4174/15 04174/15 04201/15 04201/15

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

T 992269

N/E-1217/15

Q-171901/15

मूल्य 20,98,140/-

Certified that the Document is admitted to Registration. The signature sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances-I, Kolkata

27.5.15

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this **25th** Day **of May, Two Thousand Fifteen** A.D.

BETWEEN

P.T.O.

J-(1)-250
J-(2)-100
350

ক্রমিক নং 758 তারিখ 10.03.2015

ক্রেতার নাম SIMOCO Telecommunications (South Asia) Ltd.

ঠিকানা Block-EP & GP Sector-V Salt Lake, Calcutta-700091

মূল্য 100/-

স্বাঃ

মণিকা মন্ডল ট্যাম্প ভেন্ডার
ভাঙ্গড় এ. ডি. এস. আর অফিস
দক্ষিণ ২৪ পরগণা

লোকে মান লোকা
লিখ হয়নাল লোকা
গ্রাম পঞ্চায়েত থেকে
যানা কাগজ জুড়
লেখা ঃ ২৪ বাড়ি ডাকা
পোস্ট অফিস জুড়ে
লেখা হেতুয়ার

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

1. JOYDEB MANDAL, 2. BHUDEB MANDAL both are sons of Late Sudhir Mandal, Religion –Hindu, Occupation - Cultivation, residing at Village – Paschim Langalbenki, P.O. – Pithapukur, Police Station – Kashipur (Formerly Bhangar), Dist – South 24 Parganas, Pin - 743502, **3. ASHIMA MANDAL** wife of Sri Astapada Mandal, Religion –Hindu, Occupation – Housewife, residing at Village – Patharghata, P.O. – Patharghata, Police Station – Rajarhat, Dist – North 24 Parganas, Pin - 700156 hereinafter called the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context hereof shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**;

AND

SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD. (CIN No. U32109WB1979PLC031942) (PAN NO. AAECS4335F) a company registered under the Companies Act.1956, having its Registered Office at Godrej Genesis Building (2nd floor), Block - EP & GP, Sec-V, P.S.-Electronics Complex(Formerly Bidhannagar East), PO - Seachbhawan, 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 **OTHERS PART**.

P.T.O.

WHEREAS the **VENDORS** herein namely **1. JOYDEB MANDAL, 2. BHUDEB MANDAL & 3. ASHIMA MANDAL,** are the originally **L. R. recorded** owner of **ALL THAT** piece and parcel of **DANGA LAND**, admeasuring total area of about **33** Decimal, more or less, equivalent to **01** Bigha more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.**49**, R.S. Dag No.**1384** under **L.R. Khatian Nos. 463, 464 and 1308** Police Station – Kashipur (Formerly Bhangar) and the aforesaid land is recorded in the name of the **VENDORS** 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 **SCHEDULES – [(A), (B) & (C)]** hereunder written;

WHEREAS VENDOR – 1, herein namely, **JOYDEB MANDAL** is the originally L. R. recorded owner, being Khatian No. **463**, **DANGA LAND** admeasuring an area of **11** Decimal more or less in R. S. Dag No. **1384**, under L. R. Khatian No. **463** of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the **SCHEDULE – A** hereunder written;

WHEREAS VENDOR – 2, herein namely, **BHUDEB MANDAL** is the originally L. R. recorded owner, being Khatian No. **464**, **DANGA LAND** admeasuring an area of **11** Decimal more or less in R. S. Dag No. **1384**, under L. R. Khatian No. **464** of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the **SCHEDULE – B** hereunder written;

P.T.O.

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WHEREAS VENDOR – 3, herein namely, **ASHIMA MANDAL** is the originally L. R. recorded owner, being Khatian No. **1308**, **DANGA LAND** admeasuring an area of **11** Decimal more or less in R. S. Dag No. **1384**, under L. R. Khatian No. **1308** of Mouza – Satuli, J. L. No- **49**, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the **SCHEDULE – C** hereunder written;

WHEREAS the **VENDORS** herein are the rightful Owner / Occupier of the said **PROPERTY** mentioned in the **SCHEDULE** hereunder, and the **VENDORS** are 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 **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 absolute Owner of the said **PROPERTY** and the same has good and marketable title 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.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

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 **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 is the same subject to any other law for the time being in force.

f) That the **VENDORS** are legally competent to sell and transfer the said **PROPERTY**.

g) There in neither any bar nor impediment on the **VENDORS** in transferring and selling the said **PROPERTY** in favour of the **PURCHASER**.

WHEREAS the **VENDORS** herein have agreed to sell and the **PURCHASER** herein has agreed to purchase being **ALL THAT** piece and parcel of **DANGA LAND**, admeasuring total area of about **33** Decimal, more or less, equivalent to **01** Bigha more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.**49**, R.S. Dag No.**1384** under **L.R. Khatian Nos**. **463, 464 and 1308** 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. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only)** and the **VENDORS** declares that the said **PROPERTY** is free from all encumbrances liens, charges, mortgages whatsoever;

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

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 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. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only)** free from all encumbrances, liens, charges, mortgages, whatsoever; **AND WHEREAS** the **VENDORS** 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 **Rs. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty only)** paid on or before the execution of these presents to the **VENDORS** by the **PURCHASER**, the receipt whereof the **VENDORS** 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 **VENDORS** 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 **DANGA LAND** admeasuring an area of **33** Decimal more or less in R.S. Dag No.**1384** under **L.R. Khatian Nos**. **463, 464 and 1308,** of Mouza-Satuli, J.L.No-

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OF ASSURANCES-I, KOLKATA
25 MAY 2015

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 **VENDORS** 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 **VENDORS** do and doth hereby covenant that not withstanding any act and/or 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** are 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 **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 successor-in-interest and assigns, in the manner aforesaid **AND** the **VENDORS** covenants and assures that the said **PROPERTY** is free from all encumbrances, attachment and acquisitions and the **VENDORS** 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

P.T.O.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

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 **VENDORS** and any person(s) lawfully and/or equitably claiming from under or in trust from the **VENDORS 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 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 **VENDORS** **AND** the **VENDORS** 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 lispendens 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.

If any of the statements or covenants made hereinbefore is found to be false, untrue or any defect in title is detected hereafter, the **VENDORS** 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.

P.T.O.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

The **VENDORS** 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**.

IF any error or omission is transpired in this Deed in future, the **VENDORS** 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**.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

SCHEDULE (A) – 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, RayataSatwa, land recorded with the Office of the **B.L & L.R.O**, Bhangar, under the State of West Bengal:

L.R.Khatian No – 463 (Joydeb Mandal)

1. R.S. Dag No. – **1384 DANGA** area **11** Decimal out of **89** Decimal in share **1235.**

Here Total Area Sold – 11 (Eleven) Decimal only.

SCHEDULE (B) – 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, RayataSatwa, land recorded with the Office of the **B.L & L.R.O**, Bhangar, under the State of West Bengal:

L.R.Khatian No – 464 (Bhudeb Mandal)

1. R.S. Dag No. – **1384 DANGA** area **11** Decimal out of **89** Decimal in share **1235.**

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

Here Total Area Sold – 11 (Eleven) Decimal only.

SCHEDULE (C) – 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, RayataSatwa, land recorded with the Office of the **B.L & L.R.O**, Bhangar, under the State of West Bengal:

L.R.Khatian No – 1308 (Ashima Mandal)

1. R.S. Dag No. – **1384 DANGA** area **11** Decimal out of **89** Decimal in share **1235.**

Here Total Area Sold – 11 (Eleven) Decimal only.

Here Total Area Sold in this Deed – 33 (Thirty Three) Decimal only.

R.S. Dag No. – 1384 is Butted and Bounded as follows

NORTH: R. S. Dag No-1351, 1352, 1355;

SOUTH: R. S. Dag No- 1385,

EAST : R. S. Dag No- 1383, 1381;

WEST: R. S. Dag No- 1345, 1390, 1389.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 5 MAY 2015

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 VENDORS AT KOLKATA
IN THE PRESENCE OF:

1. [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

2. Tista Chatterjee
D/O - D. Chatterjee
97, Anand pally
Kol-1

SIGNATURE OF VENDORS

Simoco Telecommunications (South Asia) Limited
Sanjay Kumar Ghosh
Director

P.T.O.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASER** a sum of **Rs. 20,98,140/- (Rupees Twenty Lac Ninety Eight Thousand One Hundred Forty 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.

1.

2.

2. Tista Chatterjee

3.

Read over & explained
in Bengali to the Executant and

Prepared in my office

Soubhik Chakraborty

(SOUBHIK CHAKRABORTY)
Advocate
High Court at Calcutta
Kolkata-700001
Enrollment No – F/1234/1329 of 2007

SIGNATURE OF VENDORS

P.T.O.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
25 MAY 2015

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

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature__________________________

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature__________________________

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature__________________________

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES I, KOLKATA
25 MAY 2015

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000171901/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
PRESENTANT	Shri Joydeb Mandal Village - Paschim Langalbenki,, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller		2727 	25/5/15
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
2	Shri Bhudeb Mandal Village - Paschim Langalbenki, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Seller		2728 	25/5/15
Sl No.	**Name of the Executant**	**Category**	**Photo**	**Finger Print**	**Signature with date**
3	Smt Ashima Mandal Village - Patharghata, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156	Seller		2729 	25/5/15

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Sanjoy Kumar Ghosh J.N. CHOWDHURY ROAD, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101	Representative of Buyer [SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.]		2730 	Sanjoy Kumar Ghosh 25/5/15

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Lokman Malya Son of Shri Jaynal Malya Paschim Langalbanki, Bhagbanpur, Bhangar, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743510	Shri Joydeb Mandal, Shri Bhudeb Mandal, Smt Ashima Mandal, Mr Sanjoy Kumar Ghosh	25.5.15

(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

Government of West Bengal

Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	19010000171901/2015	Query Date	21/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Soubhik Chakraborty		
Address	7A, Kiran Shankar Roy Road,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9748360919		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4306] Sale [Rs : 0/-]		
Set Forth value	Rs. 20,98,140/-	Total Market Value:	Rs. 20,98,140/-
Stampduty Payable	Rs. 1,04,907/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 23,162/-	Registration Fee Article:-	A(1), M(a), M(b), I
Expected date of the Presentation of Deed	21/05/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			

Query No:-19010000171901/2015, 21/05/2015 01:09:18 PM KOLKATA (A.R.A. - I)

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 463	11 Decimal	6,99,380/-	6,99,380/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L1	Shri Joydeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333
L1	Shri Bhudeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333
L1	Smt Ashima Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 464	11 Decimal	6,99,380/-	6,99,380/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L2	Shri Joydeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333
L2	Shri Bhudeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333
L2	Smt Ashima Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 1308	11 Decimal	6,99,380/-	6,99,380/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
L3	Shri Joydeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333
L3	Shri Bhudeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333
L3	Smt Ashima Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667 Dec	33.3333

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

Seller Details			
Name & Address	**Status**	**Execution And Admission Details**	**Other Details**
Shri Joydeb Mandal Son of Late Sudhir Mandal Village - Paschim Langalbenki,, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,
Shri Bhudeb Mandal Son of Late Sudhir Mandal Village - Paschim Langalbenki, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India,
Smt Ashima Mandal Wife of Shri Astapada Mandal Village - Patharghata, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,

Buyer Details			
Name & Address (Organization)	**Status**	**Execution And Admission Details**	**Other Details**
SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD. Godrej Genesis Building, Block/Sector: EP, GP, P.O:- Sector V, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Organization	Executed by: Representative,	PAN No. AAECS4335F,

Representative Details			
Representative Name & Address	**Other Details**	**Execution And Admission Details**	**Representative of**
Mr Sanjoy Kumar Ghosh, Director Son of Late Tarak Chandra Ghosh J.N. CHOWDHURY ROAD, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADPPG4157L,	Date of Execution - 20/05/2015, To be Admitted By : Self	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

Identifier Details		
Identifier Name & Address	**Other Details**	**Identifier of**
Mr Lokman Malya Son of Shri Jaynal Malya Paschim Langalbanki, Bhagbanpur, Bhangar, P.O:- Pithapukur, P.S:- Kashipur, District:- South 24-Parganas, West Bengal, India, PIN - 743510	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri Joydeb Mandal, Shri Bhudeb Mandal, Smt Ashima Mandal, Mr Sanjoy Kumar Ghosh

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	**Property Location**	**Plot No & Khatian No / Road Zone**	**Details of Land**
L1	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 463	DLRS Server does not return any information about RS Plo
L2	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 464	DLRS Server does not return any information about RS Plo
L3	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 1308	DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/-(Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
   If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Query No:-19010000171901/2015, 21/05/2015 01:09:18 PM KOLKATA (A.R.A. - I)

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 MAY 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri Joydeb Mandal Son of Late Sudhir Mandal Village - Paschim Langalbenki,, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 25/05/2015 Date of Admission : 25/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	
2	Shri Bhudeb Mandal Son of Late Sudhir Mandal Village - Paschim Langalbenki, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, Status : Self Date of Execution : 25/05/2015 Date of Admission : 25/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	
3	Smt Ashima Mandal Wife of Shri Astapada Mandal Village - Patharghata, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 25/05/2015 Date of Admission : 25/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD. Godrej Genesis Building, Block/Sector: EP, GP, P.O:- Sector V, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700091 PAN No. AAECS4335F, Status : Organization Represented by representative as given below:-		
1(1)	Mr Sanjoy Kumar Ghosh, Director Son of Late Tarak Chandra Ghosh J.N. CHOWDHURY ROAD, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADPPG4157L, Status : Representative Date of Execution : 25/05/2015 Date of Admission : 25/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Lokman Malya Son of Shri Jaynal Malya Paschim Langalbanki, Bhagbanpur, Bhangar, P.O:- Pithapukur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743510 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Shri Joydeb Mandal, Shri Bhudeb Mandal, Smt Ashima Mandal, Mr Sanjoy Kumar Ghosh	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 463	11 Decimal	6,99,380/-	6,99,380/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
L2	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 464	11 Decimal	6,99,380/-	6,99,380/-	Proposed Use: Bastu, ROR: Danga, Property is on Road
L3	District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli	RS Plot No:- 1384 , RS Khatian No:- 1308	11 Decimal	6,99,380/-	6,99,380/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Shri Bhudeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
	Shri Joydeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
	Smt Ashima Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
L2	Shri Bhudeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
	Shri Joydeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
	Smt Ashima Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area in(%)
L3	Shri Bhudeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
	Shri Joydeb Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333
	Smt Ashima Mandal	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.	3.66667	33.3333

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Soubhik Chakraborty
Address	7A, Kiran Shankar Roy Road,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190104201 / 2015

Query No/Year	19010000171901/2015	**Serial no/Year**	1901004174 / 2015
Deed No/Year	I - 190104201 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Joydeb Mandal	**Presented At**	Private Residence
Date of Execution	25-05-2015	**Date of Presentation**	25-05-2015
Remarks			

On 21/05/2015

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 20,98,140/-

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 25/05/2015

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

Presented for registration at 16:35 hrs on : 25/05/2015, at the Private residence by Shri Joydeb Mandal , one of the Executants.

Endorsement by Commissioner after execution of Visit Commission Case No:-001217 of 2015

Having visited the residence of

Shri Joydeb Mandal, Son of Late Sudhir Mandal, Village - Paschim Langalbenki,, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Cultivation

Who has been identified to my satisfaction by Mr Lokman Malya, Son of Shri Jaynal Malya, Paschim Langalbanki, Bhagbanpur, Bhangar, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743510, By caste Hindu, By Profession Business and the said

1. Shri Joydeb Mandal has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001217 of 2015

Having visited the residence of

Shri Bhudeb Mandal, Son of Late Sudhir Mandal, Village - Paschim Langalbenki, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By Profession Cultivation

Who has been identified to my satisfaction by Mr Lokman Malya, Son of Shri Jaynal Malya, Paschim Langalbanki, Bhagbanpur, Bhangar, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743510, By caste Hindu, By Profession Business and the said

1. Shri Bhudeb Mandal has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001217 of 2015

Having visited the residence of

Smt Ashima Mandal, Wife of Shri Astapada Mandal, Village - Patharghata, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Hindu, By Profession House wife

Who has been identified to my satisfaction by Mr Lokman Malya, Son of Shri Jaynal Malya, Paschim Langalbanki, Bhagbanpur, Bhangar, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743510, By caste Hindu, By Profession Business and the said

1. Smt Ashima Mandal has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001217 of 2015

Having visited the residence of

Mr Sanjoy Kumar Ghosh, Director, Godrej Genesis Building, Sector: EP, GP, P.O: Sector V, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, By caste Hindu, By Profession Business

Who has been identified to my satisfaction by Mr Lokman Malya, Son of Shri Jaynal Malya, Paschim Langalbanki, Bhagbanpur, Bhangar, P.O: Pithapukur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743510, By caste Hindu, By Profession Business and the said

1. Mr Sanjoy Kumar Ghosh has admitted the execution of this document

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 27/05/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 23,162/- (A(1) = Rs 23,078/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 23,162/-

Description of Draft

1. Rs 23,162/- is paid, by the Draft(8554-16) No: 879441, Date: 23/05/2015, Bank: STATE BANK OF INDIA (SBI), COMMERCIAL BR SALT LAKE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,04,907/- and Stamp Duty paid by Draft Rs 1,04,907/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 758, Purchased on 10/03/2015,Vendor named Monika Mondal.

Description of Draft

1. Rs 1,04,907/- is paid, by the Draft(8554-16) No: 879440, Date: 23/05/2015, Bank: STATE BANK OF INDIA (SBI), COMMERCIAL BR SALT LAKE.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 4349 to 4379

being No 190104201 for the year 2015.

Seal of the Additional Registrar, Assurance -I, Kolkata

Digitally signed by DINABANDHU ROY
Date: 2015.06.03 11:14:57 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 6/3/2015 11:14:57 AM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)