

D-09807/13



पश्चिम बंगाल WEST BENGAL  
९-२२-१९५१

R 404409

...and the University of California, Berkeley. The project's first and second phases started in 1980 and 1981 respectively.

Additional Project of Association - Kinku  
7-10-18

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

86565

07 OCT 2013

No.	Date
Smt. L. SUMAN MAZUMDAR	
ADVOCATE	
HIGH COURT, CALCUTTA	
100/- BANKER'S	
L.S. VENDOR (C.S.)	
HIGH COURT, KOLKATA-700 001	

Tapas Kumar Mandal  
8/0 Kanihalal Mandal  
70. K. S. R. Mandal  
Kul - 700001  
OCC - Law Clerk



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 called 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 trustee and their successors-in-office~~

beneficiaries and/or assigns) of the **ONE PART**

AND

**PRATIBHA ENCLAVE PVT. LTD.** a company incorporated under the Companies Act, 1956 having its corporate office at 5, J.B.S. Haldan Avenue, Kolkata-700105 having its **PAN: AAHCP2456P** 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 Smt. Basana Karmakar wife of Panchanan Karmakar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** piece and parcel of Sali land measuring about **8 satak** out of 12 satak more or less under R.S. Dag No.492, R.S. Khatian No.1231 lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ;

ACQUISITION OF R-3  
ON 08 OCT 2018



AND WHEREAS one Panchanan Karmakar son of late Haricharan Karmakar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** piece and parcel of Sali land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, R.S. Khatian No.1232 lying and situate at Mouza: Kotalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ;

AND WHEREAS by a Deed of Sale being No.527 for the year 1980 the said Smt. Basana Karmakar sold, transferred and conveyed unto and in favour of Netai Ghosh son of Shri Biswanath Ghosh of **All That** piece and parcel of Sali land measuring about **8 satak** out of 12 satak more or less under R.S. Dag No.492, R.S. Khatian No.1231 lying and situate at Mouza: Kotalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ;

AND WHEREAS by a Deed of Sale being No.528 for the year 1980 the said Panchanan Karmakar sold, transferred and conveyed unto and in favour of Netai Ghosh son of Shri Biswanath Ghosh of **All That** piece and parcel of Sali land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, R.S. Khatian No.1232 corresponding to L.R. Khatian No.4697 and

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OFFICE OF THE ATTORNEY GENERAL  
- 8 OCT 2013

L.R. Dag No.609 lying and situate at Mouza: Kotalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ;

AND WHEREAS thus the said Netai Ghosh became absolute Owner and recorded his name in the Records of Rights of **All Those** pieces and parcels of Sali land measuring about **8 satak** out of 12 satak more or less under R.S. Dag No.492, R.S. Khatian No.1231 and land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, R.S. Khatian No.1232 corresponding to L.R. Khatian No.4697 and L.R. Dag No.609 lying and situate at Mouza: Kotalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ,

AND WHEREAS by a Deed of Conveyance dated 13<sup>th</sup> March, 2009 registered at the office of ADSR Sonarpur recorded in Book No.1, CD Volume No.16, Pages: 542 to 563 being No.04944 for the year 2009 made between Netai Ghosh, therein described as the Vendor and Swami Vivekananda Institute of Science and Technology, therein described as the Purchaser, the Vendor herein the said Netai Ghosh sold, transferred and conveyed unto and in favour of Swami Vivekananda Institute of Science and Technology of **All Those** pieces and parcels of Sali land measuring about **8 satak** out of 12 satak more or less under R.S. Dag No.492, R.S. Khatian No.1231 and land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, R.S. Khatian No.1232



OF ASSH  
- 8 OCT 2014



corresponding to L.R. Khatian No.4697 L.R. Dag No.609 lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ;

AND WHEREAS thus the said Swami Vivekananda Institute of Science and Technology became absolute Owner of **All Those** pieces and parcels of Sali land measuring about **8 satak** out of 12 satak more or less under R.S. Dag No.492, L.R. Dag No.608, R.S. Khatian No.1231 and land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, L.R. Dag No.609 R.S. Khatian No.1232, L. R. Khatian No.4697 **totaling to 12 satak** lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality ;

AND WHEREAS the Vendor is desirous of selling **ALL THAT** piece and parcel of Sali land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, L.R. Dag No.609, L. R. Khatian No.4697 lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of 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 has approached the Purchaser for sale of the **said plots of land** free from all



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6 OCT 2018

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 THAT** the **said plots of land** at a total consideration of Rs.8,45,000/- (Rupees Eight 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.8,45,000/- (Rupees Eight 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 of **ALL THAT** piece and parcel of Sali land measuring about **4 satak** out of 11 satak more or less under R.S. Dag No.492/1716, L.R. Dag No.609, L. R. Khatian No.4697 lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land**



ADDITIONAL REGISTRAR  
OF RECORDS & DATA  
- 8 OCT 1965



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 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 executors, administrators or legal representatives and assigns absolutely and forever.

Particulars of  
OF ASSURANCE  
- 8 OCT 2013

**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 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,

OF RECORD  
8 OCT 2013



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 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

AGENCY  
OF ASSURANCE  
28 OCT 2015

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.
- 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**.

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 OCT 2018



**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Sali land measuring about **4 satak** equivalent to 2 cottah 6 chittack 18 sq.ft. more or less togetherwith **150 sq.ft.** structure standing thereon (occupied by Tenant) out of 11 satak under R.S. Dag No.492/1716, L.R. Dag No.609, R.S. Khatian No.1232, L.R. Khatian No.4697 lying and situate at Mouza: Kodalia, J.L. No.35, P.S. Sonarpur, District: South 24-Parganas, Ward No.18 of Rajpur Sonarpur Municipality-

Khatian No.	Dag No.		Area in Dag Decimal	Area to be sold in this Deed Decimal	Share %
L.R.	R.S.	L.R.			
4697	492/1716	609	11	4	.3334

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.492/1716 & L.R. Dag No.609 :**

ON THE NORTH	R.S. Dag No.494 ;
ON THE SOUTH	R.S. Dag No.456 ;
ON THE EAST	R.S. Dag No.493 ;
ON THE WEST	R.S. Dag No.492 ;

OF ASSURANCE & GUARANTEE  
28 OCT 2018



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

Pratibha Enclave Pvt. Ltd.

*[Signature]*  
Director

Witnesses:

1. *Tam Kundhla*  
70, K. S. Roy Road  
Kolkata-1
2. *S. Karmakar*  
Do

Drafted by:

*S. Majumdar*  
Advocate, High Court, Calcutta.

ADD  
OF A  
- 6 OCT 2013





RECEIVED by the VENDOR of and from within  
 named PURCHASER the within mentioned the  
 Rs.8,45,000/- (Rupees Eight Lac and Forty  
 Five Thousand) only being the consideration  
 money as per memo below :

**Rs.8,45,000.00**

**MEMO OF CONSIDERATION**

A/c. Payee Cheque No.	Date	Drawn on	In favour of	Amount (Rs.)
087452	08.10.2013	The South Indian Bank Ltd. Brabourne Road, Branch	SWAMI VIVEKANANDA INSTITUTE OF SCIENCE AND TECHNOLOGY	8,45,000.00
			<b>Total :</b>	<b>8,45,000.00</b>

(Rupees Eight Lac and Forty Five Thousand) only

SWAMI VIVEKANANDA INSTITUTE OF  
 SCIENCE & TECHNOLOGY  
  
 SOCH. SIGNATORY / TRUSTEE

**Witnesses :**

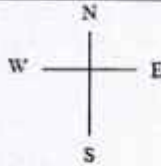
1. *Tajendra Kumar Mahto*

2. *G. Karmakar*

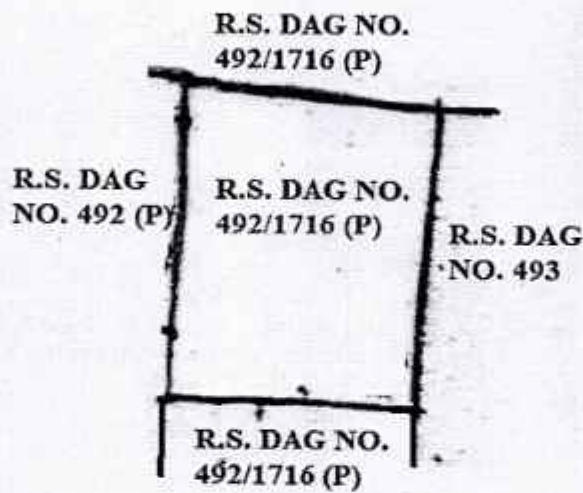


ADDITIONAL REGISTRAR  
OF ASSURANCE, KARNATAKA  
- 8 OCT 2018

9  
SITE PLAN OF PART R.S DAG NO. 492/1716, L.R. NO. 609 AT MOUZA,  
J.L 35, L.R. KHATIAN NO. 4697, P.S. SONARPUR, DIST 24 PGS (SOUTH)



DAG NO	AREA(DECIMAL)
492/1716	4.0000
TOTAL	4.0000



SWAMI VIVEKANANDA INSTITUTE OF  
SCIENCE & TECHNOLOGY

*[Signature]*  
AUTH. SIGNATORY / TRUSTEE

SIGNATURE OF VENDOR(S)

Pratibha Enclave Pvt. Ltd.

*[Signature]*

Director





ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
8 OCT 2013



9

# SPECIMEN FORM FOR TEN FINGERPRINTS



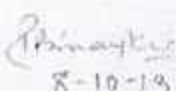
Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Binny K</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 <i>Binny K</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT 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...  
OF ASSIGNED...  
- 8 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. 09237 / 2013**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Rakesh Binaykia 12, Pranath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	 08/10/2013	 LTI 08/10/2013	 8-10-13

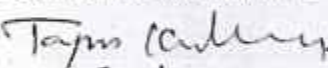
**II . Signature of the person(s) admitting the Execution at Office.**

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 -5, J.B.S. Halden Avenue, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700105	Self	 08/10/2013	 LTI 08/10/2013	

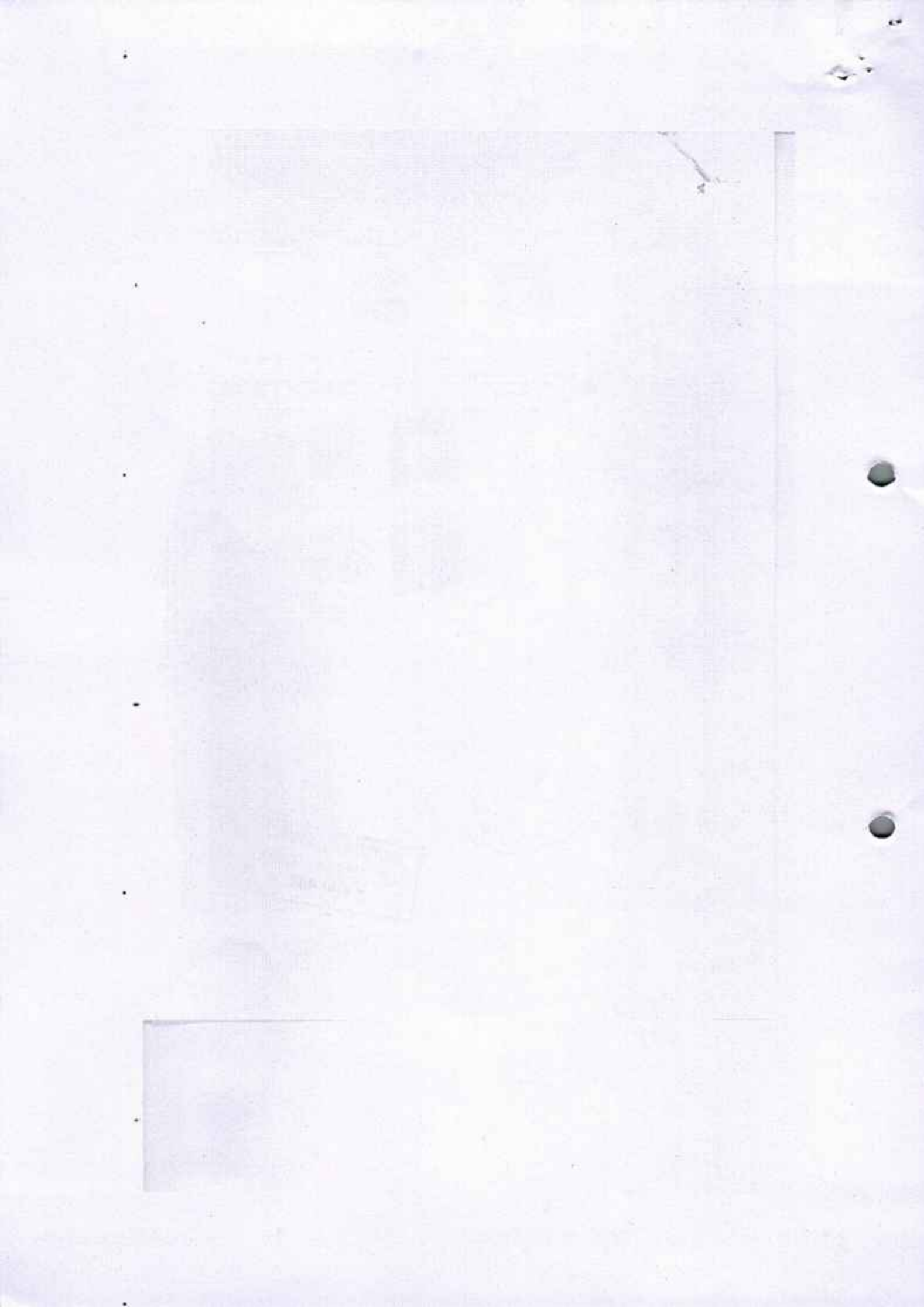
**Name of Identifier of above Person(s)**

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**

  
8/10/13









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

Endorsement For Deed Number : I - 09807 of 2013  
(Serial No. 09237 of 2013 and Query No. 1901L000023963 of 2013)

On 08/10/2013

**Payment of Fees:**

( Under Article : A(1) = 9284/- , 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.-8,45,000/-

Certified that the required stamp duty of this document is Rs.- 50720 /- 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 13.44 hrs on :08/10/2013, at the Office of the A.R.A. - I KOLKATA by Rakesh Binaykia ,Executant.

**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, Pran Nath Pandit Street, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025.  
By Profession : Others
2. Milap Manot  
Director, Pratibha Enclave Pvt. Ltd., 5, J.B.S. Halden Avenue, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700105.  
By Profession : Others  
Identified By Tapas Kumar Maity, son of Kana Lal Maity, 7 C, K. S. Roy Road., Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Law Clerk.

( 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.

**Deficit stamp duty**

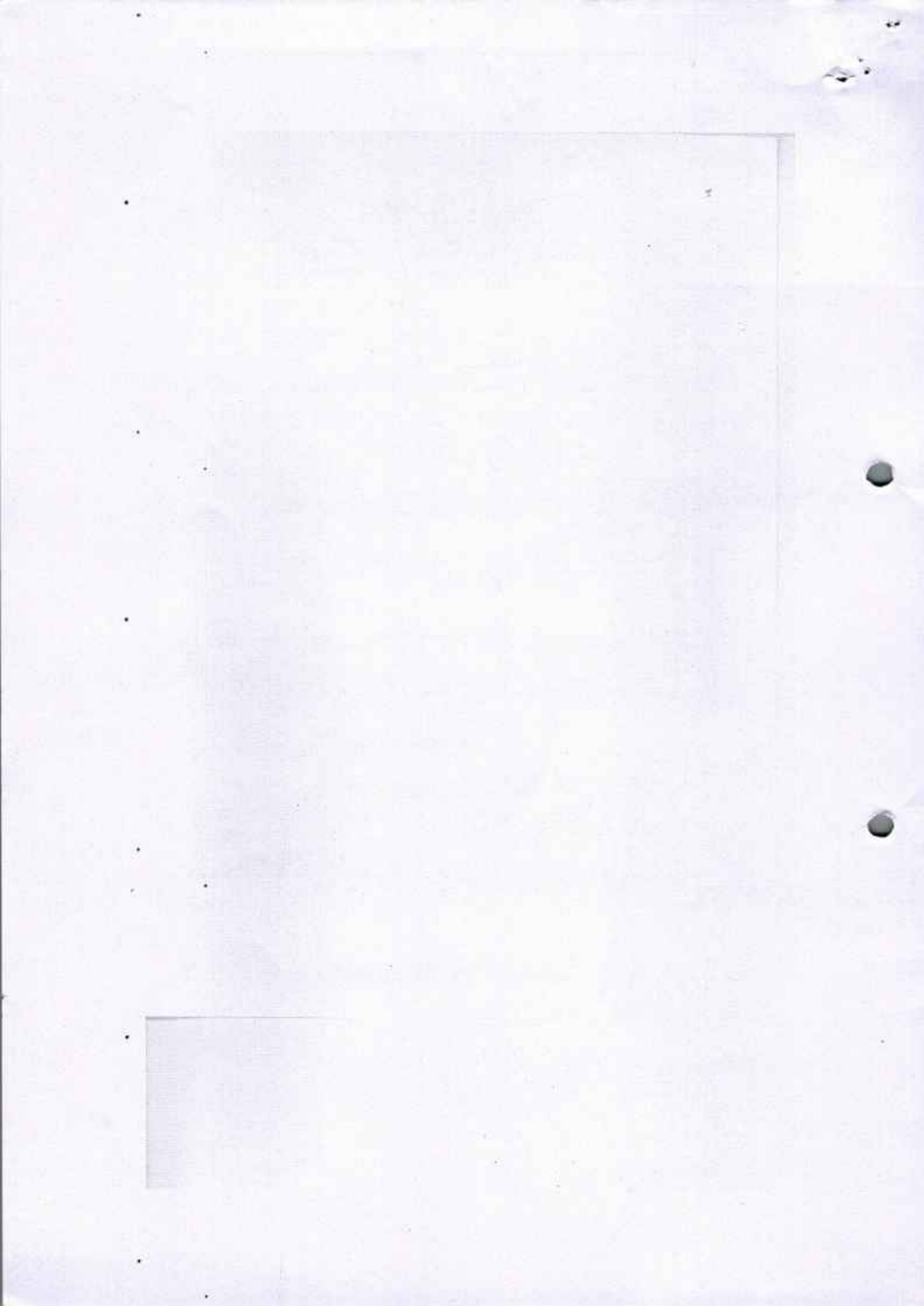
Deficit stamp duty Rs. 50620/- is paid , by the draft number 202534, Draft Date 08/10/2013, Bank : State Bank of India, Jadu Babus Bazar ( Northern Park), received on 09/10/2013



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

09/10/2013 17:43:00

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 09807 of 2013**  
**(Serial No. 09237 of 2013 and Query No. 1901L000023963 of 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 17:43:00





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 1388 to 1407  
being No 09897 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

Pratibha Enclave