

अन्त्रियवङ्ग पश्चिम बंगाल WEST BENGAL

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> Additional Registrar of Assurances - I Kolkete 12 • 7 • 1 U

# DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 11<sup>th</sup> day of July, Two
Thousand Fourteen A.D.

BETWEEN

P.T.O.

তারিখ ০৭ 67 12929

Chote নাম SIMOCO Telecommunications (South Asia) LMA
CRISTA Block EP & GP Sector-V
Salt Lake, Calcutta-700091

আক্ষম তাপ্তম মজুমদার
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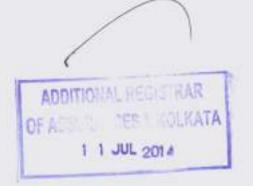
ADDITION AL REGISTRAR
OF ASSET LE CES-1, KOLKATA
1 1 JUL 2014

ASHTAPADA MANDAL son of CHARAN MANDAL, Religion -Hindu, Occupation - Cultivation, residing at Village - Purba Nangolbeki, P.O. - Pithapukur, Police Station - Kashipur (Formerly Bhangar), Dist - South 24 Parganas, Pin - 743502, 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) a company registered under the Companies Act.1956, having its Registered Office at Godrej Genesis Building (2<sup>rd</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 OTHER PART.





WHEREAS the VENDOR herein namely ASHTAPADA MANDAL, is the originally owner of ALL THAT piece and parcel of SALI AND DANGA LAND, admeasuring total area of about 33.95 Decimal, more or less, equivalent to 01 Bigha 0.56 Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag Nos.1354, 1355, 1372, 1384 and 1389 under L.R. Khatian No. 468, 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



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, lispendens, 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 AND DANGA LAND, admeasuring total area of about 33.95 Decimal, more



or less, equivalent to **01** Bigha **0.56** Cottah more or less, of the land, lying and situated al Village –Satuli, in Mouza – Satuli, J.L. No-**49**, R.S. Dag Nos.**1354**, **1355**, **1372**, **1384** and **1389** under L.R. Khatian No. **468**, 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. **15,54,486/-(Rupees Fifteen Lac Fifty Four Thousand Four Hundred Eighty Six 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. 15,54,486/-(Rupees Fifteen Lac Fifty Four Thousand Four Hundred Eighty Six 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 Rs. 15,54,486/-(Rupees Fifteen Lac Fifty Four Thousand Four Hundred Eighty Six 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 AND DANGA LAND admeasuring an area of 33.95 Decimal more or less in R.S. Dag Nos.1354, 1355, 1372, 1384 and 1389 under L.R. Khatian No. 468, 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

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1 1 JUL 2014

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 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-ininterest 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 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 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 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.

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.

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.

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ADDITIONAL REGISTRAR
OF ASSURBINGES L, KOLKATA
1 1 JUL 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 - 468 (ASHTAPADA MANDAL)

- R.S. Dag No. 1354 DANGA area 0.44 Decimal out of 12 Decimal in share 0371.
- R.S. Dag No. 1355 DANGA area 3.71 Decimal out of 100 Decimal in share 0371.
- R.S. Dag No. 1372 SALI area 7.50 Decimal out of 20 Decimal in share
   3750.
- R.S. Dag No. 1384 DANGA area 3.30 Decimal out of 89 Decimal in share 0371.
- R.S. Dag No. 1389 SALI area 19 Decimal out of 39 Decimal in share
   4880.

Here Total Area Sold - 33.95 (Thirty Three Point Nine Five Only)
Decimal only.



## R.S. Dag No. - 1354 is Butted and Bounded as follows

NORTH: R. S. Dag No-1358; SOUTH: R. S. Dag No- 1352

EAST : R. S. Dag No- 1355; WEST: R. S. Dag No- 1353

# R.S. Dag No. - 1355 is Butted and Bounded as follows

NORTH: R. S. Dag No- 1358; SOUTH: R. S. Dag No- 1383 & 1384

EAST: R. S. Dag No- 1356; WEST: R. S. Dag No- 1352 & 1354.

### 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

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

NORTH: R. S. Dag No- 1351 & 1352; SOUTH: R. S. Dag No- 1385

EAST : R. S. Dag No- 1381 & 1383; WEST: R. S. Dag No- 1389 & 1390

### R.S. Dag No. - 1389 is Butted and Bounded as follows

NORTH: R. S. Dag No- 1390 & 1391;

SOUTH: R. S. Dag No- 1388, 1387 & 1384

EAST : R. S. Dag No- 1384; WEST: R. S. Dag No- 1394 & 1395



<u>IN WITNESS WHEREOF</u> 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:

(ASHTAPADA MANDAL)

As Harfada Mondel

**VENDOR** 

1. kamal krishna mondal vill - hangal Baki P.S - kashi pur

2. Jamin di mola vus. danfal Bili P.S. Kashi pur

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
1 1 JUL 2014

### MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER a sum of Rs. 15, 54,486/(Rupees Fifteen Lac Fifty Four Thousand Four Hundred Eighty Six
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. Mamal Krushana Ashtapada MANDAL)

P.S. - Kashipun VENDOR

2. Jamin Du molla W.S. Lamfal Baki P.S. Kushi pw

Read over & explained in Bengali to the Executant and

Prepared in my office

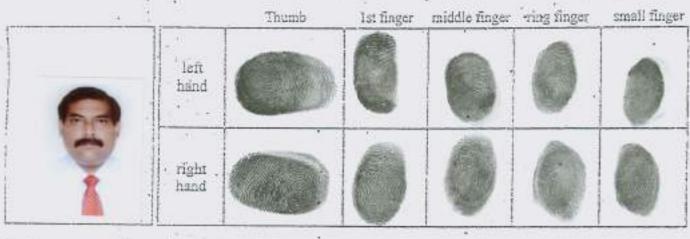
(SOUBHIK CHAKRABORTY) (Advocate

High Court at Calcutta

Kolkata-700001

Enrollment No - F/1234/1329 of 2007





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Name: AShlabada Mondo

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Name .....

Signature .....

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Name .....

Signature .....



1 1 JUL 2014



# Office Of the A.R.A. - I KOLKATA District:-Kolkata

Endorsement For Deed Number : I - 06317 of 2014 (Serial No. 05971 of 2014 and Query No. 1901L000015625 of 2014)

### On 11/07/2014

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

Presented for registration at 20.08 hrs on :11/07/2014, at the Private residence by Ashtapada Mandal .Executant.

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

Execution is admitted on 11/07/2014 by

 Ashtapada Mandal, son of Charan Mandal, Village:Purba Nangolbeki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-743502, By Caste Hindu, By Profession: Cultivation

Identified By Kamal Krishna Mondal, son of U. Mondal, Village:Langal Beki, Thana:-Kashipur, P.O.:-Pitha Pukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others

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

#### On 12/07/2014

## 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.

### Payment of Fees:

Amount by Draft

Rs. 17192/- is paid, by the draft number 878563, Draft Date 11/07/2014, Bank Name State Bank of India, COMMERCIAL BR., SALT LAKE, received on 12/07/2014

( Under Article : A(1) = 17094/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/07/2014 )

### 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.-15,54,486/-

Certified that the required stamp duty of this document is Rs.- 77744 /- and the Stamp duty paid as: Impresive Rs.- 100/-

### Deficit stamp duty

Deficit stamp duty Rs. 77644/- is paid, by the draft number 878559, Draft Date 11/07/2014, Bank: State Bank of India, COMMERCIAL BR., SALT LAKE, received on 12/07/2014

( Dinabandhu Roy )

ADDL. REGISTRAR OF ASSURANCE OF KOLKATA

ADDITIONAL REGISTRAR
OF ASSUMPTED HOLKATA

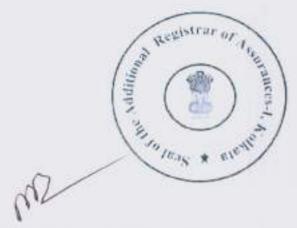
ADDL. REGISTRAR OF ASSURANCE I OF KOLKATA

EndorsementPage 1 of 1

22/07/2014 12:18:00

### Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 15 Page from 3270 to 3286 being No 06317 for the year 2014.



(Dinabandhu Roy) 22-July-2014 ADDL, REGISTRAR OF ASSURANCE-I OF KOLKATA Office of the A.R.A. - I KOLKATA West Bengal