

2087/14

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

v. c. no. 354/14 9/4/14
R 679909

09/04/14
7.49 PM

Sale
2305
132300
ST-100
6625

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.

17.04.14
A.O.S.R. Bhargava
5/71 Farpanas

19900
15900

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 9th day of April 2014 (Two Thousand and Fourteen)

BETWEEN

P.T.O

Jin 250.0
564 410.0
M/A 180.0
850.0

নম্বর 869 তার 28/3/2014

মূল্য 100/-

ক্রেতার নাম Samasth Entertainment Pvt. Ltd.

ঠিকানা Block EPOGP Salt lake Kol-91

ক্রেতার শ্রী অক্ষয় দেব রায়

এ.ডি.এস.আর. অফিস ভাঙ্গড় দঃ ২৪ পরগণা

ব্রহ্মচর্য
উত্তমো ব্রহ্মচর্যকৃৎ
স: আনার্ট হাট



924



ব্রহ্মচর্য
উত্তমো ব্রহ্মচর্যকৃৎ
স: আনার্ট হাট



925

শিখার গঙ্গা হাট

Addl. District Sub-Registrar
Bhadrak, 24 Parganas (S)

9 APR 2014

আনার্ট হাট
শিখার গঙ্গা হাট
উত্তমো ব্রহ্মচর্যকৃৎ
স: আনার্ট হাট
(বীলী (সি:) ২৪ নং ১৪৪৮)

1. **RAMESH ROY ALIAS RAMESH CHANDRA ROY**, son of Hajari Roy, residing at Village-Langalbenki, P.O.-Pithapur, P.S.-Kashipur,

2. **NIHARBALA MANDAL**, wife of Ratan Mandal, residing at Village - Durgapur, P.S.-Bhangar, Dist- South 24 Parganas now residing at Khaikhai, P.S-Airport, District-North 24 Parganas, both by religion-Hindu, by nationality-Indian, by occupation-Cultivation & House Wife, 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-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**.



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

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WHEREAS ALL THAT piece and parcel of **Danga/Shali** land admeasuring an area **04 Decimals** more or less in R.S.Dag no-1370 & 1362 ,under L.R.Kh.No-1393 & 2120,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 Sali land admeasuring an area **01 Decimals** more or less in Hal R.S.Dag no1370 under L.R. Khatian no.1393 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, morefully and particularly described in the **(A)** Schedule hereunder written.

AND WHEREAS as per L.R.Settlement, the present **1 no.Vendor**, **Ramesh Chandra Roy**, is the originally L.R.Recorded owner, being **khatian nos.1393**, appeartaining to R.S.Dag no.1370 an area **01Decimals**, under 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.



আই. এ. এ. ডি. সাব-রেজিস্ট্রার
বুর্দওয়ান, 24 পর্গানা

9 APR 2014

WHEREAS ALL THAT piece and parcel of Sali land admeasuring an area **03 Decimals** more or less in Hal R.S.Dag no1362 under L.R. Khatian no.-2120 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, morefully and particularly described in the **(B)** Schedule hereunder written.

AND WHEREAS as per L.R.Settlement, the present **2 no.Vendor**, **Nihar Bala Mondal**, is the originally L.R.Recorded owner, being **khatian nos.2120**, appeartaining to R.S.Dag no.1362 an area **03 Decimals**, under 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.

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



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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.
- 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 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.



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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 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. 1,32,304/- 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



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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.1,32,304/-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/Shall** land admeasuring an area **04 Decimals** more or less in R.S.Dag no-1370 & 1362 ,under L.R.Kh.No-1393 & 2120,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,afterreferred to as "the said property"



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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 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 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 Purchaser



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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 will arise as required for any deeds in writing for the purpose of showing their title to the said



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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 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 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 get the peaceful vacant possession of the Schedule land.

IF any error or ommission is transpired in this Deed in future, the Vendors will at the cost and request of the Purchaser execute and



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Bhengar, 24 Pgs.(S)

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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- 1393 (Ramesh Chandra Roy)

1. R.S.Dag no. 1370(One Thosand Three Hundred Seventy) Danga area 01 Decimals out of 50 Decimals in share 0200.

Here Sold area 01(One) Decimals only. The sold area of 1no. Vendor.

:-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-2120 (Nihar Bala Mandal)

1. R.S.Dag no. 1362(One Thosand Three Hundred Sixty Two)

Sali area 03 Decimals out of 35 Decimals in share 0833.



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Here Sold area 03(Three) Decimals only. The sold area of 2no. Vendor.

By Two Schedule Total Sold Area 04(Four)Decimals Only.

It is butted and bounded R.S.Dag No-1370 as follows :-

NORTH :R.S.Hal Dag No-1357, SOUTH: R.S.Hal Dag No-1371,

EAST : R.S.Hal Dag No-1369, WEST: R.S.Hal Dag No- 1382

It is butted and bounded R.S.Dag No-1362 as follows :-

NORTH :R.S.Hal Dag No-1361, SOUTH: R.S.Hal Dag No-1365

EAST : R.S.Hal Dag No- 1363, WEST: R.S.Hal Dag No-1359

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 Odia script*

2. *Handwritten signature in Odia script*



1. *Handwritten signature in Odia script*
2. *Handwritten signature in Odia script*

SIG. OF VENDORS



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

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MEMO OF CONSIDERATION:-

RECEIVED on and from the within named purchaser the within mentioned full and final consideration money of **Rs.1,32,304/-**(Rupees.One Lac Thirty Two Thousand Three Hundred Four)only. Payable under these presents as per memo below :- By Cash/Draft/Cheque :-

Total Received **Rs.1,32,304/-**(Rupees.One Lac Thirty Two Thousand Three Hundred Four)only

WITNESSES:-

1. *Handwritten signature in Bengali*

2. *Handwritten signature in Bengali*

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

Handwritten signature: Mahasin Molla
MAHASIN MOLLA
(Advocate)

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

COMPUTERIZED BY :-
Handwritten signature: Sahamot-9kbal

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



1. *Handwritten signature in Bengali*
2. *Handwritten signature in Bengali*

SIGN.OF VENDORS :



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Bhungar, 24 Panchajanya










9 APR 2014

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

Name
 Signature Sanjay Kumar Ghosh

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

Name RAMESH ROY ALIAS RAMESH CHANDRA ROY
ରାମେଶ ଚନ୍ଦ୍ର ରାୟ ଆଲିଆସ ରାମେଶ ଚନ୍ଦ୍ର ରାୟ

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

Name NIHARBALA MONDAL
 Signature ନିହାର ବାଲ ମଣ୍ଡଲ

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

Name
 Signature



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

19 APR 2014



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

Endorsement For Deed Number : I - 02156 of 2014
(Serial No. 02087 of 2014 and Query No. 1621L000004906 of 2014)

On 09/04/2014

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

Presented for registration at 19.49 hrs on :09/04/2014, at the Private residence by Ramesh Roy Alias Ramesh Ch. Roy, one of the Executants.

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

Execution is admitted on 09/04/2014 by

1. Ramesh Roy Alias Ramesh Ch. Roy, son of Hajari Roy , Village:Langalbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
 2. Niharbala Mandal, wife of Ratan Mandal , Village:Khaikhai, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
- Identified By Sonai Mondal, son of Biswanath Mondal, Village:Langalbenki, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

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

On 17/04/2014

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.-1,32,304/-

Certified that the required stamp duty of this document is Rs.- 6625 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 21/04/2014

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. 1459/- is paid , by the draft number 769697, Draft Date 09/04/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 21/04/2014

(Ashis Kumar Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 02156 of 2014

(Serial No. 02087 of 2014 and Query No. 1621L000004906 of 2014)

(Under Article : A(1) = 1452/- ,E = 7/- on 21/04/2014)

Deficit stamp duty

Deficit stamp duty Rs. 6625/- is paid , by the draft number 769696, Draft Date 09/04/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 21/04/2014

(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 7
Page from 162 to 184
being No 02156 for the year 2014.



(Ashis Kumar Biswas) 24-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal