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3605/14

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V.C. no. 663/14 dt 30/6/14

P 933083

30/6/14  
5.40 P.M.

The document is admitted for registration  
The signature sheet and endorsement  
sheet attached with the document are to be  
produced as parts of the document.

A.S.S. Bangalore  
S/M Registrar

02/07/14

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this 30<sup>th</sup> day of June, Two  
Thousand Fourteen A.D.

BETWEEN

P.T.O.

SG Computech Ltd.

*Debjyoti Ghose*  
Authorised Signatory

J(1) 250-0  
J(2) 182-0  
P.M. 78-0  
510-0

193-00  
9830-00  
10-00  
3-7-14

**SUBOL MANDAL** son of **UPENDRA NATH 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>nd</sup> floor), Block - EP & GP, Sec-V, P.S.-Electronics Complex, Kolkata-700091, represented by its Director, **SRI SANJOY KUMAR GHOSH**, (PAN-ADPPG4157L) son of Late. Dr. Tarak Chandra Ghosh, religion – Hindu, nationality – Indian, occupation – Business, residing at J.N.Chowdhury Road, Chinsurah, Dist- Hooghly, Pin- 712101, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject hereof shall be deemed to mean and

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*Sanjoy Kumar Ghosh*  
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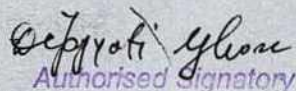
P.T.O.

include its executors, successors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** the **VENDOR** herein namely **SUBOL MANDAL**, is the originally **L. R. recorded** owner of **ALL THAT** piece and parcel of **DANGA LAND**, admeasuring total area of about **21.62** Decimal, more or less, equivalent to **13.10** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag Nos.1347, 1353 and 1359 under L.R. Khatian No. 708, 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;

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**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, lispensens, 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**.

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h) There is 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 **DANGA LAND**, admeasuring total area of about **21.62** Decimal more or less equivalent to **13.10** Cottah more or less, of the land, lying and situated at Village – Satuli, in Mouza – Satuli, J.L. No-49, R.S. Dag Nos.1347, 1353 and 1359 under L.R. Khatian No.708, 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. 8,93,878/- (Rupees Eight Lac Ninety Three Thousand Eight Hundred Seventy Eight 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,

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lispendens, attachment, trust, whatsoever or howsoever at and for a total consideration of **Rs. 8,93,878/- (Rupees Eight Lac Ninety Three Thousand Eight Hundred Seventy Eight 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. 8,93,878/- (Rupees Eight Lac Ninety Three Thousand Eight Hundred Seventy Eight 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 **DANGA LAND** admeasuring an area of **21.62** Decimal more or less in R.S.Dag Nos- **1347, 1353 and 1359**, under L.R.Khatian No- **708**, 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

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the **VENDOR** with the Office of the **B.L & L.R.O**, Bhangar herein after referred to as the said **PROPERTY** more fully and particularly described in the **SCHEDULE** hereunder written free from all encumbrances whatsoever having good and marketable title in respect thereof **TOGETHER WITH** all rights, privileges, amenities, easement, quasi easement and appurtenance whatsoever to the said **PROPERTY AND TO HAVE AND TO HOLD** the said **PROPERTY** inheritance thereof being free and simple **AND** the **VENDOR** do and doth hereby covenant that not withstanding any act and/or thing by the **VENDOR** or any of its predecessors-in-title done executed knowingly suffered to the contrary, the **VENDOR** has full right, power and absolute authority to grant convey and transfer the said **PROPERTY AND** the **VENDOR** is lawfully and absolutely entitled to the said **PROPERTY** as an indefeasible estate without any manner or condition of use, trust or thing whatsoever **AND THAT** notwithstanding the **VENDOR** has good, right, full power, absolute authority to transfer, sell, convey, transfer, assign and assure unto the **PURCHASER** the said **PROPERTY** hereby granted, sold, transferred, conveyed, expressed and intended to be unto the use of the **PURCHASER** and successor-in-interest and assigns, in the manner aforesaid **AND** the **VENDOR** covenants and assures that the said **PROPERTY** is free from all encumbrances, attachment and acquisitions and the **VENDOR** further assures the **PURCHASER** that the **PURCHASER** shall at all times hereafter peaceably and quietly possess and enjoy the said **PROPERTY** and raise further structure, mutate its name before the settlement office, take overhead/underground electric line, telephone line,

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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 lispensens or any attachment and the said **PROPERTY** has not been acquired nor requisitioned by the Government or any Public Authority for any scheme nor does the same fall under any alignment.

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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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**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 – 708 (SUBOL MANDAL)**

1. R.S. Dag No. – 1347 DANGA area 8.50 Decimal out of 34 Decimal in  
share 2500.
2. R.S. Dag No. – 1353 DANGA area 4.12 Decimal out of 33 Decimal in  
share 1250.
3. R.S. Dag No. – 1359 DANGA area 9 Decimal out of 27 Decimal in share  
3333.

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Here Total Area Sold – 21.62 (Twenty One Point Six Two) Decimal only.

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**R.S. Dag No. – 1347 is Butted and Bounded as follows**

NORTH: R. S. Dag No- 729;      SOUTH: R. S. Dag No- 1346  
EAST: R. S. Dag No- 1348;      WEST: R. S. Dag No- 728 & 1346

**R.S. Dag No. – 1353 is Butted and Bounded as follows**

NORTH: R. S. Dag No- 735;      SOUTH: R. S. Dag No- 1352  
EAST : R. S. Dag No- 1354;      WEST: R. S. Dag No- 1350 & 1351

**R.S. Dag No. – 1359 is Butted and Bounded as follows**

NORTH: R. S. Dag No- 856 & 1360; SOUTH: R. S. Dag No- 1357 & 1366  
EAST : R. S. Dag No- 1362;      WEST: R. S. Dag No- 1358

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*Dipjyoti Ghose*  
Authorised Signatory

**IN WITNESS WHEREOF** the parties above named have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED & DELIVERED  
BY THE VENDOR AT KOLKATA  
IN THE PRESENCE OF:

*Subal Mandal*

(SUBOL MANDAL)

VENDOR

1. *Dudh kr Mandal*  
*village - Langul Baki*

2. *Jamir Ani malle*  
*ms. Langul Baki*

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**MEMO OF CONSIDERATION**

RECEIVED from the within named PURCHASER a sum of Rs. 8, 93,878/-  
(Rupees Eight Lac Ninety Three Thousand Eight Hundred Seventy Eight  
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**

*Subal Mandal*

1. *Dush Kr Mandal*  
*village - Langal Banti* (SUBOL MANDAL)  
VENDOR

2. *Jamir Pri malla*  
*v/s. Langal Banti*

Read over & explained  
in Bengali to the Executant and

Prepared in my office

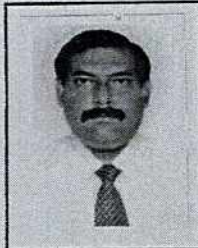










*Soubhik Chakraborty*  
(SOUBHIK CHAKRABORTY)  
Advocate  
High Court at Calcutta  
Kolkata-700001  
Enrollment No - F/1234/1329 of 2007

SG Computech Ltd.












*Dipjyoti Ghose*  
Authorised Signatory

P.T.O.

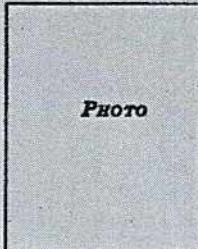


**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<i>Sanjay Kumar Gosh</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					


Signature \_\_\_\_\_

	<i>Sabal Mondal</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

Signature *Sabal Mondal*

	<i>PHOTO</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

Signature \_\_\_\_\_

	<i>PHOTO</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
		LEFT HAND					
			THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		RIGHT HAND					

Signature \_\_\_\_\_

SG Computech Ltd.

*Dipjyoti Ghose*  
Authorised Signatory



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

Endorsement For Deed Number : I - 03638 of 2014  
(Serial No. 03605 of 2014 and Query No. 1621L000008343 of 2014)

On 30/06/2014

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

Presented for registration at 17.40 hrs on :30/06/2014, at the Private residence by Subol Mandal ,Executant.

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

Execution is admitted on 30/06/2014 by

1. Subol Mandal, son of Upendra Nath 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 Dudh Kumar Mondal, son of Dukhiram Mondal, Village:Langalbenki, Thana:-Kashipur, P.O. :-Pithapukur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

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

On 02/07/2014

**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.-8,93,878/-

Certified that the required stamp duty of this document is Rs.- 44704 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

On 03/07/2014

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount by Draft

Rs. 9830/- is paid , by the draft number 878508, Draft Date 30/06/2014, Bank Name State Bank of India, COMMERCIAL BR., SALT LAKE, received on 03/07/2014

( Under Article : A(1) = 9823/- ,E = 7/- on 03/07/2014 )

SG Computech Ltd.

*Dipjyoti Ghose*  
Authorised Signatory

( Ashis Kumar Biswas )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR

03/07/2014 12:45:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03638 of 2014  
(Serial No. 03605 of 2014 and Query No. 1621L000008343 of 2014)

**Deficit stamp duty**

Deficit stamp duty Rs. 44604/- is paid , by the draft number 878504, Draft Date 30/06/2014, Bank :  
State Bank of India, COMMERCIAL BR., SALT LAKE, received on 03/07/2014

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

SG Computech Ltd.

*Debjyoti Ghose*  
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 11  
Page from 6367 to 6388  
being No 03638 for the year 2014.



(Ashis Kumar Biswas) 09-July-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A.D.S.R. BHANGAR  
West Bengal

SG Computech Ltd.

*Debjyoti Ghose*  
Authorised Signatory