



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 15/4/15

T 994127

9-7/192/15  
 म. र. 16, अ. 2041-

This Document is admitted in  
 registration. The Signature Sheet and the  
 endorsement sheets attached to this document  
 will be part of this Document.

*[Signature]*  
 Additional Registrar  
 of Documents & Stamps  
 06. 4. 15

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 06<sup>th</sup> Day of April, Two  
 Thousand Fifteen A.D.

BETWEEN

P.T.O.

ক্রমিক নং 2/22 তারিখ 31.03.2015

সেতার নাম..... SIMCOO Insurance (South Asia) Ltd.

ঠিকানা..... Block-EP & GP Sector-V

ঘূলা..... Salt Lake, Calcutta-700091

স্বাক্ষর 100%  
স্বাক্ষর

মণিকা মন্ডল ট্যাম্প ডেপার  
ভানুজ এ. ডি. এস. আর অফিস  
দক্ষিণ ২৪ পরগণা

লিখিত মাধ্যমে  
কর্তৃপক্ষের মাধ্যমে  
স্বাক্ষর করা হয়েছে  
স্বাক্ষর করা হয়েছে  
তারিখঃ ২৪/০৩/১৫  
স্বাক্ষরঃ

স্মারক - ৭৪৩৩২০



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 6 APR 2015

**AJIJUL MULLAH alias AJIJUL MANIK MULLAH** (Election ID No – **WB/20/091/654025**) son of Late Manik Mullah, Religion –Muslim, Occupation - Business, residing at Village – Teghoria, P.O. – Kashinathpur, Police Station – New Town, Dist – North 24 Parganas, Pin - 700135, 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 TELECOMMUNICATIONS (SOUTH ASIA) LTD.** (CIN No. U32109WB1979PLC031942) (PAN NO. AA ECS4335F) a company registered under the Companies Act.1956, having its Registered Office at Godrej Genesis Building (2<sup>nd</sup> 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 **SECOND PART**.



  
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**WHEREAS** the **VENDOR** herein namely **AJIJUL MULLAH** alias **AJIJUL MANIK MULLAH**, is the originally **L. R. recorded** owner of **ALL THAT** piece and parcel of **SALI LAND**, admeasuring total area of about **38** Decimal, more or less, equivalent to **23.03** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag No. 1371 under **L.R. Khatian No. 2165**, 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;

**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 the 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



*[Handwritten signature]*  
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**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, lispens, 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 **SALI LAND**, admeasuring total area of about **38** Decimal more or less equivalent



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to **23.03** Cottah more or less, of the land, lying and situated at Village –Satuli, in Mouza – Satuli, J.L. No-**49**, R.S. Dag No. **1371** under L.R. Khatian No.**2165**, 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. 16,37,364/- (Rupees Sixteen Lac Thirty Seven Thousand Three Hundred Sixty Four 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. 16,37,364/- (Rupees Sixteen Lac Thirty Seven Thousand Three Hundred Sixty Four 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



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**Rs. 16,37,364/- (Rupees Sixteen Lac Thirty Seven Thousand Three Hundred Sixty Four 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 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 **SALI LAND** admeasuring an area of **38** Decimal more or less in R.S.Dag No- **1371**, under L.R.Khatian No- **2165**, 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



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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 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

P.T.O.



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



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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 favor of the **PURCHASER**.

**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 – 2165 (AJIJUL MULLAH alias AJIJUL MANIK MULLAH)**

1. R.S. Dag No. – 1371 **SALI** area **38** Decimal out of **38** Decimal in share **10000**.

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**Here Total Area Sold – 38 (Thirty Eight) Decimal only.**

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**R.S. Dag No. – 1371 is Butted and Bounded as follows**

NORTH: R. S. Dag No-1370 & 1369; SOUTH: R. S. Dag No- 1372 & 1379

EAST : R. S. Dag No- 1415; WEST : R. S. Dag No- 1382



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**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:

1. *Handwritten signature in Bengali script*

2. Tista Chatterjee  
97/Ananda Pally  
KOL - 32.

*Handwritten signature: ASITUL MALL*

**SIGNATURE OF VENDOR**



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**MEMO OF CONSIDERATION**

**RECEIVED** from the within named **PURCHASER** a sum of **Rs. 16, 37,364/-** (**Rupees Sixteen Lac Thirty Seven Thousand Three Hundred Sixty Four 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. *Amarendra Chakraborty*

2. *Tista Chatterjee*

*Ajijul Molla*  
**SIGNATURE OF VENDOR**

Read over & explained  
in Bengali to the Executant and

Prepared in my office

*Soubhik Chakraborty*  
*Soubhik Chakraborty*

**(SOUBHIK CHAKRABORTY)**  
**Advocate**

**High Court at Calcutta**  
Kolkata-700001  
Enrollment No – F/1234/1329 of 2007



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**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Sanjoy Kumar Ghosh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Sanjoy Kumar Ghosh*



*Ajitulmalg*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_



ADDITIONAL REGISTRAR  
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**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 02822 / 2015, Deed No. (Book - I , 02930/2015)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajjul Mullah Village: Teghoria, Thana: New Town, P.O. :- Kashinathpur, District: North 24-Parganas, WEST BENGAL, India, Pin :-700135	 06/04/2015	 LTI 06/04/2015	 06/04/15

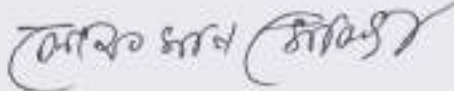
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajjul Mullah Address -Village: Teghoria, Thana: New Town, P.O. :- Kashinathpur, District: North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 06/04/2015	 LTI 06/04/2015	

Name of Identifier of above Person(s)

Lokman Molya  
Village: Langal Beki, Thana: Kashipur, District: South  
24-Parganas, WEST BENGAL, India, Pin :-743510

Signature of Identifier with Date

  
6.04.15



(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA



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

Endorsement For Deed Number : I - 02930 of 2015  
(Serial No. 02822 of 2015 and Query No. 1901L000007192 of 2015)

On 06/04/2015

**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. 18105/- is paid , by the draft number 879336, Draft Date 04/04/2015, Bank Name State Bank of India, COMMERCIAL BR., SALT LAKE, received on 06/04/2015

( Under Article : A(1) = 18007/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 06/04/2015 )

**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.-16,37,364/-

Certified that the required stamp duty of this document is Rs.- 81888 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 81888/- is paid , by the draft number 879335, Draft Date 04/04/2015, Bank : State Bank of India, COMMERCIAL BR., SALT LAKE, received on 06/04/2015

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

Presented for registration at 13 53 hrs on :06/04/2015, at the Office of the A.R.A. - I KOLKATA by Ajijul Mullah Alias Ajijul Manik Mullah,Executant.

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

Execution is admitted on 06/04/2015 by

1. Ajijul Mullah Alias Ajijul Manik Mullah, son of Lt. Manik Mullah , Village:Teghoria, Thana:-New Town, P.O. :-Kashinathpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By Lokman Molya, son of Joynal Molya, Village:Langal Beki, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743510, By Caste: Muslim, By Profession: Business

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



( 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 8  
Page from 6245 to 6261  
being No 02930 for the year 2015.



*MR*  
(Dinabandhu Roy) 10-April-2015  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal

Government of West Bengal  
Office of the A.R.A. - I KOLKATA  
W.B. FORM NO. 1504

Date: 06/04/2015

Serial No. **02822/2015** Deed No. **I-02930/2015**  
Presentant Name Ajjul Mullah  
Executant Name Ajjul Mullah Claimant Name Sanjoy Kumar Ghosh  
Type of Deed Sale Document  
Market Value Rs 16,37,364/-  
Addl. Transaction Agreement(2)

Fees & Standard User charges  
Paid (Break up as below) **Rs 18,280/-**

Stamp Duty Paid  
(Break up as below) **Rs 81,988/-**

1. By Cash \* **Rs 175/-**  
2. By Draft/BC/SABR **Rs 18,105/-**  
Sl. No.\* Date\* Amount (Rs.)  
1. 879336 04/04/2015 18,105/-

1. By Stamp **Rs 100/-**  
2. By Draft/BC/SABR/Challan **Rs 81,888/-**  
Sl. No. No.\* Date\* Amount (Rs.)  
1. 879335 04/04/2015 81,888/-

Article :A(1)=18,007/-, E=14/-, I=55/-,M(a)=25/-,M(b)=4/-,  
By Cash\* Amount includes Standard User Charge of Rs 175/-  
No\* - Draft/Bankers Cheque/SABR/Challan No. Date \*  
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer  
A.R.A. - I KOLKATA