

1734/14

(Page-1) I 1765/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 58pm
 also
 2305
 298233
 150
 648224

W.C. No. 802/14 R 679250

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. Bhangore
 S/24 Parganas

181-00
 1428500
 25-3-14
 250.00
 420.00
 150.00
 850.00

DEED OF CONVEYANCE

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

BETWEEN

P.T.O

নম্বর..... ৬৬৩ তাং..... ২১/৩/২০১৪
 মূল্য..... ১০০/-
 ক্রেতার নাম..... Samasth Infotainment-pvt. Ltd
 ঠিকানা..... Block- EPOGP-5, Salt Lake Rd-91
 ভেণ্ডার.....
 এ.ডি.এস.আর.অফিস ভান্ডাড় দঃ ২৪ পরগণা

অস্বীকার/অনুলিপি



753



অস্বীকার/অনুলিপি

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

24 MAR 2014

স্বাক্ষর করে
 জ্ঞান-আনন্দ কল্যাণ
 মোঃ- ১৪৮১৪৪০০-
 ফোন- ৮৫২৫৫৫

ASHIMA MANDAL, wife of Asta Pada Mandal, by religion-Hindu, by nationality- Indian, by occupation-House Wife, residing at Village & P.O.- Patharghata, P.S.-Rajarhat, Dist- Northh 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**.



[Handwritten Signature]
Addl District Sub-Registrar
Bhengat, 24 Pgs. (S)

24 MAR 2014

WHEREAS ALL THAT piece and parcel of Shali/Danga land admeasuring an area 39.25 Decimals more or less Consisted in R.S.Dag no-1378,1379,1381 & 1397 an area of 05Decimals,20.33 Decimals ,13.33 Decimals. & 0.59 Decimal respectively,under L.R.Kh.No-1308,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 theSchedule hereunder written.

AND WHEREAS the present Vendor, Ashima Mandal, is the originally L.R.Recorded owner, being khatian no- 1308,Shali/Danga land admeasuring an area 39.25 Decimals more or less Consisted inR.S. Dag no-1378,1379,1381 & 1397 an area of 05 Deci.mals,20.33Decimals ,5.33 Decimals. & 0.59 Decimal respectively,under L.R.Kh.No-464,of Mouza-Satuli,J.L.No.-49, A.D.S.R.O.-Bhangar, P.S.-Bhangar now Kashipur,under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas,



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

24 MAR 2014

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 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.



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

24 MAR 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.

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. 12,98,233/- 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. 12,98,233/- 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



✓

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

24 MAR 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 **Shali/Danga** land admeasuring an area **39.25 Decimals** more or less Consisted in R.S.Dag no-1378,1379,1381 & 1397 an area of 05 Deci.mals,20.33Decimals,5.33 Decimals. & 0.59 Decimal respectively, under L.R.Kh.No-464, of **Mouza-Satuli**, J.L.No.-49, 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 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




M

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

24 MAR 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 its 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 any other purpose/purposes for the




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

24 MAR 2014

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 success-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 lispens or any attachments.



[Handwritten signature]

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

24 MAR 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.

:-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



[Handwritten signature]

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

24 MAR 2014

Panchayet, Mouza-Satuli, J.L.No. 49, Rayata Satwa. under the State
of West Bengal.

L.R.Khatian No- 1308 (Ashima Mandal)

1. R.S.Dag no. 1378 (One Thousand Three Hundred Seventy Eight)

Shali area 05 Decimals out of 15 Decimals in share 3334

2. R.S.Dag no. 1379 (One Thousand Three Hundred Seventy Nine)

Shali area 20.33 Decimals out of 61 Decimals in share 3334

3. R.S.Dag no. 1381 (One Thousand Three Hundred Eighty One)

Danga area 13.33 Decimals out of 48 Decimals in share 2778

4. R.S.Dag no. 1397 (One Thousand Three Hundred Ninety Seven)

Shali area 0.59 Decimals out of 48 Decimals in share 0124

Here, Total Sold area 39.25 (Thirty Nine Point Twenty Five) Decimals
only.

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

NORTH : R.S.Hal Dag No-1377 & 1379, SOUTH : R.S.Hal Dag No-
1406, EAST : R.S.Hal Dag No- 1410, WEST : R.S.Hal Dag No-1403.



M

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

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.Hal Dag 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 in Telugu script*
2. *Handwritten signature in Telugu script*

2. *Handwritten signature in Telugu script*

Handwritten signature of the vendor

SIG. OF VENDOR



[Handwritten signature]

Addl. District Sub-Registra
Bhanga, 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.12,98,233/-(Rupees. Twelve Lacs Ninety Eight Thousand Two Hundred Thirty Three)only. Payable under these presents as per memo below :- By Cash/Draft/ Cheque :-

Total Received Rs.12,98,233/-(Rupees. Twelve Lacs Ninety Eight Thousand Two Hundred Thirty Three)only.

WITNESSES:-

1. *Handwritten signature*
Handwritten text

2. *Handwritten signature*
Handwritten text

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

Handwritten signature
MAHASIN MOLLA

(Advocate)

Allipur Police Court
Kolkata-700027

Enrollment No- 853/791/2007

COMPUTERIZED BY :-
Handwritten signature
S. Sahanur Iquebol

Mukul Computer Type,

Bhangar Bijoyjange Bazar,

(Near Registry Office) 24Pgs.(S).












Handwritten signature

Signature of Vendor's














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

24 MAR 2014

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

Name Sanjoy Kumar Ghosh
 Signature

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

Name ASHIMA MANDAL
 Signature ASHIMA MANDAL

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

Name

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

Name



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

24 MAR 2014



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

Endorsement For Deed Number : I - 01765 of 2014
(Serial No. 01734 of 2014 and Query No. 1621L000004137 of 2014)

On 24/03/2014

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

Presented for registration at 18.58 hrs on :24/03/2014, at the Private residence by Ashima Mandal, Executant.

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

Execution is admitted on 24/03/2014 by

1. Ashima Mandal, wife of Asta Pada Mandal , Village:Patharghata, Thana:-Rajarhat, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
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. 14285/- is paid , by the draft number 769274, Draft Date 22/03/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 25/03/2014

(Under Article : A(1) = 14278/- ,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.-12,98,233/-

Certified that the required stamp duty of this document is Rs.- 64922 /- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty ,Rs. 64822/- is paid , by the draft number 769273, Draft Date 22/03/2014, Bank State Bank of India, SALT LAKE ELECT COMPLEX, received on 25/03/2014

(Ashis Kumar Biswas)



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

Endorsement For Deed Number : I - 01765 of 2014
(Serial No. 01734 of 2014 and Query No. 1621L000004137 of 2014)

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

(Ashis Kumar Biswas)



Faint, illegible text centered at the top of the page, possibly a title or header.

Several lines of faint, illegible text located in the upper middle section of the page.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 6368 to 6387
being No 01765 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

1950

1950



1950