

06965/13

No. 1640/13

I 6908/13

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

A 855059

Certified that the document is admitted & registered in the office of the District Sub-Registrar-II, Alipore, South 24-Parganas.

District Sub-Registrar-II
Alipore, South 24-Parganas

13 JUN 2012

THIS INDENTURE OF GIFT made this 11th day of June Two Thousand and Thirteen A.D. BETWEEN BEE IMPEX & HOLDINGS PRIVATE LIMITED, a Company duly incorporated under the companies Act and having its registered office at Budge Budge Trunk Road, police station - Maheshtala, Kolkata - 700 141, represented by its Director SRI GAURAY BAHETI son of H A K. Baheti, by faith - Hindu, by profession - Business, by Nationality - Indian, hereinafter called and referred to as the DONOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to include and mean its executors, administrators, successors, representatives, nominees and assigns) of the one PART.

Gauray Baheti

Kranjani

5/6/13
11/6/13
07/14/07/13

No. 273 10/6/13 5000/
Name R. K. Sen. A/c
Address Aspore
Vendor VC AM

L.R. DAS
Licenced Stamp Vendor
Alipore Criminal Court

For THE IMPER & HOLDINGS PVT. LTD.

Ujjwal Bhatia



2978

Ujjwal Bhatia



3929



GEORGE COLLEGE OF
MANAGEMENT & SCIENCE.

Pratima Joshi
PRATIMA JOSHI

Director Sub-Registrar-II,
Alipore, South 24 Parganas

11 JUN 2013

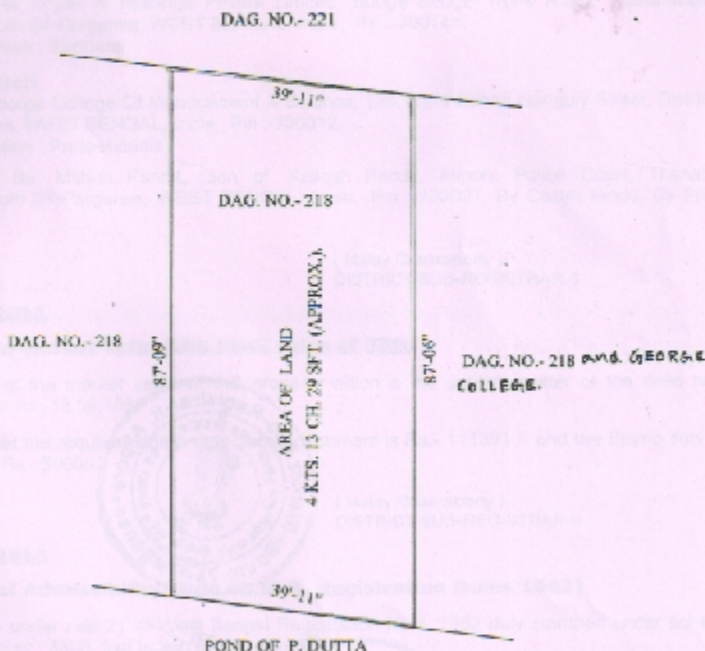
with Mr. Parit-
510 Kailash Parit-
Alipore Police Court
Kolkata-700024
Prosecution - Law Clerk.

SITE PLAN SHOWING AT MOUZA- SHAMP MIRZANAGAR, J.L. NO. -11, DAG. NO. - 218,
KHATIAN NO. - 223, UNDER MAHESHTALA MUNICIPALITY, WARD NO.-15,
P.S.- MAHESHTALA, DIST.- SOUTH 24 PARGANAS.

DONEE :- GEORGE COLLEGE OF MANAGEMENT & SCIENCE
DONOR :- BEE IMPEX AND HOLDING PVT.LTD.

SCALE = 1" = 20'-0".

AREA OF LAND - 4 KTS. 13 CH. 29 SFT. (APPROX.)
SHOWN IN RED BORDER.



For BEE IMPEX & HOLDINGS PVT. LTD.

Vijay Kumar Baidya
Director

SIGNATURE OF DONOR

GEORGE COLLEGE OF
MANAGEMENT & SCIENCE

Priyabrata Mukherjee
Principal

PRIYABRATA MUKHERJEE
L.B.S./M.M.
Licence No.- 144

TRACED BY

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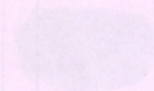
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District Sub-Registrar-II
Alipore, South 24-Parganas

11 JUN 2012



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District-South 24-Parganas

Endorsement For Deed Number : I - 06908 of 2013

(Serial No. 06985 of 2013 and Query No. 1602L000014603 of 2013)

On 11/06/2013

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

Presented for registration at 17.30 hrs on :11/06/2013, at the Private residence by Gaurav Baheti ,Executive.

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

Execution is admitted on 11/06/2013 by

1. Gaurav Baheti
Director, Bee Impex & Holdings Private Limited, Budge Budge Trunk Road, Thana:-Maheshkhola,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141.
By Profession : Business
2. Srinanjani Joshi
Trustee, George College Of Management & Science, 136, Bipin Bahari Ganguly Street, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700012.
By Profession : Professionals
Identified By Mithun Pandit, son of Kailash Pandit, Alipore Police Court, Thana:-Alipore,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Casta: Hindu, By Profession:
Law Clerk.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 12/06/2013

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.-18,56,186/-

Certified that the required stamp duty of this document is Rs.- 111381 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 13/06/2013

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 : 33(ii), 5 of Indian Stamp Act 1899

Payment of Fees:

Amount By Cash

Rs. 20462.00/-, on 13/06/2013



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2



Government of West Bengal
Office Of the D.S.R. I II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 06908 of 2013
(Serial No. 06965 of 2013 and Query No. 1602L000014603 of 2013)

(Under Article : A(1) = 20416/- , E = 14/- , H = 28/- , M(b) = 4/- on 13/06/2013)

Deficit stamp duty

Deficit stamp duty Rs. 107120/- is paid , by the draft number 554752, Draft Date 06/06/2013, Bank : State Bank of India, ALIPORE COURT TREASURY BR. received on 13/06/2013

(Malay Chakraborty)
 DISTRICT SUB-REGISTRAR-II



(Malay Chakraborty)
 DISTRICT SUB-REGISTRAR-II

A N D

GEORGE COLLEGE OF MANAGEMENT & SCIENCE a registered Trust having its principal office at 136, Bipin Behari Ganguly Street, Kolkata-700 012, being represented by its Trustee namely SMT SRIRANJANI JOSHI wife of Sri Manoj Joshi, by faith - Hindu, by Nationality- Indian, residing at 9D2, Ridge Tower, 1925, Chak Garia, Hiland Park, Kolkata -700 094 hereinafter called and referred to as the DONEE (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives successors, nominees and assigns) of the OTHER PART.

WHEREAS by an Indenture of Sale dated 25th day of September, 1998 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 12, pages 190 to 197, Being No. 4676 for the year 1998, M/S. L. C. I. (India) Ltd. mentioned therein as Owner, sold, transferred and conveyed all that piece or parcel of Sali land measuring 9 Cottahs 25 Sqft. be the same a little more or less comprised in Dag No. 221, under Khatian No.198, in Mouza - Shampa Mirzanagar, J.L. No. 11, under Police Station- Maheshala, the particular of such property morefully described in the schedule thereto in favour of M/S. Bee Impex & Holding Pvt. Ltd mentioned therein as Purchaser.

AND WHEREAS by another Indenture of Sale dated 25th day of September, 1998 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 12, pages 198 to 205, Being No. 4677 for the year 1998, M/S. L. C. I. (India) Ltd. mentioned therein as Owner, sold, transferred and conveyed all that piece or parcel of Sali land measuring 9 Cottahs 24 Sqft. be the same a little more or less comprised in Dag No. 221, under Khatian No.198, in Mouza - Shampa Mirzanagar, J.L. No. 11, under Police Station- Maheshala, the particular of such property morefully described in the schedule thereto in favour of M/S. Bee Impex & Holding Pvt. Ltd. mentioned therein as Purchaser.

AND WHEREAS by virtue of the said Two Indenture of Sales mentioned hereinabove the said M/S. Bee Impex & Holding Pvt. Ltd. thus became the sole and absolute Owner of all that piece or parcel of Sali land measuring 9 Cottahs 25 Sqft. and 9 Cottahs 24 Sqft. aggregating to a total area of Sali land measuring 18 Cottahs 49 Sqft. be the same a little more or less comprised in Dag No. 221, under Khatian No.198, in Mouza - Shampa Mirzanagar, J.L. No. 11, under Police Station- Maheshala and was paying taxes regularly and was enjoying the same free from all encumbrances.



District Sub-Registrar-II
Alipore, South 24 Parganas

31 JUN 2013

AND WHEREAS by an Indenture of Sale dated 25th day of June, 1999 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 62, pages 39 to 44, Being No. 2452 for the year 1999, M/S. Monolok Pvt. Ltd. mentioned therein as Owner, sold, transferred and conveyed all that piece or parcel of Sali land measuring 13 Cottahs 12 Chittaks be the same a little more or less comprised in Dag No. 218, under Khatian No. 223, in Mouza - Shampa Mirzanagar, J.L. No. 11, under Police Station- Maheshtala, the particular of such property morefully described in the schedule thereto in favour of M/S. Bee Impex & Holding Pvt. Ltd. mentioned therein as Purchaser.

AND WHEREAS by another Indenture of Sale dated 25th day of June, 1999 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 62, pages 51 to 56, Being No. 2454 for the year 1999, M/S. Monolok Pvt. Ltd. mentioned therein as Owner, sold, transferred and conveyed all that piece or parcel of Sali land measuring 08 Cottahs 25 Sqft. be the same a little more or less comprised in Dag No. 218, under Khatian No. 223, in Mouza - Shampa Mirzanagar, J.L. No. 11, under Police Station- Maheshtala, the particular of such property morefully described in the schedule thereto in favour of M/S. Bee Impex & Holding Pvt. Ltd. mentioned therein as Purchaser.

AND WHEREAS by virtue of the said Two Indenture of Sales mentioned hereinabove the said M/S. Bee Impex & Holding Pvt. Ltd. thus became the sole and absolute Owner of all that piece or parcel of Sali land measuring 13 Cottahs 12 Chittaks and 08 Cottahs 25 Sqft. aggregating to a total area of Sali land measuring 21 Cottahs 12 Chittaks 25 Sqft. be the same a little more or less comprised in Dag No. 218, under Khatian No. 223, in Mouza - Shampa Mirzanagar, J.L. No. 11, under Police Station- Maheshtala and was paying taxes regularly and was enjoying the same free from all encumbrances.

AND WHEREAS by a Deed of Gift dated 5th day of May, 2003 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Being No. 05601 for the year 2003, M/S. Bee Impex & Holding Pvt. Ltd. mentioned therein as Donor, the Donor therein transferred and bequeathed all that piece or parcel of Sali land measuring 07 Cottahs be the same a little more or less comprised in Dag No. 221 and 218, under Khatian No. 198 and 223, in Mouza - Shampa Mirzanagar, J.L. No. 11, Police Station- Maheshtala, within the Maheshtala Municipality Ward No. 15, the particular of such property morefully described in the schedule thereto in favour of George College of Management & Science mentioned therein as Donee



SECRET

District Sub-Registrar-II
Alipore, South 24-Parganas

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Alipore, South 24-Parganas

17 JUN 2013

AND WHEREAS by another Deed of Gift dated 5th day of May, 2003 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Being No. 05602 for the year 2003, M/S. Bee Impex & Holding Pvt. Ltd. mentioned therein as Donor, the Donor therein transferred and bequeathed all that piece or parcel of Sali land measuring 14 Cottahs be the same a little more or less comprised in Dag No. 218, under Khatian No. 223, in Mouza - Shampa Mirzanagar, J.L. No. 11, Police Station- Maheshala, within the Maheshala Municipality Ward No. 15, the particular of such property morefully described in the schedule thereto in favour of George College of Management & Science mentioned therein as Donee.

AND WHEREAS by another Deed of Gift dated 5th day of May, 2003 registered before the District Sub-Registrar II at Alipore, South 24 Parganas and recorded in Book No. I, Being No. 06050 for the year 2003, M/S. Bee Impex & Holding Pvt. Ltd. mentioned therein as Donor, the Donor therein transferred and bequeathed all that piece or parcel of Sali land measuring 14 Cottahs be the same a little more or less comprised in Dag No. 221, under Khatian No. 198, in Mouza - Shampa Mirzanagar, J.L. No. 11, Police Station- Maheshala, within the Maheshala Municipality Ward No. 15, the particular of such property morefully described in the schedule thereto in favour of George College of Management & Science mentioned therein as Donee.

AND WHEREAS the present Donor M/S. Bee Impex & Holding Pvt. Ltd. now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of "Sali" land measuring 04 Cottahs 13 Chitaks 29 Sqft. be the same a little more or less comprised in Dag No. 218, under Khatian No. 223 in Mouza - Shampa Mirzanagar, J.L. No. 11, Police Station- Maheshala, within the Maheshala Municipality Ward No. 15, Additional District Sub Registry office at Behala, District South 24 Parganas and paying Municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS the present Donor M/S. Bee Impex & Holding Pvt. Ltd. hereby declare that the Donee being a Charitable Trust created for the purposes of imparting education, the Donor decided to transfer and bequeath unto and in favour of the Donee All That the said land morefully described in the schedule hereunder written for the purposes of setting up educational institution by the Donee and/or for user of the same for its charitable



District Sub-Registrar-II
Alipore, North 24 Parganas

01 JUN 2017

purposes which the Donee being informed has agreed to accept through its Trustee named heretofore.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of the Donee being a Charitable Trust imparting education and in further consideration of setting up and/or user for educational purposes, the Donor doth hereby and hereunder with intent to vest the same unto and in favour of the Donee herein freely and voluntarily renounce all its estate, right, title and interest and hereby grant, bequeath, transfer, convey, give, assign and assure unto and in favour of the Donee ALL THAT piece or parcel of Sali land measuring 04 Cottahs 13 Chittaks 29 Sqft be the same a little more or less comprised in Dag No. 218, under Khatian No. 223 in Mouza - Shampa Mirzanagar, J.L. No. 11, Police Station- Maheshkala, within the Maheshkala Municipality Ward No. 15, Additional District Sub Registry office at Behala, District South 24 Parganas together with unfettered right of user of common passage thereof hereinafter collectively for the sake of brevity referred to as "the said land" and morefully described in the SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the said land and every part thereof now is or are or was or were situate or situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all rights, attachments, benefits and advantages of ancient or presents or otherwise and all other liberties, entitlements, easements, privileges, appendages and appurtenances whatsoever attached, connected or part or parcel of the said land or any part thereof belonging to or in any wise appertaining thereto or with the same usually hold, possessed of, 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 every part thereof TOGETHER FURTHERMORE all estate, right, title, inheritance, use, trust, claim and demand whatsoever both at law and in equity of the Donor into and upon the said land and every part thereof TO HAVE AND TO HOLD the said land hereby bequeathed, granted, transferred or expressed and intended so to be with all rights, benefits, claims and appurtenances unto and to the use of the Donee, its successor and/or assigns for ever freed and discharged from all forms of encumbrances, lien, charge, attachment, vesting, lispendans, liability or any other defect in title by the Donor well and sufficiently indemnified of and against the same or any others made but not specified herein created or suffered by the Donor or its predecessors-in title AND the Donor doth hereby covenant with the Donee THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Donor or by its predecessors-in title done or executed or knowingly suffered to the contrary, the Donor had at all material time heretofore and now has full power, absolute authority and indefeasible title to bequeath, grant, transfer, assign and assure the said land and every part thereof hereby bequeathed, granted, transferred, assigned and assured or expressed or intended so to be unto and to the use of and in favour



Director Sub-Registrar-II
Alipore, South 24-Parganas

11 JUN 2014

of the Donee AND THAT THE Donee, its successors legal representatives and assigns and all person or persons or body or otherwise lawfully or equitably claiming any right or estate thereof from the Donee shall and may at all times hereafter peaceably and freely hold, posses, enjoy or deal with the said land and every part thereof and receive rents, issues, profits and benefits therefrom without any lawful eviction, hinder, interruption, disturbance, claim or demand whatsoever from or by the Donor or any other person or body or otherwise lawfully or equitably claiming any right or estate from the Donor or under or in trust for it or from or under any of its predecessors-in title AND THAT the Donor and everybody or otherwise lawfully or equitably claiming any right or estate or interest under or in trust for the Donor SHALL AND WILL from time to time and at all time hereafter at the request and cost of the Donee do and execute or cause to be done, executed and performed all such further acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof morefully described in the schedule hereunder written according to the true intent and meaning of these presents or as shall or may be reasonably required AND FURTHER THAT the Donor shall at all times hereafter indemnify and keep indemnified the Donee against all or any loss, damage, costs, consequence, prejudice or otherwise if any suffered by reason of any defect in the title of the Donor or any breach of the covenants herein contained AND THAT the Donee herein through its Trustees have joined these presents and executed their signatures in token of their acceptance of gift AND THAT the reasonable market value of the said land has been reasonably assessed at Rs. 3,00,000.00 (Rupees Three lacs) only for the purpose of assessment of Stamp Duty.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece or parcel of Sali land measuring 04 Cottaks 13 Chitraks 29 Sqft be the same a little more or less comprised in Dag No. 218, under Khatim No. 223 in Mouza Shampa Mirzanagar, J.L. No. 11, Police Station- Maheshala, within the Maheshala Municipality Ward No. 15, Additional District Sub Registry office at Behala, District South 24 Parganas which is butted and bounded as follows :-

ON THE NORTH : Dag No.221

ON THE SOUTH : Pond of P. Dutta

ON THE EAST : Dag No. 218 and GEORGE COLLEGE.

ON THE WEST : Dag No. 218



District Sub-Registrar-II
Alipore, South 24-Parganas

71 JUN 2012

IN WITNESSES WHEREOF the parties hereto and hereunto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED

By the DONOR at Kolkata

In presence of:

Sanjiv Kumar Datta
Alipore Police Court-
Kolkata-700 027.

For THE IMPEX & HOLDINGS PVT. LTD.

Udayas Bhabu
Director
Udayas Bhabu

(i) *Ganesh Saha*
54 Panna Bagan, Purabapahany
Vol-99.

SIGNED, ACCEPTED AND DELIVERED

By the DONEE at Kolkata

In presence of:

Sanjiv Kumar Datta
Alipore Police Court-
Kolkata-700 027.

GEORGE COLLEGE OF

George College of
George College of

(ii) *Ganesh Saha*
54 Panna Bagan, Purabapahany
Vol-93.

DRAFTED BY:

Subir Kumar Datta
SUBIR KUMAR DUTTA

Advocate

Alipore Civil & Criminal Court,
Kolkata -700 027

TYPED BY:

Sanjay Mishra
Alipore Civil & Criminal Court,
Kolkata -700 027.



District Sub-Registrar-II
Alipore, North 24 Parganas

10 JUN 2012

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- SRI GAURAY BAHETA.

Signature :-

Gauray Baheta
For BEE IMPEX & TRADING PVT. LTD.
CHENNAI

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- SMT. SRIRANJANI JOSHI.

Signature :-

Smt. Sri Ranjani Joshi
GEORGE COLLEGE OF
MANAGEMENT & SCIENCE



[Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

01 JUN 2012