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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

स.स. नं. 960/14 26/3/14

R 679249

The document is admitted for registration
 the signature sheet and endorsement
 sheet attached with the document are to be
 treated as parts of the document.

(Signature)
 A.D.S.R. Bhargava
 S/24 Perganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 24th day of March
 2014 (Two Thousand and Fourteen)

BETWEEN

P.T.O

14
 02 PM
 235
 6874
 - 108
 - 4332
 year - 181
 9555
 10
 28-3-14
 1/250
 30/100
 180
 850

নং ৬৬২ তার ২১/৩/২০১৪

মূল্য ১০০/-

স্বাক্ষরকারীর নাম Samasth Infotainment Pvt. Ltd

ঠিকানা BLOCK - Epobap-5 salt lake KOL-91

স্বাক্ষর *[Signature]*

এ.ডি.এস.আর.অফিস ভাঙ্গড় দঃ ২৪ পরগণা

[Signature]



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[Signature]

[Signature]

স্বাক্ষর করা
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Addl. District Sub-Registrar
Bhengar, 24 Pgs.(S)

24 MAR 2014

JOYDEB MANDAL, son of Late Sudhir Mandal, by religion-Hindu, by nationality- Indian, by occupation-Cultivation, residing at Village- Paschim 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, 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-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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Bhongua, 24 Pgs. (S)

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South 24 parganas,

Kashipur, under the jurisdiction of Bhagwanpur Gram Panchayet, Dist.-
 No.-49, P.S.-Kashipur & A.D.S.R.O.-Bhangar, P.S.-Bhangar now
 0.59 Decimal respectively, under L.R.Kh.No-463, of Mouza-Satuli, J.L.
 Dag no-1379, 1381 & 1397 an area of 20.33 Decimals, 5.33 Decimals, &
 admeasuring an area 26.25 Decimals more or less. Consisted in R.S.
 nally L.R. Recorded owner, being khatian no- 463, Shall/Danga land
AND WHEREAS the present Vendor, Joydeb Mandal, is the origi-

under written.

parganas, morefully and particularly described in the schedule here-
 under the jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24
 49, P.S.-Kashipur & A.D.S.R.O. - Bhangar, P.S.-Bhangar now Kashipur,
 Decimal respectively, under L.R.Kh.No-463, of Mouza-Satuli, J.L.No.-
 no-1379, 1381 & 1397 an area of 20.33 Decimals, 5.33 Decimals, & 0.59
 suring an area 26.25 Decimals more or less. Consisted in R.S. Dag
WHEREAS ALL THAT piece and parcel of Shall/Danga land admea-

24 MAR 2014

ADDL District Sub-Registrar
Bhimnagar, 24 Pgs.(S)

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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 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 expect the Vendor nobody else has any right, title, interest, claim or demand whatsoever or howsoever into or upon the said property.



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Bhanga, 24 Pgs. (S)

24 MAR 2014

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 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.



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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.

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. 8,68,245/- 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.



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NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of Rs.8,68,245/-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 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 Shali/Danga land admeasuring an area 26.25 Decimals more or less Consisted in R.S.Dag no-1379,1381 & 1397 an area of 20.33 Decimals, 5.33 Decimals. & 0.59 Decimal respectively, under L.R.Kh.No-463, of Mouza-Satuli, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O.-Bhangar, P.S.-Bhangar now Kashipur & 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



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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 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 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



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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 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, or-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



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any trail 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 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 transfred 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 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.



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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.

:-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-463 (Jo9deb Mandal)

1. R.S.Dag no.1379(One Thosand Three Hundred Seventy Nine)

Shali area 20.33 Decimals out of 61 Decimals in share 3333

2. R.S.Dag no.1381(One Thosand Three Hundred Eighty One)

Danga area 5.33 Decimals out of 48 Decimals in share 1111

3. R.S.Dag no.1397(One Thosand Three Hundred Ninety Seven)

Shali area 0.59 Decimals out of 48 Decimals in share 0123

Here Total Sold area 26.25 (Twenty Six Point Twenty Five)Decimals only.



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24 MAR 2014

It is butted and bounded R.S.Dag-1379 as follows :-

NORTH :R.S.Hal Dag No- 1382, SOUTH : R.S.Hal Dag No- 1403,
EAST : R.S.Hal Dag No- 1372, WEST : R.S.Hal Dag No- 1381

It is butted and bounded R.S.Dag-1381 as follows :-

NORTH :R.S.HalDag No-1383, SOUTH :R.S.Hal Dag No-1379 &1380
EAST : R.S.Hal Dag No- 1379, WEST : R.S.Hal Dag No- 1385,

It is butted and bounded R.S.Dag-1397 as follows :-

NORTH :R.S.Hal Dag No-1396, SOUTH :R.S.Hal Dag No-1400,
EAST :R.S.Hal Dag No- 1398, WEST : R.S.Hal Dag No- 1337 & 1338,

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. Handwritten signature
Handwritten text below signature

2. Handwritten signature
Handwritten text below signature

Handwritten signature

SIG. OF VENDOR



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Bhongir, 24 Pgs.(S)

24 MAR 2014

MEMO OF CONSIDERATION:-

RECEIVED on and from the within named purchaser the within mentioned full and final consideration money of Rs.8,68,245/-(Rupees, Eight Lacs Sixty Eight Thousand Two Hundred Forty Five)only. Payable under these presents as per memo below :- By Cash/Draft/ Cheque :-

Total Received Rs.8,68,245/-(Rupees. Eight Lacs Sixty Eight Thousand Two Hundred Forty Five)only.

WITNESSES:-

1. *[Handwritten signature]*
[Handwritten name]
[Handwritten address]

2. *[Handwritten signature]*
[Handwritten name]
[Handwritten address]

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 :-
Sahanur Iquebol
S. Iquebol

Mukul Computer Type,
Bhangar Bijoyjange Bazar,
(Near Registry Office) 24Pgs.(S)

[Handwritten signature]

Signature of Vendor's



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Addl. District Sub-Registrar
Bhangan, 24 Pgs. (S)

24 MAR 2014

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name Sanjay Kumar Ghosh
Signature

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name: JOYDEB MANDAL
Signature: Joydeb Mandal

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name
Signature

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name
Signature



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Addl. District Sub-Registrar
Bhanger, 24 Pgs. (S)



Government Of West Bengal
Office Of the A.D.S.R. BHANGAR
District:-South 24-Parganas

Endorsement For Deed Number : I - 01763 of 2014
(Serial No. 01733 of 2014 and Query No. 1621L000004135 of 2014)

On 24/03/2014

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

Presented for registration at 19.02 hrs on :24/03/2014, at the Private residence by Joydeb Mandal, Executant.

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

Execution is admitted on 24/03/2014 by

1. Joydeb Mandal, son of Late Sudhir Mandal, Village: Paschim Langalbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation

Identified By Samir Roy, son of Prabhas Roy, Village: Langalbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

On 25/03/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 9555/- is paid , by the draft number 769277, Draft Date 22/03/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 25/03/2014

(Under Article : A(1) = 9548/- , E = 7/- on 25/03/2014)

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.-8,68,245/-

Certified that the required stamp duty of this document is Rs.- 43422 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 43322/- is paid , by the draft number 769275, Draft Date 22/03/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 25/03/2014

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR



Government Of West Bengal
Office Of the A.D.S.R. BHANGAR
District:-South 24-Parganas

Endorsement For Deed Number : I - 01763 of 2014
(Serial No. 01733 of 2014 and Query No. 1621L000004135 of 2014)

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
BHANGAR

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR



Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 5
Page from 6328 to 6347
being No 01763 for the year 2014.



(Ashis Kumar Biswas) 27-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal

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