

03390

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

30 APR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 29th day of April, Two
Thousand Fifteen A.D.

BETWEEN

P.T.O.

ক্রমিক নং 406 তারিখ 05.09.2014

কেন্দ্রের নাম SIMOCO Telecommunications (South Asia) Ltd.

ব্লক/সেক্টর Block-EP & GP Sector-V
Salt Lake, Calcutta-700091

মূল্য 1000/-
স্বাক্ষর

স্বাক্ষর

মণিকা মন্ডল ইন্সপেক্টর ডেপুটি
ডায়েরি এ. ডি. এস. আর অফিস
বক্স ২৪ পরগণা



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District Sub-Registrar-III
Alipore, South 24 Parganas

30 APR 2015

স্বাক্ষরিত
মণিকা মন্ডল
ডায়েরি নং ২৪
পরগণা

JAMUNA MONDAL (Voter ID No – CCR243748) wife of Bapi Mondal, Religion – Hindu, Occupation – Housewife, residing at Village – Dhali Para, P.O – Baman Ghata, Police Station – K.L.C (Formerly Bhangar), Dist – South 24 Parganas, Pin - 743502, hereinafter called the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context hereof shall be deemed to mean and include his respective heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**;

AND

SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD. (CIN No.U32109WB1979PLC031942) (PAN NO. AA ECS4335F) 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, Kolkata-700091, represented by its Director **SRISANJOY 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**.



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WHEREAS the **VENDOR** herein namely **JAMUNA MONDAL** is the originally owner of **ALL THAT** piece and parcel of **DANGA LAND**, admeasuring total area of about **18.835** Decimal, more or less, equivalent to **11.41** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag Nos. **1358, 1381 and 1382** under **L.R. Khatian No.146** Police Station – Kashipur (Formerly Bhangar) and the aforesaid land is recorded in the name of the **ASTABALA KOLI** 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 **SCHEDULE** hereunder written;

WHEREAS **ASTABALA KOLI** is the originally L. R. recorded owner, being Khatian No. **146**, **DANGA LAND** admeasuring an area of **18.835** Decimal more or less in R. S. Dag Nos. **1358, 1381 and 1382**, under L. R. Khatian No. **146** of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas,

WHEREAS while seized and possessed of the landed **PROPERTY**, the said **ASTABALA KOLI**, died intestate leaving behind her **ONLY** daughters namely **JAMUNA MONDAL** as her legal heir or representative as per her share according to the **HINDU LAW OF SUCCESSION**;

WHEREAS **VENDOR** herein namely, **JAMUNA MONDAL** is the originally owner of **DANGA LAND** admeasuring an area of **18.835** Decimal more or



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less in R. S. Dag Nos. 1358, 1381 and 1382, under L. R. Khatian No. 146 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** hereunder written;

WHEREAS the **VENDOR** herein is the rightful Owner / Occupier of the said **PROPERTY** mentioned in the **SCHEDULE** hereunder, and the **VENDOR** is 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 **VENDOR** has made the following representation to the **PURCHASER** and offered to sell the said **PROPERTY** to the **PURCHASER**:

- a) That the **VENDOR** is the absolute Owner of the said **PROPERTY** and the same has good and marketable title and save and expect the **VENDOR** 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, lispensens, attachments, trusts, acquisitions and requisitions whatsoever or howsoever.
- c) That all the Panchayat and Government rates, taxes, revenue and outgoing payable in respect of the said **PROPERTY** have been paid.




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- d) That the **VENDOR** has not entered into any agreement for sale or transfer of any nature whatsoever in respect of the said **PROPERTY** with anybody 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 **VENDOR** is legally competent to sell and transfer the said **PROPERTY**.
- g) There is neither any bar nor impediment on the **VENDOR** in transferring and selling the said **PROPERTY** in favour of the **PURCHASER**.

WHEREAS the **VENDOR** herein has 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 **18.835** Decimal, more or less, equivalent to **11.415** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag Nos. **1358, 1381, 1382** under **L.R. Khatian No. 146** 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 set for value of consideration of **Rs. 12,25,535/- (Rupees Twelve Lac Twenty Five Thousand Five Hundred Thirty Five only)** and



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the **VENDOR** declares that the said **PROPERTY** is free from all encumbrances liens, charges, mortgages whatsoever;

WHEREAS the **PURCHASER** believing the aforesaid representations and assurances of the **VENDOR** 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, lispens, attachment, trust, whatsoever or howsoever at and for a total set for value of consideration of **Rs. 12,25,535/- (Rupees Twelve Lac Twenty Five Thousand Five Hundred Thirty Five only)** free from all encumbrances, liens, charges, mortgages, whatsoever; **AND WHEREAS** the **VENDOR** 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 set for value of consideration of the sum of **Rs. 12,25,535/- (Rupees Twelve Lac Twenty Five Thousand Five Hundred Thirty Five only)** paid on or before the execution of these presents to the **VENDOR** by the **PURCHASER**, the receipt whereof the **VENDOR** 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 **VENDOR** do hereby




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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 **18.835** Decimal more or less in R.S. Dag Nos. **1358, 1381, 1382** under **L.R. Khatian No.146**, of Mouza-Satuli, J.L.No- **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 **VENDOR** 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 **VENDOR** do and doth hereby covenant that notwithstanding any act and/or thing by the **VENDOR** or any of its predecessors-in-title done executed knowingly suffered to the contrary, the **VENDOR** has full right, power and absolute authority to grant convey and transfer the said **PROPERTY AND** the **VENDOR** is 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 **VENDOR** has 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

P.T.O.



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PURCHASER and successor-in-interest and assigns, in the manner aforesaid AND the **VENDOR** covenants and assures that the said **PROPERTY** is free from all encumbrances, attachment and acquisitions and the **VENDOR** 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 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 **VENDOR** and any person(s) lawfully and/or equitably claiming from under or in trust from the **VENDOR** AND further the **VENDOR** 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 **VENDOR** 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 **VENDOR** AND the **VENDOR** also declares that the land hereby sold has not been previously leased, mortgaged, sold or in any



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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 **VENDOR** 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.

The **VENDOR** 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 **VENDOR** 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**.

SCHEDULE 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- 24, RayataSatwa, land recorded with the Office of the **B.L & L.R.O**, Bhangar, under the State of West Bengal:



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L.R.Khatian No – 146 (ASTABALA KOLI)

1. R.S. Dag No. – 1358 DANGA area 13.5 Decimal out of 108 Decimal in share 1250.
2. R.S. Dag No. – 1381 DANGA area 0.998 Decimal out of 48 Decimal in share 208.
3. R.S. Dag No. – 1382 DANGA area 4.336 Decimal out of 52 Decimal in share 834.

Here Total Area Sold – 18.835 (Eighteen Point Eight Three Five) Decimal only.

R.S. Dag No. – 1358 is Butted and Bounded as follows

NORTH: R. S. Dag No-855, 856; SOUTH: R. S. Dag No- 1355, 1356, 1357;
EAST : R. S. Dag No- 1359; 1360 WEST: R. S. Dag No- 736, 735.

R.S. Dag No. – 1381 is Butted and Bounded as follows

NORTH: R. S. Dag No-1384, 1385; SOUTH: R. S. Dag No- 1403,
EAST : R. S. Dag No- 1379, 1380; WEST: R. S. Dag No- 1402, 1386.

R.S. Dag No. – 1382 is Butted and Bounded as follows

NORTH: R. S. Dag No-1356; SOUTH: R. S. Dag No- 1379;
EAST : R. S. Dag No- 1370, 1371; WEST: R. S. Dag No- 1383.



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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 VENDOR AT KOLKATA
IN THE PRESENCE OF:

১. কলকাতা ২৪ পুরগামা
১. কলকাতা ২৪ পুরগামা
২৪ পুরগামা
২৪ পুরগামা
২৪ পুরগামা

2. Sukumar Ray
P. Langal Baki
P.S. Rasi Pur
Dist 24 Purgama (S)



L.T.I of Jamuna
Mondal by the pen
of Tista Chatterjee

SIGNATURE OF VENDOR

P.T.O.



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MEMO OF CONSIDERATION


RECEIVED from the within named PURCHASER a sum of Rs. 12,25,535/- (Rupees Twelve Lac Twenty Five Thousand Five Hundred Thirty Five 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. 

2. Sukumar Ray
v- Langal Bakre
Ps. Kasi Pur
Dist 24 Patnagans. (S)
Read over & explained by
in Bengali the Executant and
Prepared in my office


(SOUBHIK CHAKRABORTY)
Advocate
High Court at Calcutta
Kolkata-700001
Enrollment No - F/1234/1329 of 2007

 LTI of Jamuna
Mondal by the
Pen of T. Chatterjee

SIGNATURE OF VENDOR



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Alipore, South 24 Parganas
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SPECIMEN FORM FOR TEN FINGER PRINTS



Sonjoy Kumar Ghosh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sonjoy Kumar Ghosh



LTI of Jamuna Mondal by the
Signature pen of Tista Chattarjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



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District Sub-Registrar-III
Alipore, South 24 Parganas

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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03390 / 2015

Signature of the Presentant

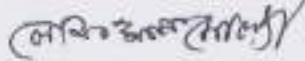
Name of the Presentant	Photo	Finger Print	Signature with date
Jamuna Mondal Village:Dhali Para, Thana:-Kolkata Leather Camp, P.O. :-Baman Ghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502	 30/04/2015	 LTI 30/04/2015	 LTI of Jamuna Mondal by the pen of T. Chatterjee

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jamuna Mondal Address -Village:Dhali Para, Thana:-Kolkata Leather Camp, P.O. :-Baman Ghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502	Self	 30/04/2015	 LTI 30/04/2015	 LTI of Jamuna Mondal By the pen of T. Chatterjee

Name of Identifier of above Person(s)
 Kman Molla
 Village:Langal Beki, Thana:-Kashipur, District:-South
 -Parganas, WEST BENGAL, India

Signature of Identifier with Date



30.04.15




 District Sub-Registrar-III
 Alipore, South 24 Parganas
 (Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Office of the D.S.R. - III SOUTH 24-PARGANAS
W.B. FORM NO. 1504

Date: 30/04/2015

Serial No. **03390/2015** Deed No. **I-03160/2015**
Presentant Name Jamuna Mondal
Executant Name Jamuna Mondal Claimant Name Sanjoy Kumar Ghosh
Type of Deed Sale Document
Market Value Rs 12,25,535/-
Addl. Transaction Declaration(2)

Fees & Standard User charges
Paid (Break up as below) **Rs 13,714/-**

Stamp Duty Paid
(Break up as below) **Rs 61,397/-**

1. By Cash * **Rs 193/-**
2. By Draft/BC/SABR **Rs 13,521/-**
SL. No.* Date * Amount (Rs.)
1. 879404 29/04/2015 13,521/-

1. By Stamp **Rs 100/-**
2. By Draft/BC/SABR/Challan **Rs 61,297/-**
SL. No.* Date * Amount (Rs.)
1. 879403 29/04/2015 61,297/-

Article :A(1)=13,475/-, E=14/-, H=28/-,M(b)=4/-,
By Cash* Amount includes Standard User Charge of Rs 193/-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
D.S.R. - III SOUTH 24-PARGANAS



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

Endorsement For Deed Number : I - 03160 of 2015
(Serial No. 03390 of 2015 and Query No. 1603L000006856 of 2015)

On 30/04/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 13521/- is paid , by the draft number 879404, Draft Date 29/04/2015, Bank Name State Bank of India, COMMERCIAL BR., SALT LAKE, received on 30/04/2015

(Under Article : A(1) = 13475/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 30/04/2015)

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.-12,25,535/-

Certified that the required stamp duty of this document is Rs.- 61297 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 61297/- is paid , by the draft number 879403, Draft Date 29/04/2015, Bank : State Bank of India, COMMERCIAL BR., SALT LAKE, received on 30/04/2015

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

Presented for registration at 10.55 hrs on :30/04/2015, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Jamuna Mondal ,Executant.

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

Execution is admitted on 30/04/2015 by

1. Jamuna Mondal, wife of Bapi Mondal , Village:Dhali Para, Thana:-Kolkata Leather Camp, P.O. :-Baman Ghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Hindu, By Profession : House wife

Identified By Lokman Molla, son of Jaynal Molla, Village:Langal Beki, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Others.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 807 to 828
being No 03160 for the year 2015.



(Rajendra Prasad Upadhyay) 30-April-2015
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

Rajendra Prasad Upadhyay
District Sub-Registrar-III
Alipore, South 24 Parganas