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I-04585/14



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पश्चिम बंगाल WEST BENGAL

9-10277/14
मार्च 6-19-2014

v/c-1192/14

S 697161

Certified that the Document is admitted in registration. The Signature Sheet and the endorsement sheets attached to the document are the part of this Document.

Additional Registrar
of Assurances-Kolkata

24.5.14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 14th day of May 2014
(Two Thousand and Fourteen)

BETWEEN

P.T.O

Rs. 250
Rs. 550
800

নং 231 তার 14/5/2014
মূল্য 100/-
ক্রেতার নাম Samarth Infotainment - Pvt. Ltd
ঠিকানা Block - E7061P-5 Salt Lake Kol-91
স্বাক্ষর শ্রী অক্ষয় দেব শর্মা বিদ্যাসাগর
এ.ভি.এস.আর. অফিস ভান্ডার নং ২৮ পরগণা

Ashim Roy

2722

Ashim Roy

Sudha Gayen
w/of Milan Gayen
vill - Teghorda
P.O - Hatiaara
P.S - Baguiati
Dist - 24 PPs (W)
Kol - 59



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 MAY 2014

ASHIM ROY,son of Anukul Roy, by religion-Hindu, by nationality-Indian, by occupation-Cultivation,residing at Village-Part No-85,P.S-Sasan,,Dist- North 24 Parganas, herein after referred to as the "**VENDOR**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his,pective heirs,executors, administrators,legal representative and or assign)of the **ONE PART**.

AND

SAMASTH INFOTAINMENT PVT.LTD. , (a Company under the companies Act.1956), having its registered Office at Godrej Genisus Building (3rd. floor), Block-EPOGP-5, Salt-Lake, P.S.- Electronics Complex, Kolkata- 700091., **represented by its Director SANJOY KUMAR GHOSH**,(PAN-ADPPG4157L),Son of Tarak Chandra Ghosh,by religion - Hindu, by nationality- Indian, by occupation- Business,residing at J.N.Chowdhury Road, Chusura, Dist.- Hoogly, PIN NO.712101, hereinafter referred to as the "**PURCHASER**" (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its, successors, administrators, legal representatives and assigns) of the **OTHER PART**.



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WHEREAS ALL THAT piece and parcel of Danga land admeasuring an area **18.83 Decimals** more or less in Hal R.S.Dag no1358,1381, 1382,under L.R.Khatian no.147of Mouza-Satuli,J.L.NO.49, Pargana-Balanda,A.D.S.R.O.-Bhangar, P.S.-Bhangar now Kashipur,under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas, morefully and particularly described in theSchedule hereunder written.

AND WHEREAS the present Vendor **Ashim Roy**,is the originally L.R.Recorded owner, being **khatian no.-147**, Danga land admeasuring an area **18.83 Decimals** more or less in Hal R.S.Dag no1358,1381,1382,under L.R.Khatian no.147of Mouza-Satuli,J.L.NO.-49,P.S.-Kashipur & A.D.S.R.O.-Bhangar,under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas,

AND WHEREAS the Vendor herein have become the rightful Owners/ Occupiers in respect of landed property mentioned in the schedule hereunder, above mentioned, and well seized and possessed the land by exercising all sorts of right, title and interest thereof and by paying



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taxes to the Government of West Bengal, free from all encumbrances, mortgage, Charges, liens etc. whatsoever having a good and marketable title in respect thereof.

AND WHEREAS the Vendor have 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 in respect of the said property and have a good and marketable title over and in respect of the said property and save and except 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, lispendens, attachments, trusts, acquisitions and requisitions whatsoever or howsoever.



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- c > That all the Panchayet and Government rates,taxes,revenue and outgoing payable in respect of the said property have been paid.
- d > That the Vendor 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 the same is subject to any other law for the time being in force.
- f > That Vendor are legally competent to sell and transfer the said property.
- g > There is no bar and impediment in the Vendor transferring and selling the said property in favour of the Purchaser.



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AND 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 herein after referred to "as the said property " morefully 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 total Rs.6,22,821/-only free from all encumbrances, liens, charges, mortgages, whatsoever. **AND WHEREAS** the Vendor herein on receipt of consideration money have handed over the possession to the Purchaser this day and the Purchaser above named took possession accordingly.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursance of the said agreement and in consideration of the sum of Rs.6,22,821/-only paid on or before the execution of these presents to the vendor by the Purchaser (the receipt whereof the vendor do and each of them both hereby as also by the Memorandum



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hereunder written admit and acknowledge and of and from the same and every part there of acquits, releases and discharges the purchaser as also the said Schedule properties hereby intended to do sold transferred, and conveyed) the vendor do and each of them both hereby grant sell, transfer convey assign and assure unto and in favour of the parcel of plots of Schedule properties containing in aggregate an area of Danga land admeasuring an area **18.83 Decimals** more or less in Hal R.S.Dag no1358,1381,1382,under L.R.Khatian no.147of Mouza-Satuli,J.L.NO.49, Pargana- Balanda,A.D.S.R.O.-Bhangar, P.S.-Bhangar now Kashipur,& A.D.S.R.O.-Bhangar,under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas, afterreferred to as "the said property" morefully and particularlydescribed in the SCHEDULE hereunder written free from all encumbrances whatsoever having a good and marketable title in respect there of **TOGETHER WITH** all rights privileges,amenities,easement,quasi easements and appurtenance whatsoever to the said propoerty and appurtenance whatsoever to the said property. **AND TO HAVE AND TO HOLD** the said property and the inheritance thereof is free simple and purchasers



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absolute ownership and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever AND the Vendor do and doth hereby covenant that notwithstanding any act or /and thing by the Vendor or any of its predecessors-in-title done executed knowingly suffered to the contrary, the Vendor have full right ,power and absolute authority to grant convey and transfer the said property AND the Vendor lawfully and absolutely entitled to the said property as an indefeasible estate without any manner of condition use,trust or thing whatsoever AND THAT notwithstanding the Vendor 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 it successor -in-interest and assigns,in the manner aforesaid AND the Vendor covenant and assure that the said property is free from all encumbrances,attachment and acquisitions and the Vendor further assure 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/purposes for the use of the Purchaser AND FURTHER the Purchaser shall be entitled to receive the rents, profits issues thereof without any claim or demand whatsoever from or by the Vendor and any person/persons lawfully and/or equitably claiming from under or in trust from the Vendor from or under any of its predecessors-in-title 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 successors-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 deeds in writing for the purpose of

showing any trail hearing commission as occasion will arise as required for their title to the said property AND that all outgoing on account of Panchayet and Government rates, taxes, revenues and outgoing payable up to the date these presents shall be borne and paid by the Vendor.

AND Vendor also declares that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, line liens or any attachments.



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The said land has not been acquired nor requisitioned by Govt. or any Public body for any scheme nor the same falls under any alignment.

There is no case, suit or proceeding pending before any Court of Law. The Vendor sold the said land while having good and marketable title and delivered the vacant possession of the said land to the Purchaser.

IF any of the statements or covenants made hereinbefore is found to false, untrue or any defect in title is detected hereafter, the Vendor will be liable for the same.

The Vendor also undertakes to compensate by giving the khaspossession of his other lands in others Dag, if the Purchaser does not get the peaceful vacant possession of the Schedule land.

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 favour of the Purchaser.



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:-THE SCHEDULE ABOVE REFERED TO :-

District South 24 pgs, P.S.-Bhangar now at present Kashipur,
A.D.S.R.O.-Bhangar, under the jurisdiction of Bhagwanpur Gram
Panchayet, **Mouza-Satuli**, J.L.No. 49, Rayata Satwa, under the State
of West Bengal.

L.R.Khatian No-147 (Ahim Roy)

1. R.S.Dag no.1358 Danga area **13.50 Decimals** out of 1Acore 08 Deci
- mal, in share 1250.
2. R.S.Dag no.1381 Danga area **01 Decimal** out of 48 Decimal, in
share 0208
3. R.S.Dag no.1382 Danga area **4.33 Decimal** out of 52 Decimal, in
share 0.833.

**Here Total Sold area 18.83(Eighteen Point Eighty Three)Decimals
only.**



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It is butted and bounded R.S.Dag No-1358 as follows :-

NORTH	:	:R.S.Dag No.-855
SOUTH	:	:R.S.Dag No.-1355
EAST	:	R.S.Dag No.-1359
WEST	:	:R.S.Dag No.-736

It is butted and bounded R.S.Dag No-1381 as follows :-

NORTH	:	R.S.Hal Dag No- 1383
SOUTH	:	R.S.Hal Dag No- 1402
EAST	:	R.S.Hal Dag No- 1379
WEST	:	R.S.Hal Dag No- 1385

It is butted and bounded R.S.Dag No-1382 as follows :-

NORTH	:	R.S.Hal Dag No- 1356
SOUTH	:	R.S.Hal Dag No- 1379
EAST	:	R.S.Hal Dag No- 1371
WEST	:	R.S.Hal Dag No- 1383



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 MAY 2014

IN WITNESS WHEREOF the parties of this Deed of Conveyance for Sale have hereunto set and subscribed his hand and seal the day, month and year first above written.

SIGNED SEALED & DELIVERED.

in the Presence of :-

WITNESSES:-

1. Sudha Gayen
vill - Teghoria
P.S - Baguati
Dist - W 24 Pgs.
2. Manju Mandad
vill - Thekharai
3. Purabi mandal
vill - Kunkurin
P.O - Harua

Drafted by me
Manish Krishna Kumar (Adv)
S.C. Court
Lucknow.

Ashim Roy

SIG. OF VENDOR



ADDITIONAL REGISTRAR
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MEMO OF CONSIDERATION:-

RECEIVED on and from the within named purchaser the within mentioned full and final consideration money of **Rs.6,22,281/-(Rupees. Six Lacs Twenty Two Thousand Two Hundred Eighty One)only**. Payable under these presents as per memo below :- By Cash/Draft/Cheque

Total Received Rs.6,22,281/-(Rupees.Six Lacs Twenty Two Thousand Two Hundred Eighty One)only.

WITNESSES:-

1. *Sudha Gayen*
vill - Teghoria
P.S - Baguiati
Dist - 24 Pgs (M)
2. *Manju Mandal*
vill - Thakdhari
P.S - *Chisno Pur*
3. *Purabi Mandal*
vill - Kunkuria
P.S - Hatua

COMPUTERIZED BY :-
Sahamur - Skbal

Mukul Computer Type,
Bhangar Bijoyjange Bazar,
(Near Registry Office)

Ashim Roy

SIGN. OF VENDORS.














ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
14 MAY 2014

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature Sanjay Kumar Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name :

ASHIM ROY

Signature

Ashim Roy

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



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

**Endorsement For Deed Number : I - 04585 of 2014
(Serial No. 04337 of 2014 and Query No. 1901L000010877 of 2014)**

On 14/05/2014

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

Presented for registration at 20.15 hrs on :14/05/2014, at the Private residence by Ashim Roy ,Executant.

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

Execution is admitted on 14/05/2014 by

1. Ashim Roy, son of Anukul Roy , Village:Part No-85, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Sudha Gayen, wife of Milan Gayen, Teghoria, Kolkata, Thana:-Baguiati, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Others.

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

On 24/05/2014

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.

Payment of Fees:

Amount by Draft

Rs. 7567/- is paid , by the draft number 770911, Draft Date 22/05/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 24/05/2014

(Under Article : A(1) = 7469/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/05/2014)

Certificate of Market Value(WB PUVI rules of 2001)

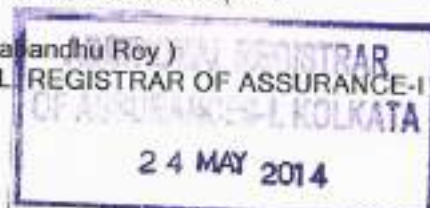
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6,79,602/-

Certified that the required stamp duty of this document is Rs.- 34000 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 33900/- is paid , by the draft number 770902, Draft Date 22/05/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 24/05/2014

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

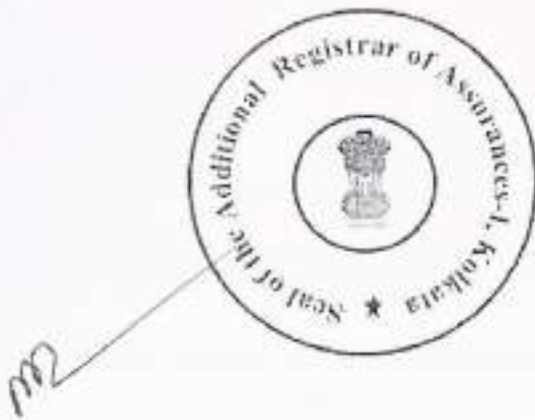


(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 779 to 796
being No 04585 for the year 2014.



(Dinabandhu Roy) 28-May-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal