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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N/K-1315/14

S 695284

श्री - 11958/14
MURUG 622, 821+

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

Additional Registrar
of Assurances-1 Kolkata
30.5.14

DEED OF CONVEYANCE

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

BETWEEN

P.T.O
J. 250
J. 24 x
250

নং 120 তাং 6/5/2014
মূল্য 100/-
ক্রেতার নাম Jamath Infotainment Pvt. Ltd
ঠিকানা Block-EP06P-5, Salt Lake Kolkata-91
ভেদে শ্রী হরপ্রসাদ বিশ্বাস
এ.ডি.এস.আর.অফিস ভাস্কর্য নং 28 পরগণা

স্বাক্ষরিত হইল



~~3030~~
3030

স্বাক্ষরিত হইল

Jyoti Mondal
8/0, Jyoti Mondal
Nild - Kalyan Bank
P.O. Pithapur
P.S. Kashipur
Dist 24 Pgs (5)
Bec - Cultivation

ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
28 MAY 2014

TOTARAM MANDAL,son of Jibankrishna Mandal, by religion-Hindu, by nationality-Indian, by occupation-Cultivation, residing at Village-Purba Langalbenki,P.O.-Pithapukur,P.S-Kashipur,Dist- South 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-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 ASSURANCES-1, KOLKATA
28 MAY 2014



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.162of Mouza-Satuli,J.L.NO.49, Pargana-Balanda,A.D.S.R.O.-Bhangar, P.S.-Bhangar now Kashipur,under the Juridiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas, morefully and particularly described in theSchedule hereunder written.

AND WHEREAS the present Vendor **Totaram Mandal**,is the originally L.R.Recorded owner, being **khatian no.-162**, Danga land admeasuring an area **18.83 Decimals** more or less in Hal R.S.Dag no1358,1381,1382,under L.R.Khatian no.162 of Mouza-Satuli,J.L.NO.-49,P.S.-Kashipur & A.D.S.R.O.-Bhangar,under the Juridiction 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



ADDITIONAL REGISTRAR
OF ASSURANCE, KENYA
28 MAY 2014

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.

ADDITIONAL REGISTRAR
OF ASSAM, KOLKATA
28 MAY 2014



- 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.



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
28 MAY 2014

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, lispens, attachment, trust, whatsoever or howsoever at and for a total consideration of total Rs.6,22,806/-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.6,22,806/-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



ADDITIONAL REGISTRAR
OF A... KATA
28 MAY 2014

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. 1 of 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, afterreferred to as "**the said property**" morefully and particularly described 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 property 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



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
28 MAY 2014

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



ADDITIONAL SECRETARY
OF ASSURANCE & KARNATAKA
28 MAY 2014

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 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 lispendens or any attachments.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 MAY 2014

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.



ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA
28 MAY 2014

:-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-162 (Totaram Mandal)

1. R.S.Dag no.1358 Danga area **13.50 Decimals** out of 1Acore 08 Decimal, 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.



**ADDITIONAL REGISTRAR
OF ASSURANCE-1, KOLKATA
28 MAY 2014**

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
28 MAY 2014



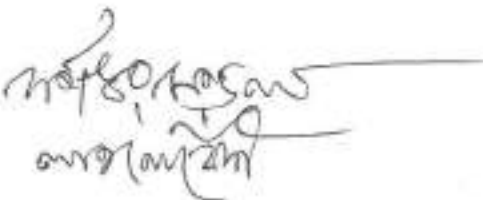
IN WITNESS WHEREOF the parties of this Deed of Conveyance for Sale have hereunto set and subscribed his hand and seal the day, month and year first above written.

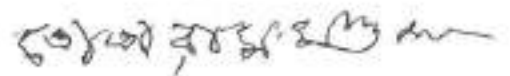
SIGNED SEALED & DELIVERED.

in the Presence of :-

WITNESSES:-

1. Janki Mondal
Nill - Bangal Banki
P.S. Kashipur

2. 



SIG. OF VENDOR



ADDITIONAL REGISTRAR
OF ASHOK NAGAR-I, 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.6,22,806/-**(Rupees. **Six Lacs Twenty Two Thousand Eight Hundred Six**)only. Payable under these presents as per memo below :- By Cash/Draft/Cheque :-

Total Received Rs.6,22,806/-(Rupees.**Six Lacs Twenty Two Thousand Eight Hundred Six**)only.

WITNESSES:-

1. *Shak Mandal*
vill - Kanchal Banki
P.S. - Rashipur
2. *Dat - 24 pgs 5*
Waste, house
area - unexcavated
area - unexcavated
area - unexcavated

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

Mahasini Molla

MAHASIN MOLLA
(Advocate)

Alipur Police Court
Kolkata-700027
Enrollment No- 853/791/2007

COMPUTERIZED BY:-

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

Signature

SIGN. OF VENDORS.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
28 MAY 2014

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

Name

Signature ✓ *Sanjay Kumar Ghole*

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

Name

TOTARAM MANDAR

Signature

TOTARAM MANDAR

		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



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 - 04797 of 2014
(Serial No. 04528 of 2014 and Query No. 1901L000011958 of 2014)

On 28/05/2014

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

Presented for registration at 19.35 hrs on :28/05/2014, at the Private residence by Totaram Mandal ,
Executant.

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

Execution is admitted on 28/05/2014 by

1. Totaram Mandal, son of Jiban Krishna Mandal , Village:Purba Langalbenki, Thana:-Kashipur, P.O.
:-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession :
Cultivation

Identified By Tarak Mondal, son of Totaram Mondal, Village:Langal Benki, 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. 6940/- is paid , by the draft number 771063, Draft Date 29/05/2014, Bank Name State Bank of
India, SALT LAKE ELECT COMPLEX, received on 30/05/2014

(Under Article : A(1) = 6842/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/05/2014)

Certificate of Market Value(WB PUVI rules of 2001)

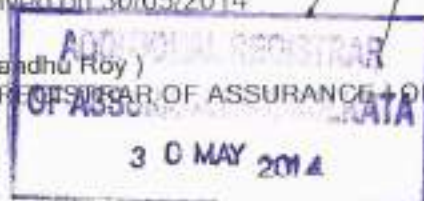
Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-6,22,821/-

Certified that the required stamp duty of this document is Rs.- 31061/- and the Stamp duty paid as:
Impresive Rs.- 100/-

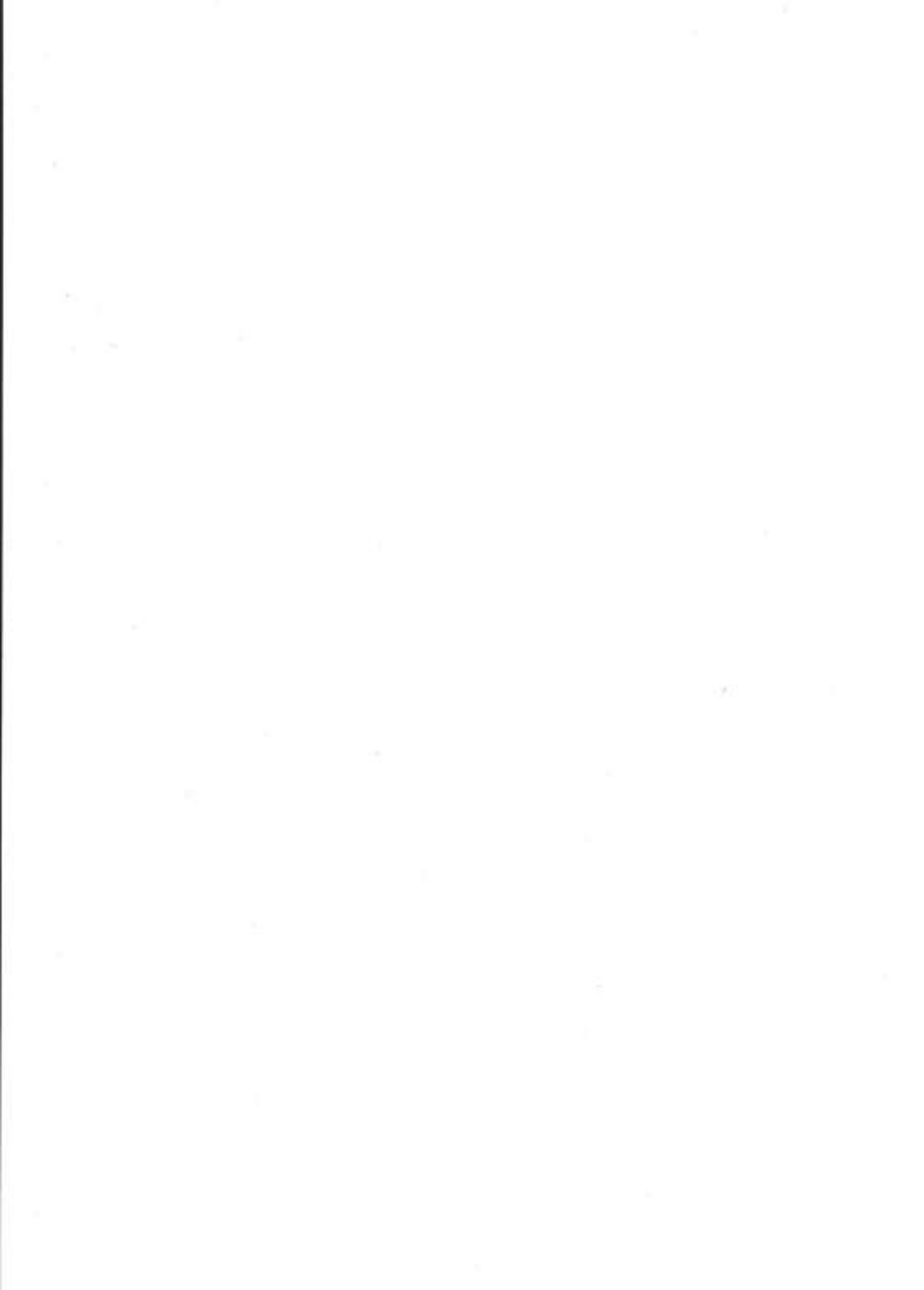
Deficit stamp duty

Deficit stamp duty Rs. 31061/- is paid , by the draft number 771060, Draft Date:29/05/2014, Bank :
State Bank of India, SALT LAKE ELECT COMPLEX, received on 30/05/2014

(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 5575 to 5592
being No 04797 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