05362/14

I-05734/14

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

8.50 pm 26/6/14

W/C No- 1559/14

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

P 921026

Q - 13971/14

Amt Rs 5,18,467/-

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

Additional Registrar of Assurances-I, Kolkata

26.6.14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 20th day of June, Two Thousand Fourteen A.D.

BETWEEN

P.T.O.

ক্রমিক নং 1879 তারিখ 18.06.2014
ক্রেতার নাম Simaco Systems & Infrastructure Solutions Ltd
ঠিকানা Salt Lake
মূল্য 100/-
স্বাঃ

মণিকা মন্ডল ষ্ট্যাম্প ভেন্ডার
ভাঙ্গড় এ. ডি. এস. আর অফিস
দক্ষিণ ২৪ পরগণা

3596C

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 JUN 2014

DURYODHAN MANDAL son of **SRI SHANTIRAM MANDAL**, by Religion – Hindu, by Occupation - Cultivation, residing at Village – Purba Nangolbeki, P.O. – Pithapukur, Police Station – Kashipur (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 SYSTEMS & INFRASTRUCTURE SOLUTIONS LTD. (CIN No.U72200WB2007PLC115201) a company registered under the Companies Act.1956, having this Registered Office at Godrej Genesis Building (2nd floor), Block-EP & GP, Sec-V, P.S.-Electronics Complex, 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 **OTHER PART**.

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20 JUN 2014

WHEREAS the **VENDOR** herein namely **DURYODHAN MANDAL**, is the owner of **ALL THAT** piece and parcel of **DANGA LAND**, admeasuring a total area of about **12.54** Decimal, more or less, equivalent to **07.60** 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 Nos. **206 & 215**, Police Station – Kashipur (Formerly Bhangar), and the aforesaid land is recorded in the name of the **VENDOR** 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;

WHERE AS DURYODHAN MANDAL is the originally L. R. recorded owner, of **DANGA LAND** admeasuring an area of **6.27** Decimal more or less in R. S. Dag No. **1358, 1381 & 1382**, under L. R. Khatian No. **206** of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar,

WHERE AS DURGA BALA MANDAL is the originally L. R. recorded owner, of **DANGA LAND** admeasuring an area of **6.27** Decimal more or less in R. S. Dag No. **1358, 1381 & 1382**, under L. R. Khatian No. **215** of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar,

AND WHEREAS while seized and possessed the landed property, the said **DURGA BALA MANDAL** gifted the scheduled property to the present **VENDOR** (**DURYODHAN MANDAL**) by virtue of a **REGISTERED GIFT** in English Date 24th Day of February 2012, which was recorded at Additional Sub-register at Bhangar, Being Deed No-883/12, Book no-I, Volume No – 3, Page from 4644 to 4658.

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 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, lispendens, 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.

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 any body whomsoever.

e) That the **VENDOR** states that there are no cases pending in respect of the **PROPERTY** before any Court of Law.

f) 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.

g) That the **VENDOR** is legally competent to sell and transfer the said **PROPERTY**.

h) There in 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 a total area of about **12.54** Decimal, more or less, equivalent to **07.60** Cottah more or less, of the land, lying and situated al Village –Satuli, in Mouza – Satuli, J.L. No-49, R.S. Dag No.**1358, 1381 & 1382** under L.R. Khatian No.**206 & 215**, 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. 5,18,467/-(Rupees Five Lac Eighteen Thousand Four Hundred Sixty Seven only)** and 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, lispendens, attachment, trust, whatsoever or howsoever at and for a total consideration of **Rs. 5,18,467/-(Rupees Five Lac Eighteen Thousand Four Hundred Sixty Seven 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 consideration of the sum of **Rs. 5,18,467/-(Rupees Five Lac Eighteen Thousand Four Hundred Sixty Seven 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

P.T.O.

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 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 **12.54** Decimal more or less in R.S.Dag No- **1358, 1381 & 1382**, under L.R.Kh No- **206 & 215**, 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 not withstanding 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

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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 **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 deeds in writing for the purpose of showing their title to the said **PROPERTY AND** that all outgoing on account of Panchayat and Government rates,

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ADDITIONAL REGISTRAR
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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 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.

There is no case, suit or proceeding pending before any Court of Law and 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 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**.

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20 JUN 2014

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- 49, Rayata Satwa, land recorded with the Office of the **B.L & L.R.O**, Bhangar, under the State of West Bengal:

L.R.Khatian No – 206 (DURYODHAN MANDAL)

1. R.S. Dag No. – **1358 DANGA** area **4.50** Decimal out of **108** Decimal in share **0417.**

2. R.S. Dag No. – **1381 DANGA** area **0.33** Decimal out of **48** Decimal in share **0069.**

3. R.S. Dag No. – **1382 DANGA** area **1.44** Decimal out of **52** Decimal in share **0277.**

Here Total Area Sold – 6.27 (Six Point Two Seven) Decimal only.

ADDITIONAL REGISTRAR
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20 JUN 2014

L.R.Khatian No – 215 (DURGABALA MANDAL)

1. R.S. Dag No. – **1358 DANGA** area **4.50** Decimal out of **108** Decimal in share **0417.**

2. R.S. Dag No. – **1381 DANGA** area **0.33** Decimal out of **48** Decimal in share **0070.**

3. R.S. Dag No. – **1382 DANGA** area **1.44** Decimal out of **52** Decimal in share **0278.**

Here Total Area Sold – 6.27 (Six Point Two Seven) Decimal only.

Here Total Area Sold in this Deed - 12.54 (Twelve Point Five Four) Decimals DANGA land.

It is Butted and Bounded R. S. Dag-1358 as follows

NORTH	:	R. S. Dag No- 855 & 856.
SOUTH	:	R. S. Dag No- 1355, 1356 & 1357.
EAST	:	R. S. Dag No- 1359
WEST	:	R. S. Dag No- 1335 & 1336.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 0 JUN 2014

It is Butted and Bounded R. S. Dag-1381 as follows

NORTH	:	R. S. Dag No- 1383
SOUTH	:	R. S. Dag No- 1402
EAST	:	R. S. Dag No- 1379 & 1380
WEST	:	R. S. Dag No- 1385 & 1386

It is Butted and Bounded R. S. Dag-1382 as follows

NORTH	:	R. S. Dag No- 1356 & 1357
SOUTH	:	R. S. Dag No- 1379
EAST	:	R. S. Dag No- 1370 & 1371
WEST	:	R. S. Dag No- 1383

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
2 0 JUN 2014

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:

(**DURYODHAN MANDAL**)

VENDOR

1.

2.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
20 JUN 2014

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** a sum of **Rs. 5, 18,467/- (Rupees Five Lac Eighteen Thousand Four Hundred Sixty Seven 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. [illegible]

(DURYODHAN MANDAL)

VENDOR

2. [illegible]

Read over & explained by
in Bengali the Executant and

Prepared in my office

Soubhik Chakraborty

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

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 JUN 2014

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

Name .....

Signature Sanjoy Kumar Ghosh

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

Name DURYODHAN MANDAL

Signature .....

PHOTO

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

Name .....

Signature .....

PHOTO

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

Name .....

Signature .....

Government Of West Bengal

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

Endorsement For Deed Number : I - 05734 of 2014

(Serial No. 05362 of 2014 and Query No. 1901L000013971 of 2014)

On 20/06/2014

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

-Presented for registration at 20.50 hrs on :20/06/2014, at the Private residence by Duryodhan Mandal ,Executant.

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

Execution is admitted on 20/06/2014 by

1. Duryodhan Mandal, son of Shantiram Mandal , Village:Purba Nangolbeki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Hindu, By Profession : Cultivation

   Identified By Lokman Molla, son of Jaynal Molla, Village:Nangolbeki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste: Muslim, By Profession: Others.

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

On 25/06/2014

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.-5,18,467/-

Certified that the required stamp duty of this document is Rs.- 25943 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 26/06/2014

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. 5796/- is paid , by the draft number 680556, Draft Date 23/06/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 26/06/2014

(Under Article : A(1) = 5698/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 26/06/2014)

Deficit stamp duty

ADDITIONAL REGISTRAR OF ASSURANCE-I KOLKATA
26 JUN 2014

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

Government Of West Bengal

Office Of the A.R.A. - I KOLKATA

District:-Kolkata

Endorsement For Deed Number : I - 05734 of 2014

(Serial No. 05362 of 2014 and Query No. 1901L000013971 of 2014)

Deficit stamp duty Rs. 25843/- is paid , by the draft number 680549, Draft Date 23/06/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 26/06/2014

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

ADDITIONAL REGISTRAR
OF ASSURANCE-I KOLKATA
26 JUN 2014

(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 13
Page from 184 to 202
being No 05734 for the year 2014.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Dinabandhu Roy) 30-June-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal