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4174/15 09174/15 Page - 1

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4-22-15
29/5

पश्चिम बंगाल WEST BENGAL

11C-12-15

T 992269

171901/15
20,98,140/-

Control and the Revenue is given to
 the Government of West Bengal and the
 Government of India

Additional Registrar
 of Assurances & Mortgages
 27.5.15

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 25th Day of May, Two
 Thousand Fifteen A.D.

BETWEEN

P.T.O.

5-01-25
5.01-100
350

G. S. Electrocom Pvt. Ltd.
 Sucheta Goswami
 Authorised Signatory

1. JOYDEB MANDAL, 2. BHUDEB MANDAL both are sons of Late Sudhir Mandal, Religion -Hindu, Occupation - Cultivation, residing at Village - Paschim LangaBenki, P.O. - Pithapukur, Police Station - Kashipur (Formerly Bhangar), Dist - South 24 Parganas, Pin - 743502, 3. ASHIMA MANDAL wife of Sri Astapada Mandal, Religion -Hindu, Occupation - Housewife, residing at Village - Patharghata, P.O. - Patharghata, Police Station - Rajarhat, Dist - North 24 Parganas, Pin - 700156 hereinafter called the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context hereof shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART;**

AND

SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD. (CIN No. U32109WB1979PLC031942) (PAN NO. AAEC54335F) a company registered under the Companies Act, 1956, having its Registered Office at Godrej Genesis Building (2nd floor), Block - EP & GP, Sec-V, P.S.-Electronics Complex (Formerly Bidhannagar East), PO - Seachbhawan, Kolkata-700091, represented by its Director, **SRI SANJOY KUMAR GHOSH**, (PAN-ADPPG4157L) son of Late. Dr. Tarak Chandra Ghosh, religion - Hindu, nationality - Indian, occupation - Business, residing at J.N.Chowdhury Road, Chinsurah, Dist- Hooghly, Pin- 712101, hereinafter referred to as the "PURCHASER" (which term or expression shall unless excluded by or repugnant to the context or subject hereof shall be deemed to mean and include its executors, successors, administrators, legal representatives and assigns) of the **OTHERS PART.**

P.T.O.

G. S. Electrocom Pvt. Ltd.

Sucheli Goswami
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WHEREAS the VENDORS herein namely 1. JOYDEB MANDAL, 2. BHUDEB MANDAL & 3. ASHIMA MANDAL, are the originally L. R. recorded owner of ALL THAT piece and parcel of DANGA LAND, admeasuring total area of about 33 Decimal, more or less, equivalent to 01 Bigha more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag No.1384 under L.R. Khatian Nos. 463, 464 and 1308 Police Station – Kashipur (Formerly Bhangar) and the aforesaid land is recorded in the name of the VENDORS with the Office of the B.L & L.R.O, Bhangar, hereinafter referred to as the said "PROPERTY" within the jurisdiction of the Bhagabanpur Gram Panchayat, Additional District Sub-Registrar at Bhangar, District South 24 Parganas more fully and particularly described in the SCHEDULES – [(A), (B) & (C)] hereunder written;

WHEREAS VENDOR – 1, herein namely, JOYDEB MANDAL is the originally L. R. recorded owner, being Khatian No. 463, DANGA LAND admeasuring an area of 11 Decimal more or less in R. S. Dag No. 1384, under L. R. Khatian No. 463 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the SCHEDULE – A hereunder written;

WHEREAS VENDOR – 2, herein namely, BHUDEB MANDAL is the originally L. R. recorded owner, being Khatian No. 464, DANGA LAND admeasuring an area of 11 Decimal more or less in R. S. Dag No. 1384, under L. R. Khatian No. 464 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the SCHEDULE – B hereunder written;

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WHEREAS VENDOR – 3, herein namely, **ASHIMA MANDAL** is the originally L. R. recorded owner, being Khatian No. 1308, **DANGA LAND** admeasuring an area of 11 Decimal more or less in R. S. Dag No. 1384, under L. R. Khatian No. 1308 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the **SCHEDULE – C** hereunder written;

WHEREAS the **VENDORS** herein are the rightful Owner / Occupier of the said **PROPERTY** mentioned in the **SCHEDULE** hereunder, and the **VENDORS** are well seized and possessed of the land by exercising all sorts of right, title and interest thereon by paying taxes to the Government of West Bengal, and the said **PROPERTY** is free from all encumbrances, mortgage, charges, liens etc. whatsoever having a good and marketable title in respect thereof.

WHEREAS the **VENDORS** have made the following representation to the **PURCHASER** and offered to sell the said **PROPERTY** to the **PURCHASER**:

- a) That the **VENDORS** are the absolute Owner of the said **PROPERTY** and the same has good and marketable title and save and expect the **VENDORS** nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the said **PROPERTY**.
- b) That the said **PROPERTY** is free from all encumbrances, charges, liens, ispendens, attachments, trusts, acquisitions and requisitions whatsoever or howsoever.

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- c) That all the Panchayat and Government rates, taxes, revenue and outgoing payable in respect of the said PROPERTY have been paid.
- d) That the VENDORS have not entered into any agreement for sale or transfer of any nature whatsoever in respect of the said PROPERTY with any body whomsoever.
- e) That the said PROPERTY is not subject to any notice of acquisition or requisition nor that is the same subject to any other law for the time being in force.
- f) That the VENDORS are legally competent to sell and transfer the said PROPERTY.
- g) There is neither any bar nor impediment on the VENDORS in transferring and selling the said PROPERTY in favour of the PURCHASER.

WHEREAS the VENDORS herein have agreed to sell and the PURCHASER herein has agreed to purchase being ALL THAT piece and parcel of DANGA LAND, admeasuring total area of about 33 Decimal, more or less, equivalent to 01 Bigha more or less, of the land, lying and situated at Village – Safuli, in Mouza – Safuli, J.L No.49, R.S. Dag No.1384 under L.R. Khatian Nos. 463, 464 and 1308 Police Station – Kashipur (formerly Bhangar), within the jurisdiction of the Bhagabanpur Gram Panchayat, Additional District Sub-Registrar at Bhangar, District – South 24 Parganas, and the aforesaid land is recorded with the Office of the B.L & L.R.O, Bhangar, at a total consideration of Rs. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only) and the VENDORS declares that the said PROPERTY is free from all encumbrances, liens, charges, mortgages whatsoever;

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Snehati Goswami
Authorised Signatory

WHEREAS the PURCHASER believing the aforesaid representations and assurances of the VENDORS to be true and relying on the same and acting on the faith thereof the PURCHASER has agreed to PURCHASE and acquire all that of the said PROPERTY more fully and particularly described in the SCHEDULE hereunder written, free from all encumbrances, charges, liens, lispendens, attachment, trust, whatsoever or howsoever at and for a total consideration of Rs. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only) free from all encumbrances, liens, charges, mortgages, whatsoever; AND WHEREAS the VENDORS herein on receipt of the consideration money has handed over the possession to the PURCHASER this day and the PURCHASER above named has taken possession of the aforesaid PROPERTY accordingly,

AND NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only) paid on or before the execution of these presents to the VENDORS by the PURCHASER, the receipt whereof the VENDORS do hereby as also by the Memorandum hereunder written admit and acknowledge the same and every part thereof acquits, releases and discharges the PURCHASER as also the said Scheduled PROPERTY hereby intended to be, transferred, and conveyed, the VENDORS do hereby grants, sells, transfers, conveys, assigns and assures unto and in favor of the PURCHASER ALL THAT piece and parcel of LAND given in detail in the Schedule hereunder containing in aggregate an area of DANGA LAND admeasuring an area of 33 Decimal more or less in R.S. Dag No.1384 under L.R. Khatian Nos. 463, 464 and 1308, of Mouza-Satuli, J.I.No-P.T.O.

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Suchete Gaswami
Authorised Signatory

49. P.S. – Kashipur & A.D.S.R.O. – Bhangar, under the Jurisdiction of Bhagwanpur Gram Panchayat, Dist- South 24 Parganas which is recorded in the name of the VENDORS with the Office of the B.L & L.R.O, Bhangar herein after referred to as the said PROPERTY more fully and particularly described in the SCHEDULE hereunder written free from all encumbrances whatsoever having good and marketable title in respect thereof TOGETHER WITH all rights, privileges, amenities, easement, quasi easement and appurtenance whatsoever to the said PROPERTY AND TO HAVE AND TO HOLD the said PROPERTY inheritance thereof being free and simple AND the VENDORS do and doth hereby covenant that not withstanding any act and/or thing by the VENDORS or any of its predecessors-in-title done executed knowingly suffered to the contrary, the VENDORS have full right, power and absolute authority to grant convey and transfer the said PROPERTY AND the VENDORS are lawfully and absolutely entitled to the said PROPERTY as an indefeasible estate without any manner or condition of use, trust or thing whatsoever AND THAT notwithstanding the VENDORS have good, right, full power, absolute authority to transfer, sell, convey, transfer, assign and assure unto the PURCHASER the said PROPERTY hereby granted, sold, transferred, conveyed, expressed and intended to be unto the use of the PURCHASER and successor-in-interest and assigns, in the manner aforesaid AND the VENDORS covenants and assures that the said PROPERTY is free from all encumbrances, attachment and acquisitions and the VENDORS further assures the PURCHASER that the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the said PROPERTY and raise further structure, mutate its name before the settlement office, take overhead/underground electric line, telephone line, water pipe line or utilize for

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any other purpose for the use of the **PURCHASER AND FURTHER** the **PURCHASER** shall be entitled to receive all rents, profits issues thereof without any claim or demand whatsoever from or by the **VENDORS** and any person(s) lawfully and/or equitably claiming from under or in trust from the **VENDORS AND** further the **VENDORS** shall and will at all times at the request of the **PURCHASER** if necessary do or execute or cause to be done such act, deed and thing whatsoever for further or more perfectly assuring the said **PROPERTY** and every part as be reasonably required and the **VENDORS** doth hereby covenant with the **PURCHASER**, its successor-in-interest and assigns shall upon reasonable request and at the cost of the **PURCHASER** produce or cause to be produced to it or its agents at any trial, hearing, commission as occasion will arise as required for any deed in writing for the purpose of showing their title to the said **PROPERTY AND** that all outgoing on account of Panchayat and Government rates, taxes, revenues and outgoing payable upto the date these presents shall be borne and paid by the **VENDORS AND** the **VENDORS** also declares that the land hereby sold has not been previously leased, mortgaged, sold or in any way transferred and there is no charge, lien lispendens or any attachment and the said **PROPERTY** has not been acquired nor requisitioned by the Government or any Public Authority for any scheme nor does the same fall under any alignment.

If any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter, the **VENDORS** will be liable for the same and shall be liable to make good the loss suffered by the **PURCHASER** due to any false untrue statement or defect in title found subsequently.

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Sushil Goswami
Authorised Signatory

The VENDORS also undertakes to compensate by giving khas possession of other land in other Dag(s), if the PURCHASER does not get peaceful vacant possession of the Scheduled PROPERTY.

IF any error or omission is transpired in this Deed in future, the VENDORS will at the cost and request of the PURCHASER execute and register any Supplementary Deed or Deed of Rectification / Declaration in favor of the PURCHASER.

G. S. Electrocom Pvt. Ltd.

Sucheta Goswami
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SCHEDULE (A) – ABOVE REFERRED TO

District South 24 Parganas, P.S. - Kashipur (Formerly Bhangar), A.D.S.R.O. – Bhangar, under the jurisdiction of Bhagwanpur Gram Panchayat, Mouza – Satuli, J.L. No- 49, RayataSatwa, land recorded with the Office of the B.L & L.R.O, Bhangar, under the State of West Bengal:

L.R.Khatian No – 463 (Joydeb Mandal)

1. R.S. Dag No. – 1384 DANGA area 11 Decimal out of 89 Decimal in share 1235.

Here Total Area Sold – 11 (Eleven) Decimal only.

SCHEDULE (B) – ABOVE REFERRED TO

District South 24 Parganas, P.S. - Kashipur (Formerly Bhangar), A.D.S.R.O. – Bhangar, under the jurisdiction of Bhagwanpur Gram Panchayat, Mouza – Satuli, J.L. No- 49, RayataSatwa, land recorded with the Office of the B.L & L.R.O, Bhangar, under the State of West Bengal:

L.R.Khatian No – 464 (Bhudeb Mandal)

1. R.S. Dag No. – 1384 DANGA area 11 Decimal out of 89 Decimal in share 1235.

P.T.O.
G. S. Electrocom Pvt. Ltd.
Sucheta Goswami
Authorised Signatory

Here Total Area Sold – 11 (Eleven) Decimal only.

SCHEDULE (C) – ABOVE REFERRED TO

District South 24 Parganas, P.S. - Kashipur (Formerly Bhangar), A.D.S.R.O. – Bhangar, under the jurisdiction of Bhagwanpur Gram Panchayat, Mouza – Satuli, J.L. No- 49, RayataSatwa, land recorded with the Office of the B.L & L.R.O. Bhangar, under the State of West Bengal:

L.R.Khatian No – 1308 (Ashima Mandal)

1. R.S. Dag No. – 1384 DANGA area 11 Decimal out of 89 Decimal in share 1235.

Here Total Area Sold – 11 (Eleven) Decimal only.

Here Total Area Sold in this Deed – 33 (Thirty Three) Decimal only.

R.S. Dag No. – 1384 is Butted and Bounded as follows

NORTH: R. S. Dag No-1351, 1352, 1355;

SOUTH: R. S. Dag No- 1385,

EAST : R. S. Dag No- 1383, 1381;

WEST: R. S. Dag No- 1345, 1390, 1389.

P.T.O.

G. S. Electrocom Pvt. Ltd.

Sucheta Goswami

Authorised Signatory

IN WITNESS WHEREOF the parties above named have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED BY THE VENDORS AT KOLKATA IN THE PRESENCE OF:

1. *[Handwritten signature]*

1. *[Handwritten signature]*
No. 15, 82 & 83, 1st floor
Dada Sahar, 1st floor
Nuvra Dhaba, 1st floor
Nuvra Dhaba, 1st floor

2. *[Handwritten signature]*

3. *[Handwritten signature]*

2. Testa Chatterjee
D/O - D. Chatterjee
97, Anand Pally
Kol-1

SIGNATURE OF VENDORS

Electro Telecommunications (South Asia) Limited
Sanjay Kumar Ghosh
Director

P.T.O.
G. S. Electrocom Pvt. Ltd.
Snehlata Goswami
Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER a sum of Rs. 20,98,140/-
(Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only)
towards consideration for sale of the PROPERTY as aforesaid as per this Memo
of Consideration as under, as full and final settlement as agreed upon.

WITNESS

1. *[Handwritten signature]*

1. *[Handwritten signature]*

2. Tista Chatterjee

2. *[Handwritten signature]*

3. *[Handwritten signature]*

Read over & explained
in Bengali to the Executant and

Prepared in my office

[Handwritten signature of Soubhik Chakraborty]

(SOUBHIK CHAKRABORTY)

Advocate

High Court at Calcutta

Kolkata-700001

Enrollment No - F/1234/1329 of 2007

SIGNATURE OF VENDORS

P.T.O.

G. S. Electrocom Pvt. Ltd.


[Handwritten signature of Suchete Goswami]

Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Sanjoy Kumar Ghosh</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER


Signature Sanjoy Kumar Ghosh

 <i>Sanjoy Kumar Ghosh</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

 <i>Sanjoy Kumar Ghosh</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

 <i>[Signature]</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

G. S. Electrocom Pvt. Ltd.
Sneha Goswami
Authorised Signatory










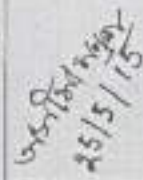
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000171901/2015

1. Signature of the Person(s) admitting the Execution at Private Residence.



Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Joydeb Mandal Village - Paschim Langaberkhi, P.O.- Pitrapukur, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN - 743502	Seller		2728 	 25/5/15
2	Shri Bhudeb Mandal Village - Paschim Langaberkhi, P.O.- Pitrapukur, P.S.- Kashipur, District-South 24-Parganas, West Bengal, India, PIN - 743502	Seller		2728 	 25/5/15
3	Smt Ashera Mandal Village - Patharghata, P.O. - Patharghata, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700156	Seller		2728 	 25/5/15

Query No-19010000171901/2015, 25/5/2015 4:10:22 PM KOLKATA (A.R.A. - I)

G. S. Electrocom Pvt. Ltd.

Sucheta Goswami
Authorised Signatory

L. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sanjoy Kumar Ghosh J.N. CHOWDHURY ROAD, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District-Hooghly, West Bengal, India, PIN - 712101	Represent ative of Buyer [SIMOCO TELECO MMUNICA TIONS (SOUTH ASIA) LTD.]		2730 	<i>Sanjoy Kumar Ghosh</i> 25/5/15
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Lokman Malia Son of Shri Jaynal Malia Paschim Langabanki, Bhagberpur, Bhangar, P.O:- Pehapukur, P.S:- Kashpur, District-South 24- Parganas, West Bengal, India, PIN - 743510	Shri Joydeb Mandal, Shri Bhudeb Mandal, Smt Ashina Mandal, Mr Sanjoy Kumar Ghosh		<i>Lokman Malia</i> 25.5.15	

MR
(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R. - I
KOLKATA
Kolkata, West Bengal



G. S. Electrocom Pvt. Ltd.
Sucheli Goswami
Authorised Signatory



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	19010000171901/2015	Query Date	21/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Soubhik Chakraborty		
Address	7A, Kiran Shankar Roy Road,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9748360919		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4306] Sale [Rs : 0/-]		
Set Forth value	Rs. 20,98,140/-	Total Market Value:	Rs. 20,98,140/-
Stampduty Payable	Rs. 1,04,907/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 23,162/-	Registration Fee Article:-	A(1), M(a), M(b), I
Expected date of the Presentation of Deed	21/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 100/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

Query No-19010000171901/2015, 21/05/2015 01:04:18 PM KOLKATA (A.R.A. - I)

Page 1 of 6

G. S. Electrocom Pvt. Ltd.

Sucheta Goswami
Authorized Signatory

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 4349 to 4379

being No 190104201 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.06.03 11:14:57 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 6/3/2015 11:14:57 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

G. S. Electrocom Pvt. Ltd.

Sucheta Goswami
Authorised Signatory