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(Page-1) I 2480/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N.C. No. 431/14 98/14 S 695274

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38/09/14
8:42 PM

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CP-102
13025

The document is admitted for registration
 the signature there and endorsement
 shall adhere to the Act and be
 subject to the provisions of the Act.

06/05/14
 A.D.S. & Registrar
 State Registrar

By call - 313
2867

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 30th day of April 2014
(Two Thousand and Fourteen)

BETWEEN

Samasth Infotainment Pvt. Ltd.
Samakendu Roy
 Authorised Signatory

P.T.O

J1) 250.00
 J2) 420.00
 PGN 180.00
 850.00

1. MAHAMMAD ALI BISWAS, 2. IYAD ALI BISWAS, 3. YAR ALI BISWAS, all sons of Late Raosan Biswas & Late Arepan Biswas, all residing at Village-Pirnagar, P.O.-Shyamnagar, P.S.-Kashipur, District-South 24 Parganas, 4. ACHIRAN BIBI, wife of Kadem Bibi (Daughter of Late Arepan Biswas) residing at Village-Part No-91, Sasan, North 24 Parganas, 5. EMAN GOLDAR, 6. ASMAT GOLDAR both sons of Late Golam Rasul Goldar & Late Sarifan Bibi, 7. FATEMA BIBI PURKAIT, wife of Samsul Purkait (Daughter of Late Sarifan Bibi) residing at Village-Uttar Natapukur, Bhagabanpur, P.S.-Kashipur, Dist-South 24 Parganas, 8. MOCHHABBARI MOLLA, son of Daulat Molla & Late Latipan Bibi, residing at-Uttar Ghoctona Madhya Para, Polerhat 2no. 9. RABIYA BIBI, wife of Montaj Molla (D/o-Late Latipan Bibi), residing at-Paschim Kanthalia, Dakshin Para, Bhogali 2no. Both P.S.-Kashipur, Dist-south 24 Parganas 10. RIJIYA BIBI, wife of Chabbat, (D/o-Late Latipan Bibi), residing at-Part no-18, Kirtipur, P.S.-Barasat, Dist-North 24 Parganas, all by nationality-Indian, by occupation-Cultivation & House wife, herein after referred to as the "VENDORS" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, respective heirs, executors, administrators, legal representative and or assign) of the ONE PART.

P.T.O

Samasth Infotainment Pvt. Ltd.

Kamalendu Roy

Authorised Signatory

AND

SAMASTH INFOTAINMENT PVT. LTD., (a Company under the Companies Act. 1956), having its registered Office at Godrej Genisus Building (3rd. floor), Block-EP & GP-5, Salt-Lake, P.S.-Electronics Complex, Kolkata-70009, represented by its Director **SANJOY KUMAR GHOSH**, (PAN-ADPPG4157L), Son of Tarak Chandra Ghosh, by religion- Hindu, by nationality- Indian, by occupation- Business, residing at J.N. Chowdhury Road, Chusura, Dist.-Hoogly, PIN NO.712101, hereinafter referred to as the "**PURCHASER**" (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of Shali land admeasuring an area **07.87 Decimals** more or less in R.S.Dag no-1388, under L.R.Kh.No-687 of **Mouza-Satuli**, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O. -Bhangar, under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.-South 24 parganas, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS as **Kafiladdin Mollick** is the originally L.R.Recorded owner, being **khatian no.687**, Shali land admeasuring an area **07.87 Decimals** more or less in R.S.Dag no-1388, under L.R.Kh.No-687 of **Mouza-Satuli**, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O. -Bhangar,

AND WHEREAS While seized and possessed the landed property, the said **Kafiladdin Mollick**, died intestate leaving behind his widow Namely

P.T.O

Samasth Infotainment Pvt. Ltd.

Kamalendu Boley

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Chalema Bibi, Five Daughters namely : Arepan Biib, Saripan Bibi, Latipan Bibi, Raupan Bibi, Jelepan Bibi, Two Son namely : Monajat Mollick, Mokter Ali Mollick as his legal heirs or representatives as per their share according to the Hunnafi Law of Shariat.

AND WHEREAS While seized and possessed the landed property, the said **Arepan Bibi**, died intestate leaving behind her four son, namely Jumman Ali Biswas, Mohammad Ali Biswas, herein Vendor No-1, Iyad Ali Biswas, herein Vendor No-2, Iyar Ali Biswas, herein Vendor no-3, one daughters namely Achiran Bibi, herein Vendor no-4, as her legal heirs or representatives as per their share according to the Hunnafi Law of Shariat.

AND WHEREAS While seized and possessed the landed property, the said **Sarifan Bibi** died intestate leaving behind her two son herein Vendor no-5 & 6, one daughters herein Vendor no-7, as her legal heirs or representatives as per their share according to the Hunnafi Law of Shariat.

AND WHEREAS While seized and possessed the landed property, the said **Latipan Bibi**, died intestate leaving behind her four sons one of them herein Vendor no-8, three daughters herein Vendor no-9 & 10, as her legal heirs or representatives as per their share according to the Hunnafi Law of Shariat.

Samasth Infotainment Pvt. Ltd.

Kamaleudin Bony

Authorised Signatory

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AND WHEREAS the Vendors herein have become the rightful Owners/Occupiers in respect of landed property mentioned in the schedule hereunder, above mentioned, and well seized and possessed the land by exercising all sorts of right, title and interest thereof and by paying taxes to the Government of West Bengal, free from all encumbrances, mortgage, Charges, liens etc. whatsoever having a good and marketable title in respect thereof.

AND WHEREAS the Vendors have made the following representation to the Purchaser and offered to sell the said property to the Purchaser.

a> That the Vendors are the jointly absolute Owner in respect of the said property and have a good and marketable title over and in respect of the said property and save and 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.

c> That all the Panchayet and Government rates, taxes, revenue and outgoing payable in respect of the said property have been paid.

d> That the Vendors have not entered into any agreement for sale or transfer of any nature whatsoever in respect of the said property with any body whomsoever.

Samasth Infotainment Pvt. Ltd.

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Authorised Signatory

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e>That the said property is not subject to any notice of acquisition or requisition nor that the same is subject to any other law for the time being in force.

f>That Vendors are legally competent to sell and transfer the said property.

g>There is no bar and impediment in the Vendors transferring and selling the said property in favour of the Purchaser.

AND WHEREAS the Purchaser believing the aforesaid representations and assurances of the Vendors to be true and relying on the same and acting on the faith thereof the Purchaser has agreed to purchase and acquire ALL THAT herein after referred to "as the said property" morefully and particularly described in the SCHEDULE hereunder written, free from all encumbrances, charges, liens, lispendens, attachment, trust, whatsoever or howsoever at and for a total consideration of total Rs.2,60,308/-only free from all encumbrances, liens, charges, mortgages, whatsoever. **AND WHEREAS** the Vendors herein on receipt of consideration money have handed over the possession to the Purchaser this day and the Purchaser above named took possession accordingly.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursance of the said agreement and in consideration of the sum

Samasth Infotainment Pvt. Ltd.

Kamaleshwari Bora
Authorised Signatory

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of Rs.2,60,308/-only paid on or before the execution of these presents to the vendors by the Purchaser (the receipt whereof the vendors do and each of them both hereby as also by the Memorandum hereunder written admit and acknowledge and of and from the same and every part there of acquits, releases and discharges the purchaser as also the said Schedule properties hereby intended to do sold transferred, and conveyed) the vendors do and each of them both hereby grant sell, transfer convey assign and assure unto and in favour of the parcel of plots of Schedule properties containing in aggregate an area of **Shali** land admeasuring an area **07.87 Decimals** more or less in R.S.Dag no-1388, under L.R.Kh.No-687 of **Mouza-Satuli**, J.L.No.-49, P.S.-Kashipur & A.D.S.R.O. -Bhangar, under the Jurisdiction of Bhagwanpur Gram Panchayet, Dist.- South 24 parganas, after referred to as "**the said property**" more fully and particularly described in the **SCHEDULE** here under written free from all encumbrances whatsoever having a good and marketable title in respect there of **TOGETHER WITH** all rights privileges, amenities, easement, quasi easements and appurtenance whatsoever to the said property and appurtenance whatsoever to the said property. **AND TO HAVE AND TO HOLD** the said property and the inheritance thereof is free simple and purchasers

Samasth Infotainment Pvt. Ltd.

Kamakhya Bora

Authorised Signatory

P.T.O

absolute ownership and to the use of the Purchaser absolutely and forever free from all encumbrances whatsoever AND the Vendors do and doth hereby covenant that notwithstanding any act or /and thing by the Vendors or any of its predecessors-in-title done executed knowingly suffered to the contrary, the Vendors have full right ,power and absolute authority to grant convey and transfer the said property AND the Vendors lawfully and absolutely entitled to the said property as an indefeasible estate without any manner of condition use,trust or thing whatsoever AND THAT notwithstanding the Vendors have good right, full power,absolute authority to transfer,sell,convey, transfer,assign and assure unto the Purchaser the said property hereby granted,sold, transferred, conveyed,expressed and intended to be unto the use of the Purchaser and it successor -in-interest and assigns,in the manner aforesaid AND the Vendors covenant and assure that the said property is free from all encumbrances,attachment and acquisitions and the Vendors further assure the Purchaser that the Purchaser shall at all times hereafter peaceably and quietly possess and enjoy the said property and raise further structure,mutate its name before the settlement office,take overhead/underground electric line,telephone line,water pipe

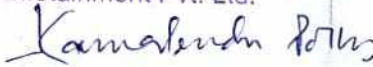
Samasth Infotainment Pvt. Ltd.

Kamalendu Potnis
Authorised Signatory

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line or utilize for any other purpose/purposes for the use of the Purchaser **AND FURTHER** the Purchaser shall be entitled to receive the rents, profits issues thereof without any claim or demand whatsoever from or by the Vendor and any person/persons lawfully and/or equitably claiming from under or in trust from the Vendors from or under any of its predecessors-in-title **AND** further the Vendors shall and will at all times at the request of the Purchaser if necessary do or execute or cause to be done such act, deed and thing whatsoever for further or more perfectly assuring the said property and every part as be reasonably required and the Vendors doth hereby covenant with the Purchaser, its success-in-interest and assigns shall upon reasonable request and at the cost of the Purchaser produce or cause to be produced to it or its agents at any trial hearing commission as occasion will arise as required for any deeds in writing for the purpose of showing their title to the said property **AND** that all outgoing on account of Panchayet and Government rates, taxes, revenues and outgoing payable up to the date these presents shall be borne and paid by the Vendors.

Samasth Infotainment Pvt. Ltd.


Authorized Signatory

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AND Vendors also declares that the land hereby sold have not been previously leased, mortgaged, sold nor in any way transfrrred and there is no charge, line lispensens or any attachments. The said land has not been acquired nor requisitioned by Govt. or any Public body for any scheme nor the same falls under any alignment.

There is no case, suit or proceeding pending before any Court of Law. The Vendors sold the said land while having good and market-able title and delivered the vacant possession of the said land to the Purchaser.

IF any of the statements or covenants made hereinbefore is found to false, untrue or any defect in title is detected hereafter, the Vendors will be liable for the same.

The Vendors also undertakes to compensate by giving the khas possession of his other lands in others Dag, if the Purchaser does not get the peaceful vacant possession of the Schedule land.

IF any error or ommission is transpired in this Deed in future, the Vendors will at the cost and request of the Purchaser execute and

Kamaleshwari P. S.

P.T.O

register any Supplementary Deed or Deed of Rectification /Declaration in favour of the Purchaser.

-:THE SCHEDULE ABOVE REFERED TO :-

District South 24 pgs, P.S.-Bhangar now at present Kashipur, A.D.S.R.O. -Bhangar, under the jurisdiction of Bhagwanpur Gram Panchayet, Mouza-Satuli, J.L.No. 49, Rayata Satwa. under the State of West Bengal.

L.R.Khatian No- 687 (Kofiladdin Mollick)

1. R.S.Dag no. 1388 Danga area 07.87 Decimals out of 30 Decimals in share 10000.

Here Total Sold area 7.87(Seven Point Eighty Seven) Decimals only.
Here 1no.to 4no.Vendor Sold area 3.33 Decimals,5 no.to 7 no.Vendor Sold area 3.33 Decimals and 8 no.to 10 no.Vendor Sold area 1.21 Decimals,

It is butted and bounded as follows :-

NORTH : R.S.Hal Dag No- 1389 ✓
SOUTH : R.S.Hal Dag No- 1386
EAST : R.S.Hal Dag No- 1387 ✓
WEST : R.S.Hal Dag No- 1398

Samasth Infotainment Pvt. Ltd.

Kamaluddin Dilly
Authorised Signatory











P.T.O

IN WITNESS WHEREOF the parties of this Deed of Conveyance for Sale have hereunto set and subscribed his hand and seal the day, month and year first above written.

SIGNED SEALED & DELIVERED.

in the Presence of :-

WITNESSES:-

- 1.  1. *Handwritten name in Kannada script*
- 2.  2. *Handwritten name in Kannada script*
- 3.  3. *Handwritten name in Kannada script*
- 4.  4. *Handwritten name in Kannada script*
- 5.  5. *Handwritten name in Kannada script*
- 6.  6. *Handwritten name in Kannada script*
- 7.  7. *Handwritten name in Kannada script*
- 8.  8. *Handwritten name in Kannada script*
- 9.  9. *Handwritten name in Kannada script*
- 10.  10. *Handwritten name in Kannada script*

By the per of.
Habi for Rammar
SIG. OF VENDORS

Samasth Infotainment Pvt. Ltd.

Kamaleshwar Bhat
Authorised Signatory

MEMO OF CONSIDERATION:-

RECEIVED on and from the within named purchaser the within mentioned full and final consideration money of Rs.2,60,308/-(Rupees.Two Lacs Sixty Thousand Three Hundred Eight)only. Payable under these presents as per memo below :- By Cash/Draft/Cheque :-----

Total Received Rs.2,60,308/-(Rupees.Two Lacs Sixty Thousand Three Hundred Eight)only

WITNESSES:-

1. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

2. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

3. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

4. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]

5. *[Handwritten signature]*

Read over & explained by
in Bengali the Executant and
Prepared in my office.

Mahasini Molla
MAHASIN MOLLA
(Advocate)

Alipur Police Court
Kolkata-700027
Enrollment No- 853/791/2007

COMPUTERIZED BY :-

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

6. *[Handwritten signature]*

7. *[Handwritten signature]*











8. *[Handwritten signature]*

9. *[Handwritten signature]*












10. *[Handwritten signature]*

By the pen of
Habibur Rahman
SIGN.OF VENDORS

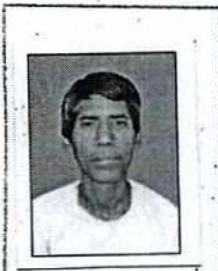









Samasth Infotainment Pvt. Ltd.
Kamleshwar Das

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	left hand					
	right hand					

Name
 Signature Sanjay Kumar Ghosh

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	left hand					
	right hand					

Name: MAHAMMAD ALI BISWAS
 Signature MAHAMMAD ALI BISWAS

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	right hand					












Name: SYAD ALI BISWAS
 Signature SYAD ALI BISWAS

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	right hand					












Name: YAR ALI BISWAS
 Signature YAR ALI BISWAS

Samasth Infotainment Pvt. Ltd.












Kamlesh Kumar
 Authorised Signatory

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	right hand					












Name: ACHIRANI BIBI
 Signature: [Handwritten Signature]

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Name: EMAN GOLDAR
 Signature: [Handwritten Signature]

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	right hand					

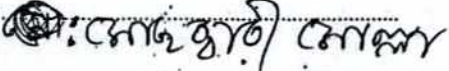
Name: ASMAT GOLDAR
 Signature: [Handwritten Signature]












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	right hand					

Name: FATEMA BIBI PURKAIT
 Signature: [Handwritten Signature]

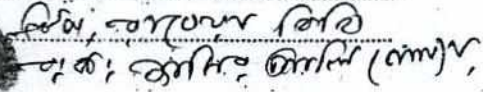
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Name MOCHHABARI MULLA

Signature 

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	right hand					

Name RABIYA BIBI

Signature 

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	left hand					
	right hand					

Name RISTA BIBI

Signature BY THE PEN OF

Hasi Jw Rahman

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PHOTO	left hand					
	right hand					

Name



Signature

Samasth Infotainment Pvt. Ltd.

Kamlesh Roy
Authorised Signatory

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. 02456 / 2014, Deed No. (Book - I , 02480/2014)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rijiya Bibi Address -Village:Part No-18, Kictipur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 06/05/2014	 LTI 06/05/2014	Lti Rijiya Bibi By the Pen of Habi Jusur Rahman

Name of Identifier of above Person(s)
Hafijur Rahaman
Village:Kritypur, Thana:-Barasat, District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date
Habi Jusur Rahman



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

Endorsement For Deed Number : I - 02480 of 2014
(Serial No. 02456 of 2014 and Query No. 1621L000005700 of 2014)

On 30/04/2014

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

Presented for registration at 20.42 hrs on :30/04/2014, at the Private residence by Mahammad Ali Biswas , one of the Executants.

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

Execution is admitted on 30/04/2014 by

1. Mahammad Ali Biswas, son of Late Roasan Biswas , Village:Pirnagar, Thana:-Kashipur, P.O. :-Shyamnagar, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
2. Iyad Ali Biswas, son of Late Roasan Biswas , Village:Pirnagar, Thana:-Kashipur, P.O. :-Shyamnagar, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
3. Yar Ali Biswas, son of Late Roasan Biswas , Village:Pirnagar, Thana:-Kashipur, P.O. :-Shyamnagar, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
4. Achiran Bibi, wife of Kadem , Part No-91, Sasan, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
5. Eman Goldar, son of Late Golam Rasul Goldar , Village:Uttar Natapukur, Bhagabanpur, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
6. Asmat Goldar, son of Late Golam Rasul Goldar , Village:Uttar Natapukur, Bhagabanpur, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
7. Fatema Bibi Purkait, wife of Samsul Purkait , Village:Uttar Natapukur, Bhagabanpur, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
8. Mochhabbari Molla, son of Daulat Molla , Village:Uttar Ghochtana Madhya Para, Polerhat-2, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
9. Rabiya Bibi, wife of Montaj Molla , Bgogali 2, Village:Paschim Kanthalia, Dakshin Para, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife

Identified By Jamir Ali Molla, son of Najir Ali Molla, Village:Langolbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

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

On 06/05/2014

(Ashis Kumar Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR

06/05/2014 14:45:00

Samasth Infotainment Pvt. Ltd.

EndorsementPage 1 of 2

Kamala Devi
Authorised Signatory



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

Endorsement For Deed Number : I - 02480 of 2014
(Serial No. 02456 of 2014 and Query No. 1621L000005700 of 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. 2867/- is paid , by the draft number 770431, Draft Date 30/04/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 06/05/2014

(Under Article : A(1) = 2860/- ,E = 7/- on 06/05/2014)

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.-2,60,308/-

Certified that the required stamp duty of this document is Rs.- 13025 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 13025/- is paid , by the draft number 770425, Draft Date 30/04/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 06/05/2014

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

Execution is admitted on 06/05/2014 by

1. Rijiya Bibi, wife of Chabbat , Village:Part No-18, Kirtipur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife

Identified By Hafijur Rahaman , son of Chabbat , Village:Kritypur, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

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

Samasth Infotainment Pvt. Ltd.

Kamalendu Bandyopadhyay
Authorised Signatory

(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 8
Page from 1792 to 1834
being No 02480 for the year 2014.



(Ashis Kumar Biswas) 27-May-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal

Samasth Infotainment Pvt. Ltd.

Kamalendu Bhowmik
Authorised Signatory