

2289/14

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N.C. No. 409/14 24/4/14 S 691937

25/04
7.10 P.M.

341675
1709/14

The document is admitted for registration
the signature sheet and endorsement
being attached with the document due to be
deemed as parts of the document.

25/04/14
A.D.S.R. Bhargava
S/24/14/14

29500
37500

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 25th day of April
2014 (Two Thousand and Fourteen)

BETWEEN

P.T.O

JR 250/-
JCP 420/-
PST 180/-
250/-

নম্বর..... ৬৪৭ তাং ২৫/৪/২০১৪
 মূল্য..... ১০০/-
 ক্রেতার নাম..... Samasth Infotainment - prt. Ltd
 ঠিকানা..... Black - E.P.O.K.P. - 5 Salt Lake Kol - 91
 ভেতর..... শ্রী অক্ষয় কুমার বিশ্বাস
 এ.ডি.এস.আর.অফিস ভান্ডা নং ২৫ পরগণা

অক্ষয় কুমার বিশ্বাস



1009

অক্ষয় কুমার বিশ্বাস



1010

তপস্বী কুমার বিশ্বাস



1011

অক্ষয় কুমার বিশ্বাস



1012

অক্ষয় কুমার বিশ্বাস



Addl. District Sub-Registrar
Bhangan, 24 Pgs-65

25 APR 2014

অক্ষয় কুমার বিশ্বাস
 মিস্টার - অক্ষয় কুমার বিশ্বাস
 প্রমাণ - কামিনী কুমার
 মে: ২৫/৪/১৪
 অক্ষয় কুমার বিশ্বাস
 মে: ২৫/৪/১৪ (৩)

1. ABHAY MONDAL, 2. TAPAN MONDAL both son of Late Pulin Mondal, both residing at Village-Purbo Langolbenki, P.O.-Pithapukur, P.S.-Kashipur, District-South 24 Parganas, 3. PRANATI BISWAS (MONDAL), wife of Sushanta Biswas, residing at Village-PurboMukundapur, Mukundapur, P.S.-Haroa, Dist-North 24 Parganas, 4. ARATI GHOSH(MONDAL), wife of Robin Ghosh, 5. BHAGABATI NASKAR (MONDAL), wife of Gayaram Naskar, 6. SANDHYA RANI NASKAR (MONDAL), wife of Nishi Naskar, all residing at Village-Hathacha Uttar Para, P.S.-K.L.C., Dist-South 24 Parganas, 7. MINATI MANDAL, wife of Becharam Mondal, residing at Village-Joynagar Majer Mondal para, Joynagar, P.S.-Kashipur, Dist-South 24 Parganas, 8. SAROTHI PAHAR(MONDAL), wife of Shamal Pahar, residing at Sonapukur-sankarpur, P.S.-Haroa, Dist-North 24 Parganas, Joynagar, P.S.-Kashipur, Dist-South 24 Parganas, (all son & daughter of Late Pulin Mondal & Late Nishi Bala Mondal) 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.**



1013

সেখ জী সফ্বর



1014

সফ্বর সানী সফ্বর



1015

মিততি সফ্বর
সি. সফ্বর সানী



1016

সফ্বর সানী
সি. সফ্বর সানী



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

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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-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.ChowdhuryRoad, 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**.

WHEREAS ALL THAT piece and parcel of **Danga** land admeasuring an area **10.33 Decimals** more or less in R.S.Dag no-1358,1360,1368, 1381,1382, under L.R.Kh.No-213 of **Mouza-Satuli**, J.L.No.-49, P.S.- Kashipur & A.D.S.R.O. -Bhangar, under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas, morefully and particularly described in the Schedule hereunder written.



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Bhargar, 24 Pgs. (S)

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AND WHEREAS as **Nishibala Mondal** is the originally L.R. Recorded owner, being **khatian no.213,Danga** land admeasuring an area **10.33 Decimals** more or less in R.S.Dag no-1358,1360,1368,1381,1382, under L.R.Kh.No-213 of **Mouza-Satuli,J.L.No.-49,P.S.-Kashipur & A.D.S.R.O. -Bhangar,**

AND WHEREAS While seized and possessed the landed property, the said **Nishibala Mondal** died intestate leaving behind his two sons herein the Vendor no.-1 & 2, Six daughters herein the 3no.Vendor to 8 no.vendors, as his legal heirs or representatives. After the demise of **Nishibala Mondal**, the present Vendors, became the absolute owners/ occupiers by virtue of inheritance from **Nishibala Mondal**, as per their share according to Hindu Law of Succession.



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Bhargar, 24 Pgs.(S)

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




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- b > That the said property is free from all encumbrances, charges, liens, mortgages, 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.
- 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.




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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.3,41,675/-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 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.3,41,675/-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



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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** land admeasuring an area **10.33 Decimals** more or less in R.S.Dag no-1358,1360,1368,1381,1382,under L.R.Kh.No-213 of **Mouza-Satuli**,J.L.No.-49,P.S.-Kashipur & A.D.S.R.O. -Bhangar,under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas,afterreferred to as "the said property" morefully and particularlydescribed in the SCHEDULE here under written free from all encumbrances whatsoever having a good and marketable title in respect there of **TOGETHER WITH** all rightsprivileges,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 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 notwith



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standing 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 and it successor -in-interest and assigns,in the manner aforesaid AND the Vendors covenant and assure that the said property is free from allencumbrances ,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



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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 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 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 Panchayet and Government rates, taxes, revenues and outgoing payable up to the date these presents shall be borne and paid by the Vendors.



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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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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- 213 (Nishi Bala Mondal)

1. R.S.Dag no. 1358 (One Thosand Three Hundred Fifty Eight) Danga area 04 Decimals out of 108 Decimals in share 0312
2. R.S.Dag no. 1360 (One Thosand Three Hundred Sixty) Danga area 01 Decimals out of 31 Decimals in share 0242
3. R.S.Dag no. 1368 (One Thosand Three Hundred Sixty Eight) Danga area 04 Decimals out of 30 Decimals in share 1250
4. R.S.Dag no. 1381 (One Thosand Three Hundred Eighty One) Danga area 0.25 Decimals out of 48 Decimals in share 0053
5. R.S.Dag no. 1382 (One Thosand Three Hundred Eighty Two) Danga area 01.08 Decimals out of 52 Decimals in share 0209

Here Total Sold area 10.33 (Ten Point Thirty Three) Decimals only.



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It is butted and bounded R.S.Dag No-1358 as follows :-

NORTH : R.S.Hal Dag No- 855
SOUTH : R.S.Hal Dag No- 1355
EAST : R.S.Hal Dag No- 1359
WEST : R.S.Hal Dag No- 736

It is butted and bounded R.S.Dag No-1358 as follows :-

NORTH : R.S.Hal Dag No- 860
SOUTH : R.S.Hal Dag No- 1359
EAST : R.S.Hal Dag No- 1361
WEST : R.S.Hal Dag No- 856

It is butted and bounded R.S.Dag No-1368 as follows :-

NORTH : R.S.Hal Dag No- 1422
SOUTH : R.S.Hal Dag No- 1415
EAST : R.S.Hal Dag No- 1421
WEST : R.S.Hal Dag No- 1369

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




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

25 APR 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. ଅଧ୍ୟକ୍ଷଙ୍କ ସାମ୍ମୁଖରେ
 ଶ୍ରୀ/ଶ୍ରୀମତୀ - ଅଧ୍ୟକ୍ଷଙ୍କ ସାମ୍ମୁଖରେ
 ସମ୍ପର୍କ - ୨୭୩୩୨
2. ଅଧ୍ୟକ୍ଷଙ୍କ ସାମ୍ମୁଖରେ
 ଅଧ୍ୟକ୍ଷଙ୍କ ସାମ୍ମୁଖରେ
 ଅଧ୍ୟକ୍ଷଙ୍କ ସାମ୍ମୁଖରେ
 ଅଧ୍ୟକ୍ଷଙ୍କ ସାମ୍ମୁଖରେ

1. ଅଧ୍ୟକ୍ଷଙ୍କ
 2. ଅଧ୍ୟକ୍ଷଙ୍କ
 3. ଅଧ୍ୟକ୍ଷଙ୍କ
 4. ଅଧ୍ୟକ୍ଷଙ୍କ
 5. ଅଧ୍ୟକ୍ଷଙ୍କ
 6. ଅଧ୍ୟକ୍ଷଙ୍କ
 7. ଅଧ୍ୟକ୍ଷଙ୍କ
 8. ଅଧ୍ୟକ୍ଷଙ୍କ
- SIG. OF VENDORS





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Bhangan, 24 Pgs. (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.3,41,675/- (Rupees.Three Lacs Fourty One Thousand Six Hundred Seventy Five)only. Payable under these presents as per memo below :- By Cash/Draft/Cheque :-

Total Received Rs.3,41,675/-(Rupees.Three Lacs Fourty One Thousand Six Hundred Seventy Five)only.

WITNESSES:-

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

1. Anuj Mondal
2. Tolon Mondal
3. *Handwritten Bengali signature*
4. *Handwritten Bengali signature*
5. *Handwritten Bengali signature*
6. *Handwritten Bengali signature*

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 :-
Sahamuti - Gopal

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




7. *Handwritten Bengali signature*

8. *Handwritten Bengali signature*

SIGN.OF VENDORS :









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

25 APR 2014

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Name

Signature Sanjay Kumar Ghosh

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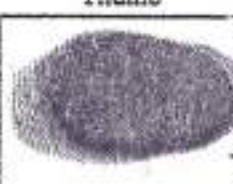









Name: ABHAY MONDAL

Signature Abhay Mondal

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Name TAPAN MONDAL

Signature Tapan Mondal

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Name PRANATI BISWAS












Signature Pranati Biswas




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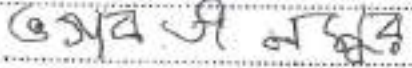
Addl. District Sub-Registrar
Bhongir, 24 Parganas (S)




25 APR 2014

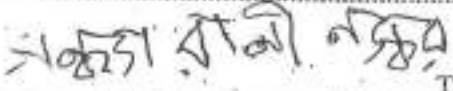
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Name: ARATI GHOSH
 Signature: 

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Name: BHAGABATI NASKAR
 Signature: 

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Name: SANDHYA RANI NASKAR
 Signature: 

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Name: MINATI MONDAL
 Signature: 




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Bhawan, 24 Pgs. (S)

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Name SAROTHI PAHAR
 Signature  ਸਰੋਤੀ ਪਾਹਰ

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Name
 Signature

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Name
 Signature

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Name
 Signature



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Addl. District Sub-Registrar
Bhagalpur, 24 Pgs. (5)

25 APR 2014



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

Endorsement For Deed Number : I - 02394 of 2014
(Serial No. 02289 of 2014 and Query No. 1621L000005473 of 2014)

On 25/04/2014

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

Presented for registration at 19.40 hrs on :25/04/2014, at the Private residence by Abhay Mondal , one of the Executants.

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

Execution is admitted on 25/04/2014 by

1. Abhay Mondal, son of Lt. Pulin Mondal , Village: Purbo Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Tapan Mondal, son of Lt. Pulin Mondal , Village: Purbo Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Pranati Biswas (Mondal), wife of Sushanta Biswas , Village: Purbo Mukundapur, Mukundapur, Thana:-Haroa, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Arati Ghosh (Mondal), wife of Robin Ghosh , Village:Hathacha Uttar Para, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Bhagabati Naskar (Mondal), wife of Gayaram Naskar , Village:Hathacha Uttar Para, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Sandhya Rani Naskar (Mondal), wife of Nishi Naskar , Village:Hathacha Uttar Para, Thana:-Kolkata Leather Camp, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
7. Minati Mondal, wife of Becharam Mondal , Village:Joynagar Majer Mondal Para, Joynagar, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
8. Sarothi Pahar (Mondal), wife of Shamal Pahar , Village:Sonapukur Sankarpur, Thana:-Haroa, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
Identified By Shyamal Pahar, son of Lt. Ashutosh Pahar, Village:Kalinagar, Thana:-Haroa, P.O. :-Haroa, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

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

On 28/04/2014

Certificate of Market Value(WB PUVI rules of 2001)

(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 - 02394 of 2014
(Serial No. 02289 of 2014 and Query No. 1621L000005473 of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,41,675/-

Certified that the required stamp duty of this document is Rs.- 17094 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 29/04/2014

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. 3758/- is paid , by the draft number 770228, Draft Date 25/04/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 29/04/2014

(Under Article : A(1) = 3751/- ,E = 7/- on 29/04/2014)

Deficit stamp duty

Deficit stamp duty Rs. 17094/- is paid , by the draft number 770223, Draft Date 25/04/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 29/04/2014

(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 1286 to 1324
being No 02394 for the year 2014.



(Ashis Kumar Bhowmik) 29-April-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal