A/c. Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)

(Rupees Sixteen Lac Fifty Two Thousand and Five Hundred) only

SWAMI VIVEKANANDA INSTITUTE OR SCIENCE & TECHNOLOGY

AUTH. SIGNATORY / TRUSTEE

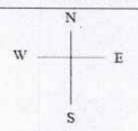
Witnesses:

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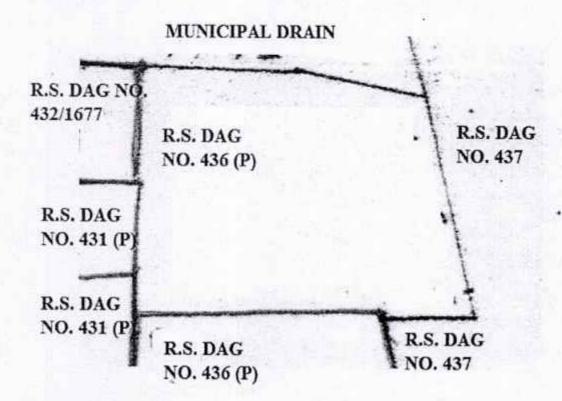


19

SITE PLAN OF PART R.S DAG NO. 436, L.R. NO. 536 AT MOUZA, J.L 35, L.R. KHATIAN NO. 4697, P.S. SONARPUR, DIST 24 PGS (SOUTH)



DAG NO	AREA(DECIMAL)		
436	8.0000		
TOTAL	8.0000		



SWAMI VIVEKANANDA INSTITUTE OF SCIENCE & TECHNOLOGY

SIGNATURE OF VENDOR(S)

Vatan Buildcon Pvt. Ltd.

Director

ADDITIONAL REGISTRAR OF ASSURANCES I, KOLKATA

# SPECIMEN FORM FOR TEN FINGERPRINTS

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 OCT 2018

# 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. 09247 / 2013

#### I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Uday Kumar Shaw 296, Dakshin Dari Road., Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700048	08/10/2013	LTI 08/10/2013	Uctor Kumar Shaw

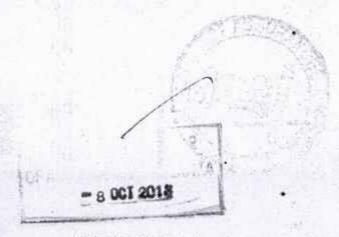
#### II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rakesh Binaykia Address -12, Prananath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	08/10/2013	LTI 08/10/2013	Emnaytis
1	Uday Kumar Shaw Address -296, Dakshin Dari Road., Kolkata, Thana: -Lake Town, District: -North 24-Parganas, WEST BENGAL, India, Pin: -700048	Self		LΠ	Uday from snew
			08/10/2013	08/10/2013	

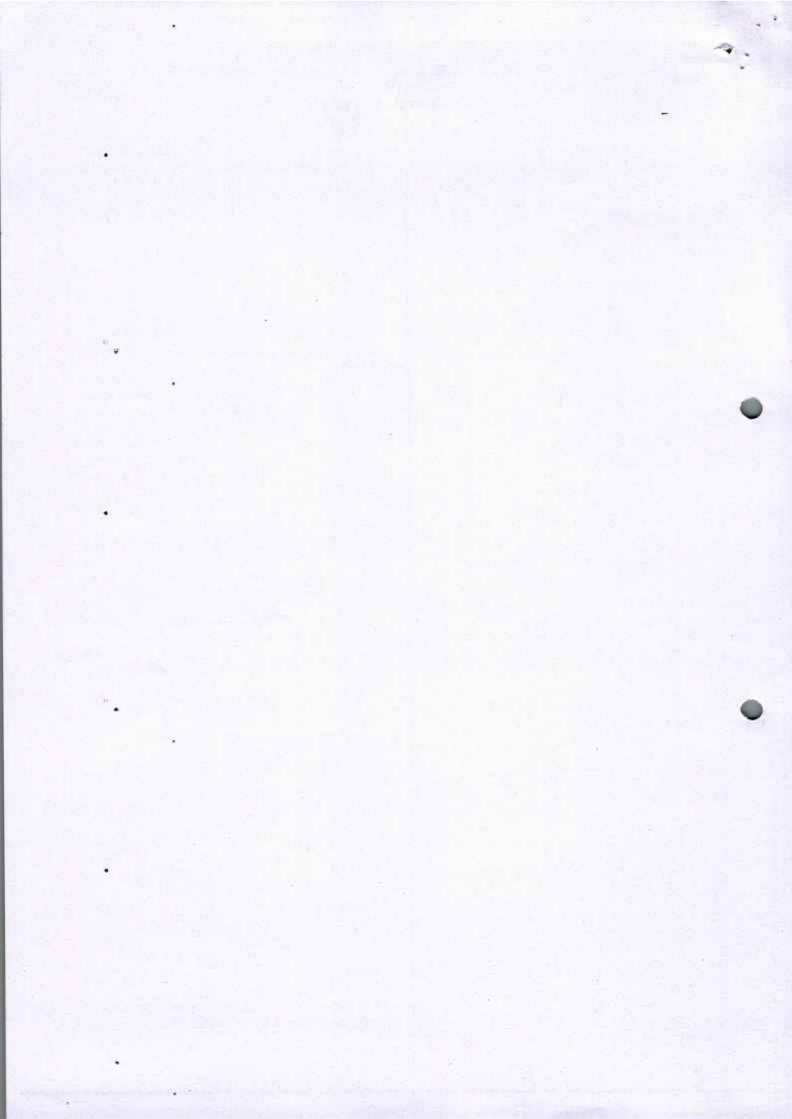
#### Name of Identifier of above Person(s)

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

Tayon Culling.



(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 - 09795 of 2013 (Serial No. 09247 of 2013 and Query No. 1901L000023960 of 2013)

#### On 08/10/2013

#### Payment of Fees:

Amount by Draft

Rs. 18270/- is paid, by the draft number 202526, 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) = 18172/-, 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 -16,52,500/-

Certified that the required stamp duty of this document is Rs.- 99170 /- 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 13.54 hrs on :08/10/2013, at the Office of the A.R.A. - I KOLKATA by Uday Kumar Shaw ,Claimant.

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

Execution is admitted on 08/10/2013 by

Rakesh Binaykia

Auth. Signatory/ Trustee, Swami Vivekananda Institute Of Science & Technology, 12, Prananath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700025.

. By Profession : Others

2. Uday Kumar Shaw

Director, Vatan Buildcon Pvt. Ltd, 296, Dakshin Dari Road., Kolkata, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin:-700048.

, 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

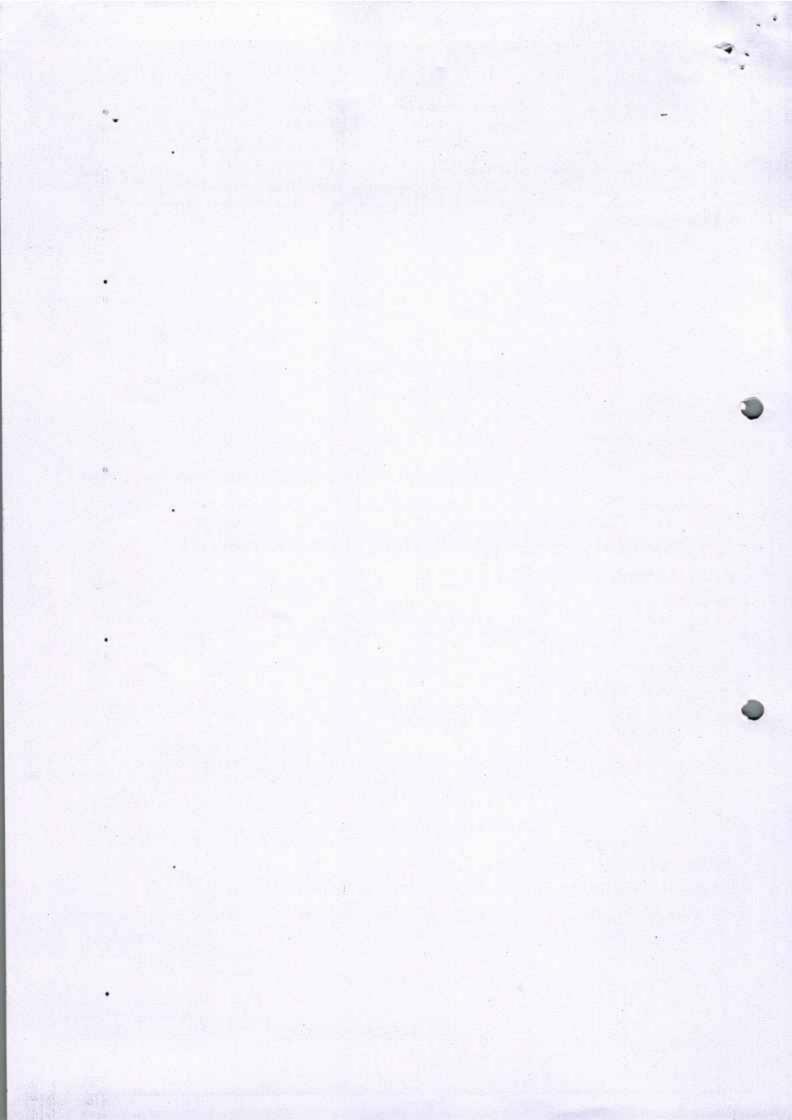
#### On 09/10/2013

#### 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.

( Dinabandha Roy )
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
EndorsementPage 1 of 2

09/10/2013 17:37:00





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

Endorsement For Deed Number : 1 - 09795 of 2013 (Serial No. 09247 of 2013 and Query No. 1901L000023960 of 2013)

#### Deficit stamp duty

Deficit stamp duty Rs. 99070/- is paid , by the draft number 202540. Draft Date 09/10/2013, Bank : State Bank of India, Jadu Babus Bazar ( Northern Park), received on 09/10/2013

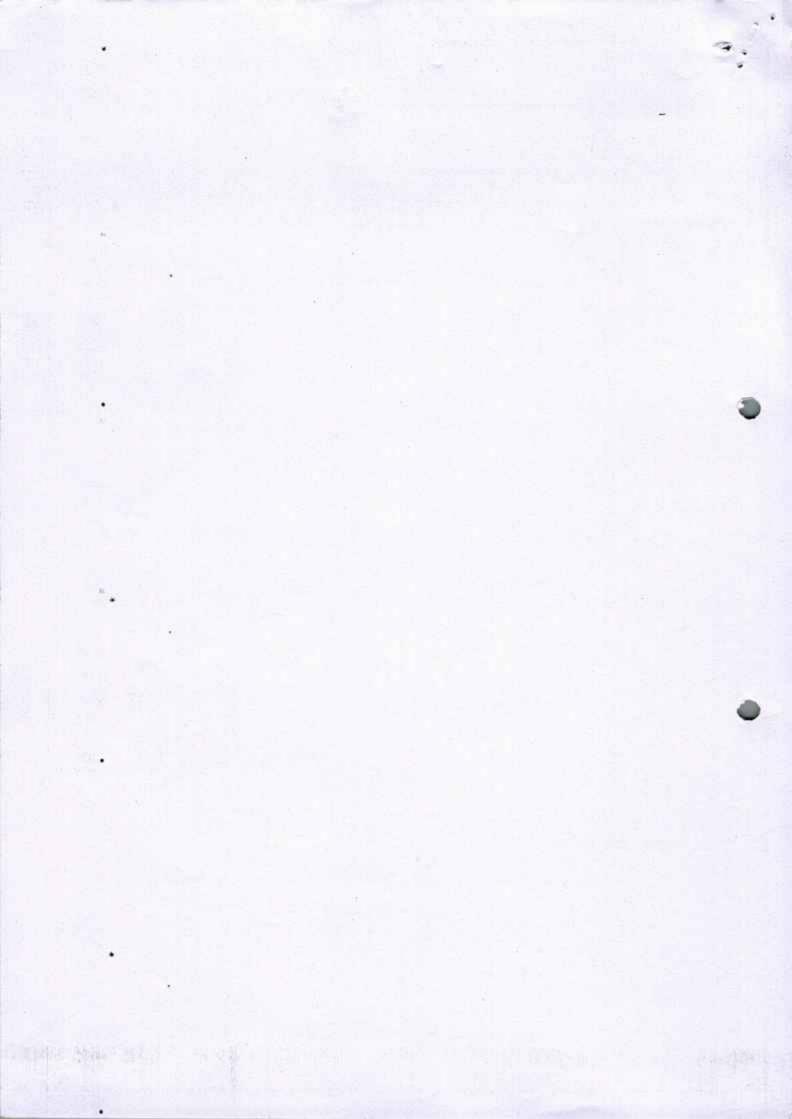
( Dinabandhu Roy ) ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA .



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

09/10/2013 17:37:00

(RIGHT HAND)



## Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 19 Page from 3045 to 3065 being No 09795 for the year 2013.



(Dinabandhu Roy) 23-October-2013 ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA Office of the A.R.A. - I KOLKATA West Bengal

