



08/09/14

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 243289

106725P  
 1025P  
 189P  
 22921

[Signature]  
 - 8 SEP 2014

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this 08<sup>th</sup> day of September,

Two Thousand Fourteen A.D.

BETWEEN

P.T.O.

23  
 106725P  
 1025P  
 189P  
 22921  
 8/9/14

ক্রমিক নং 1111 তারিখ 21-08-2014

সেতার নাম SMOOD Telecommunications (South Asia) Ltd.

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

মূল্য 100/-  
বা মাছারকাই

যশিকা মন্ডল ট্যাক্স ডেপুটি  
ডায়েরি এ. ডি. এস. আর অফিস  
দক্ষিণ ২৪ পরগণা

বিজ্ঞাপন কর্তৃক  
বা অস্বীকার কর্তৃক



বিজ্ঞাপন কর্তৃক  
বা অস্বীকার কর্তৃক



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

- 8 SEP 2014

অস্বীকার কর্তৃক  
মিটার-মেরির কর্তৃক  
আং - বসুধাকান্ত  
মাসা - কাঙ্গালপুর  
দ: ২৪ পরগণা

1. **BISWANATH MANDAL**, 2. **SHIBU MANDAL** both sons of LATE KALIPADA MANDAL, Religion – Hindu, Occupation - Business, residing at Village – Naoyabad Khaldhar, P.O. – Polerhat, Noyabad, Police Station – Kashipur, Dist – South 24 Parganas, Pin - 743502, 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 his respective heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**;

**AND**

**SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD.** (CIN No.U32109WB1979PLC031942) 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, **SRISANJOY 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 **OTHER PART**.



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**WHEREAS** the **VENDORS** herein namely **BISWANATH MANDAL**, and **SHIBU MANDAL**, are the owner of **ALL THAT** piece and parcel of **SALI LAND**, admeasuring total area of about **05** Decimal, more or less, equivalent to **3.03** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L. No.49, R.S. Dag No.1372 under **L.R. Khatian No.1988**, 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 morefully and particularly described in the **SCHEDULE** hereunder written;

**WHERE AS** **RENUKA RANI MANDAL** is the originally L. R. recorded owner, being Khatian No. **1988**, **SALI LAND** admeasuring an area of **05** Decimal more or less in R. S. Dag No. **1372**, under L. R. Khatian No.**1988** of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar,

**WHEREAS** while seized and possessed of the landed **PROPERTY**, the said **RENUKA RANI MANDAL**, died intestate leaving behind her only son namely **KALIPADA MANDAL** as his legal heirs or representatives as per their share according to the **HINDU LAW OF SUCCESSION**;

**WHEREAS** while seized and possessed of the landed **PROPERTY**, the said **KALIPADA MANDAL**, died intestate leaving behind her two sons namely



*[Handwritten signature]*

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**BISWANATH MANDAL, and SHIBU MANDAL**, herein **VENDOR No- 1 & 2**, as his legal heirs or representatives as per their share according to the **HINDU LAW OF SUCCESSION**;

**WHEREAS** the **VENDORS** herein is the rightful Owner / Occupier of the said **PROPERTY** mentioned in the **SCHEDULE** hereunder, and the **VENDORS** 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 **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, 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.



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- 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 anybody whomsoever.
- e) That the **VENDORS** 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 **VENDORS** are legally competent to sell and transfer the said **PROPERTY**.
- h) There is neither any bar nor impediment on the **VENDORS** in transferring and selling the said **PROPERTY** in favour of the **PURCHASER**.

**WHEREAS** the **VENDORS** 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 **05** Decimal more or less equivalent to **03.03** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L. No-49, R.S. Dag No.1372 under L.R. Khatian No.1988, 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. 2, 06,725/- (Rupees Two Lac Six Thousand Seven Hundred Twenty Five**



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**Only)** and the **VENDORS** 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 **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, lispens, attachment, trust, whatsoever or howsoever at and for a total consideration of **Rs. 2, 06,725/- (Rupees Two Lac Six Thousand Seven Hundred Twenty Five 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. 2, 06,725/- (Rupees Two Lac Six Thousand Seven Hundred Twenty Five 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

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Addl. District Sub-Registrar  
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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 **05** Decimal more or less in R.S.Dag No- **1372**, under L.R.Khatian No-**1988**, 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 **VENDORS** with the Office of the **B.L & L.R.O**, Bhangar herein after referred to as the said **PROPERTY** morefully 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** has full right, power and absolute authority to grant convey and transfer the said **PROPERTY** **AND** the **VENDORS** 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 **VENDORS** 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

P.T.O.



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Bhagalpur 24 Pgs.(S)

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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 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 up to 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,

P.T.O.



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Addl District Sub-Registra  
Bhangan, 24 Prga.(S)

8 SEP 2014



lienlispendens 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 **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 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.

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**.



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

8 SEP 2014

**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 –1988 (LATE RENUKA RANI MANDAL)**

1. R.S. Dag No. – 1372 SALI area 05 Decimal out of 20 Decimal in share 2500.

-----  
**Here Total Area Sold–05 (Five) Decimal only.**

**R.S. Dag No. – 1372 is Butted and Bounded as follows**

NORTH: R. S. Dag No-1371;      SOUTH: R. S. Dag No- 1373

EAST : R. S. Dag No- 1414;      WEST: R. S. Dag No- 1379



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Addl District Sub-Registrn.  
Bhagalpur, 24 Pesh.(S)

- 8 SEP 2014

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. <sup>১।</sup> সুব্রীণ সর্জন সিংহ রায় সর্জন  
কর্তৃক



2. <sup>২।</sup> আ. সিন্ধু আনা  
কর্তৃক



SIGNATURE OF VENDORS  
P.T.O.



✓

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

- 8 SEP 2014

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER a sum of Rs. 2, 06,725/- (Rupees Two Lac Six Thousand Seven Hundred Twenty Five 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. অুবীম চক্রবর্তী

বর্তমান

২

সিদ্ধার্থ চক্রবর্তী  
৩: অুবীম চক্রবর্তী

২।



2. সৌভিক চক্রবর্তী  
নও কলকাতা

Read over & explained  
in Bengali to the Executant and

Prepared in my office

২।

সিদ্ধার্থ চক্রবর্তী  
৩: অুবীম চক্রবর্তী

২।



Soubhik Chakraborty  
(SOUBHIK CHAKRABORTY)  
Advocate

High Court at Calcutta  
Kolkata-700001

Enrollment No – F/1234/1329 of 2007;

SIGNATURE OF VENDORS

P.T.O.



A handwritten signature in blue ink, consisting of a stylized, cursive mark.

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



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Sanjay 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 *Sanjay 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 *विश्वनाथ शर्मा*  
*श. शर्मा शर्मा*



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

Signature *विश्व शर्मा*  
*श. शर्मा शर्मा*



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

Signature \_\_\_\_\_



  
Addl. District Sub-Registrar  
Bhargar, 24 Perganas (S)





- 8 SEP 2014

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BHANGAR, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 04996 / 2014, Deed No. (Book - I , 04979/2014)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Biswanath Mandal Village:Naoyabad Khaldhar, Thana:-Kashipur, P.O. :-Polerhat, Noyabad, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502	 08/09/2014	 LTI 08/09/2014	বিস্বনাথ মন্ডল ব: অরুণীম মন্ডল ৫/৯/২০১৪

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Biswanath Mandal Address -Village:Naoyabad Khaldhar, Thana:-Kashipur, P.O. :-Polerhat, Noyabad, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502	Self	 08/09/2014	 LTI 08/09/2014	বিস্বনাথ মন্ডল ব: অরুণীম মন্ডল
2	Shibu Mandal Address -Village:Naoyabad Khaldhar, Thana:-Kashipur, P.O. :-Polerhat, Noyabad, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502	Self	 08/09/2014	 LTI 08/09/2014	শিবু মন্ডল ব: অরুণীম মন্ডল

**Name of Identifier of above Person(s)**

Sunil Mondal  
Village:Nayabad, Thana:-Kashipur, District:-South  
24-Parganas, WEST BENGAL, India,

**Signature of Identifier with Date**

অরুণীম মন্ডল

৫/৯/২০১৪



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

**Endorsement For Deed Number : I - 04979 of 2014**  
**(Serial No. 04996 of 2014 and Query No. 1621L000010985 of 2014)**

**On 08/09/2014**

**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. 2273/- is paid , by the draft number 580855, Draft Date 08/09/2014, Bank Name State Bank of India, GHATAKPUKUR, received on 08/09/2014

( Under Article : A(1) = 2266/- ,E = 7/- on 08/09/2014 )

**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.-2,06,725/-

Certified that the required stamp duty of this document is Rs.- 10346 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 10250/- is paid , by the draft number 580854, Draft Date 08/09/2014, Bank : State Bank of India, GHATAKPUKUR, received on 08/09/2014

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

Presented for registration at 14.00 hrs on :08/09/2014, at the Office of the A.D.S.R. BHANGAR by Biswanath Mandal , one of the Executants.

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

Execution is admitted on 08/09/2014 by

1. Biswanath Mandal, son of Lt Kalipada Mandal , Village:Naoyabad Khaldhar, Thana:-Kashipur, P.O. :-Polerhat, Noyabad, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Hindu, By Profession : Business
2. Shibu Mandal, son of Lt Kalipada Mandal , Village:Naoyabad Khaldhar, Thana:-Kashipur, P.O. :-Polerhat, Noyabad, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Hindu, By Profession : Business

Identified By Sunil Mondal, son of Adhir Mondal, Village:Nayabad, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, . By Caste: Hindu, By Profession: Others.

( 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 16  
Page from 1653 to 1673  
being No 04979 for the year 2014.



(Ashis Kumar Biswas) 10-September-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A.D.S.R. BHANGAR  
West Bengal