

28/5



7.421  
28/5

पश्चिम बंगाल WEST BENGAL

Q - 119551Kp

मूल्य 15,99,224/-

V/c-1212/14

N 038079

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

*[Signature]*  
Additional Registrar  
of Assurances-I Kolkata  
30.5.14

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made this 28<sup>th</sup> day of May 2014  
(Two Thousand and Fourteen)

BETWEEN

P.T.O

J. 250  
J. 550  
800

নং 4023 মূল 100/-

তারিখ 11/02/2014

ক্রেতার নাম Sanjay Kumar Ghosh.  
স্ব.স্ব. চৌধুরী, Hooghly.

স্বাক্ষর

চাপস বিভাগ  
চাপস মজুরদার  
ডাক্তার এ ডি এন আর ও অফিস  
ডাক্তার, নবদ্বীপ ২৪ পরগণা

স্বাক্ষর, মজুর



3032C

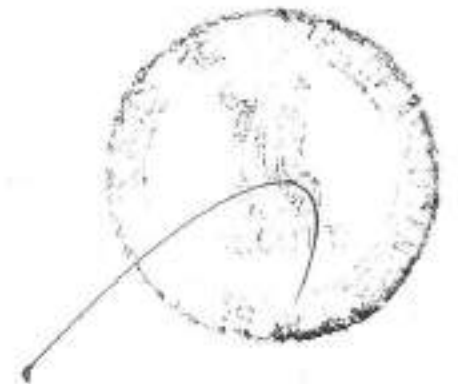
স্বাক্ষর, মজুর



3033C

স্বাক্ষর, মজুর  
(Karnachar Mandal)

Mawindra Mandal  
S/O - Bashedhar Mandal  
vill - Langal Borki  
PO - Pithopukur  
PS - Kalhipuri  
Dist - 24 P.S (B)  
Pin - 700135



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 MAY 2014

1. SHASHDHAR MANDAL, 2. KARNADHAR MANDAL, both son of Late Jugol Pado Mandal, both residing at Village-Langolbenki, P.O.- Pithapukur, P.S.-Kashipur, Dist-South 24 Pgs, both by religion-Hindu, by nationality-Indian, by occupation- Cultivation, herein after referred to as the "VENDORS" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, respective 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-EP & GP, Sector-V, 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, Chinchura, 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.**

ADDITIONAL REGISTRAR  
OF MURSHIDABAD DISTRICT KOLKATA  
28 MAY 2014

**WHEREAS ALL THAT** piece and parcel of **Danga** land admeasuring an area **48.35 Decimals** more or less in R.S.Dag no-1358,1382,1383, 1399,under L.R.Kh.No-207 & 844,of **Mouza-Satuli**,J.L.No.-49,P.S.-Kashipur & 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 the**(A) & (B)**, Schedule hereunder written.

**WHEREAS ALL THAT** piece and parcel of Shali land admeasuring an area **25.35 Decimals** more or less in Hal R.S.Dag no1358,1382 & 1399,under L.R.Khatian no.-207 of Mouza-Satuli,J.L.NO.49, Pargana-Balanda,A.D.S.R.O.-Bhangar, P.S.-Bhangar now Kashipur, under the Jurisdiction of Bhagowanpur Gram Panchayet, Dist.- South 24 parganas, morefully and particularly described in the **(A)** Schedule hereunder written.

**AND WHEREAS** as the present Vendor of **Father Jugol Mandal**, is the originally L.R.Recorded owner, being **khatian no.-207**, Danga land admeasuring an area **25.35 Decimals** more or less in Hal R.S.Dag no1358,1382 &1399,under L.R.Khatian no.-207 of Mouza-Satuli,J.L. NO.49, Pargana- Balanda, A.D.S.R.O.-Bhangar.

**AND WHEREAS** While seized and possessed the landed property, the said **Jugol Pada Mandal**, died intestate leaving behind his sons,herein the Present Vendor, and his widow namely **Taramani Mondal**, as his

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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
28 MAY 2014

legal heirs or representatives as per their share according to Hindu Law of Succession.

**AND WHEREAS** While seized and possessed the landed property, the said **Taramani Mondal**, wife of Jugol Mandal, transfer her property to her sons the Present Vendors, by virtue of registered Gift Deed in Dated : 11/12/2012, in Book No-1, C.D. Volume No-21, Pages 1398 to 1419, Gift Being No-5914/2012, which was recorded at A.D.S.R.O. Bhangar.

**WHEREAS ALL THAT** piece and parcel of Danga land admeasuring an area **23 Decimals** more or less in Hal R.S.Dag no1383, under L.R.Khatian no.844 of Mouza-Satuli, J.L.NO.49, Pargana- Balanda, morefully and particularly described in the **(B)** Schedule hereunder written.

**AND WHEREAS** **Taramani Mondal**, is the originally L.R.Recorded owner, being **khatian no.844, Danga** land admeasuring an area **23 Decimals** more or less in R.S.Dag no-1383, under L.R.Kh.No-844 of **Mouza-Satuli, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O. -Bhangar,**



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OF ASSURANCE, KOLKATA  
28 MAY 2014



**AND WHEREAS** While seized and possessed the landed property, the said **Taramani Mondal**, wife of Jugol Mandal, transfer her property to her sons the Present Vendors, by virtue of registered Gift Deed in Dated : 11/12/2012, in Book No-1, C.D. Volume No-21, Pages 1398 to 1419, Gift Being No-5914/2012, which was recorded at A.D.S.R.O. Bhangar.

**AND WHEREAS** the Vendors 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 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 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 jointly 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 expect the Vendors nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the said property.



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OF ASSURANCE CO. KOLKATA  
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- b > That the said property is free from all encumbrances, charges, liens, mortgages, attachments, trusts, acquisitions and requisitions whatsoever or howsoever.
- 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 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 the same is subject to any other law for the time being in force.



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OF ASSURANCES, KOLKATA  
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f > That Vendors are legally competent to sell and transfer the said property.

g > There is no bar and impediment in the Vendors transferring and selling the said property in favour of the Purchaser.

**AND 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 herein after referred to "**as the said property**" morefully 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 consideration of total Rs. 15,99,176/- only free from all encumbrances, liens, charges, mortgages, whatsoever. **AND WHEREAS** the Vendors herein on receipt of consideration money have handed over the possession to the

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 MAY 2014



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 Rs15,99,176/-only paid on or before the execution of these presents to the vendors by the Purchaser (the receipt whereof the vendors do and each of them both hereby as also by the Memorandum 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 vendors 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 **48.35 Decimals** more or less in R.S.Dag no-1358,1382,1399,1383,under L.R.Kh.No-207& 844,of **Mouza-Satuli**,J.L.No.-49,P.S.-Kashipur & A.D.S.R.O.-Bhangar, P.S.-Kashipur,Dist.- South 24 parganas, afterreferred to as "the said

ADDITIONAL REGISTRAR  
OF ASSAM, DISPURGOLKATA  
28 MAY 2014





property" morefully and particularly described in the SCHEDULE here under 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 absolute ownership and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever AND the Vendors do and doth hereby covenant that notwithstanding any act or /and 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 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 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



ADDITIONAL REGISTRAR  
OF ASSAM, KOLKATA  
28 MAY 2014

Purchaser and its successor -in-interest and assigns, in the manner aforesaid **AND** the Vendors covenant and assure that the said property is free from all encumbrances, attachment and acquisitions and the Vendors 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 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 Vendors from or under any of its predecessors-in-title **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 f



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28 MAY 2014

will arise as required for any deeds in writing for the purpose of showing 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 Vendors.

AND Vendors 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 lispensens or any attachments. 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 Vendors 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 Vendors will be liable for the same.

The Vendors also undertakes to compensate by giving the khas possession of his other lands in others Dag, if the Purchaser does not



ADMINISTRATOR  
OF ASSURANCE COLLEGE KOLKATA  
28 MAY 2014

get the peaceful vacant possession of the Schedule land.

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 favour of the Purchaser.

**:-THE SCHEDULE(A) 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-207**

1. R.S.Dag no.1399 Danga area 12 Decimals out of 16 Decimal, in share 10000.
2. R.S.Dag no.1382 Danga area 3.24 Decimals out of 4.33 Decimal, in share 0833 in total 52 Decimals.
3. R.S.Dag no.1358 Danga area 10.11 Decimals out of 13.50 Decimal, in share 1250 in total 108 Decimals.

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**Here Sold area 25.35(Twenty Five Point Thirty Five)Decimals only.**  
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ADDITIONAL REGISTRAR  
OF ASSURANCE, CALCUTTA  
28 MAY 2014



**:-THE SCHEDULE(B) 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-844**

2. R.S.Dag no.1383 Danga area 23 Decimals out of 46 Decimals, in share 5000.

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**Here Sold area 23(Twenty Three)Decimals only.**

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**By Two Schedule Total Sold area 48.35(Fourty Eight Point Thirty Five) 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-1382 as follows :-**

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

**It is butted and bounded R.S.Dag No-1383 as follows :-**

NORTH : :R.S.Dag No.-1355, SOUTH : :R.S.Dag No.-1381,  
EAST: : R.S.Dag No.-1382,WEST : :R.S.Dag No.-1384

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
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It is butted and bounded R.S.Dag No-1399 as follows :-

NORTH : R.S.Hal Dag No- 1388  
SOUTH : R.S.Hal Dag No- 1400  
EAST : R.S.Hal Dag No- 1401  
WEST : R.S.Hal Dag No- 1397

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. Manindra Mondal  
vill - Langalbenki  
P.S - Kashipur
2. Tarak Mondal  
vill - Langaul Benki  
P.S - Kashipur

1. *[Handwritten signature]*

2. Karnadhar Mondal

SIG. OF VENDORS



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 MAY 2014

**MEMO OF CONSIDERATION:-**

**RECEIVED** on and from the within named purchaser the within mentioned full and final consideration money of Rs. 15,99,176/- (Rupees. Fifteen Lacs Ninety Nine Thousand One Hundred Seventy Six) only. Payable under these presents as per memo below :- By Cash/Draft/ Cheque :-

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Total Received Rs. 15,99,176/- (Rupees. Fifteen Lacs Ninety Nine Thousand One Hundred Seventy Six) only.

**WITNESSES:-**

1. Manindra Mondal  
vill. Langol Banki  
P.S. Kashipur
2. Tabak Mondal  
vill. Langol Banki  
P.S. Kashipur

Read over & explained by  
in Bengali the Executant and  
Prepared in my office.

*Mahasin Molla*

**MAHASIN MOLLA**

(Advocate)

Alipur Police Court

Kolkata-700027

Enrollment No- 853/791/2007

**COMPUTERIZED BY :-**

*Sahamudra - Jkbal*

**Mukul Computer Type,**

Bhangar Bijoyjange Bazar,

(Near Registry Office)

1. *Karnadhar Mondal*

2. *Karnadhar Mondal*


**SIGN. OF VENDORS.**














ADDITIONAL REGISTRAR  
OF ASSURANCE CO. KOLKATA  
28 MAY 2014

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

Name .....  
 Signature ✓ *Sanjay Kumar Goch*

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

Name SHASHDHAR MANDAL  
 Signature *SHASHDHAR MANDAL*

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

Name KARNADHAR MANDAL  
 Signature *Karnadhar mandal*

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

Name .....  
 Signature .....

File-1370/14



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
28 MAY 2014





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

Endorsement For Deed Number : I - 04795 of 2014  
(Serial No. 04523 of 2014 and Query No. 1901L000011955 of 2014)

On 28/05/2014

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

Presented for registration at 19.42 hrs on :28/05/2014, at the Private residence by Shashdhar Mandal, one of the Executants.

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

Execution is admitted on 28/05/2014 by

1. Shashdhar Mandal, son of Lt. Jugol Pado Mandal , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
  2. Kamadhar Mandal, son of Lt. Jugol Pado Mandal , Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
- Identified By Manindra Mandal, son of Shashdhar Mandal, Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Cultivation.

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

On 30/05/2014

**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. 17687/- is paid , by the draft number 771061, Draft Date 29/05/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 30/05/2014

( Under Article : A(1) = 17589/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/05/2014 )

**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.-15,99,224/-

Certified that the required stamp duty of this document is Rs.- 79981 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 79881/- is paid , by the draft number 771058, Draft Date 29/05/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 30/05/2014



ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



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

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Endorsement For Deed Number : I - 04795 of 2014  
(Serial No. 04523 of 2014 and Query No. 1901L000011955 of 2014)

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( 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 5537 to 5556  
being No 04795 for the year 2014.



*MD*

(Dinabandhu Roy) 04-June-2014  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal