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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

st.c.no. 997/14 19/9/14

R 630056

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19/09/14
6.20 PM

23
12850/-
St 1500/-
कि 6240/-
अ 241/-
1415/-
25/9/14

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 19th day of September,

Two Thousand Fourteen A.D.

BETWEEN

P.T.O.
SUN CONCLAVE PVT. LTD.

Dipjyoti Ghose
Authorised Signatory

Jijasa
July 2014
PTA 812.100

1. KASED ALI MOLLA, 2. LIYAKAT MOLLA, 3. SEKENDAR MOLLA, 4. TOUFAR MOLLA, AND 5. BAKTAR MOLLA all five sons of Late Monajat Molla, Religion – Muslim, Occupation - Cultivation, all five residing at Village – Dheyati Para, P.O. – Sanpukur, 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

SG COMPUTECH LIMITED. (CIN No. U74900WB2009PLC139312), (PAN – AANCS6123J), a company registered under the Companies Act.1956, having its Registered Office at Sugandha More, Delhi Road (NH-2 By Pass) P.O- Sugandha, P.S. – Polba, Dist – Hooghly, Pin- 712102, 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.**

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Authorised Signatory

WHEREAS the **VENDORS** herein namely **1. KASED ALI MOLLA, 2. LIYAKAT MOLLA, 3. SEKENDAR MOLLA, 4. TOUFAR MOLLA, AND 5. BAKTAR MOLLA,** are the owner of **ALL THAT** piece and parcel of **SALI AND DANGA LAND,** admeasuring a total area of about **2.96** Decimal, more or less, equivalent to **1.79** Cottah more or less, lying and situated at Village – Satuli, in Mouza – Satuli, J.L No.49, R.S. Dag Nos. **742, 748 & 1343** under L.R. Khatian No. **422,** 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 **SCHEDULE** hereunder written;

WHERE AS LATE JAHOR SANPUI alias **JAHOR ALI SAPUI** is the originally L. R. recorded owner, being Khatian No. **422,** **DANGA** and **SALI LAND** admeasuring an area of **17.75** Decimal more or less in R. S. Dag Nos. **742, 748 & 1343,** under L. R. Khatian No. **422** 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 **JAHOR SANPUI** alias **JAHOR ALI SAPUI,** died intestate leaving behind his Four daughters, one of them **LATE MANTARA BIBI** and only son, as his legal heirs or representatives as per their share according to the **HUNNAFI LAW OF SHARIAT;**

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WHEREAS while seized and possessed of the landed **PROPERTY** the said **MANTARA BIBI**, died intestate leaving behind his Five sons namely **KASED ALI MOLLA, LIYAKAT MOLLA, SEKENDAR MOLLA, TOUFAR MOLLA, AND BAKTAR MOLLA** here in **VENDOR No- 1, 2, 3, 4 & 5**, as his legal heirs or representatives as per their share according to the **HUNNAFI LAW OF SHARIAT**;

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 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.

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- 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 **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 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 **SALI AND DANGA LAND**, admeasuring a total area of about **2.96** Decimal more or less equivalent to **1.79** ~~Cottah~~ more or less, lying and situated at Village – Satuli, in Mouza – Satuli, J.L. No-49, R.S. Dag Nos. **742, 748 & 1343** under L.R. Khatian No. **422**, 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

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recorded with the Office of the B.L & L.R.O, Bhangar, at a total consideration of **Rs. 1, 21,360/-(Rupees One Lac Twenty One Thousand Three Hundred Sixty 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, lispdens, attachment, trust, whatsoever or howsoever at and for a total consideration of **Rs. 1, 21,360/-(Rupees One Lac Twenty One Thousand Three Hundred Sixty 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. 1, 21,360/-(Rupees One Lac Twenty One Thousand Three Hundred Sixty 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

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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 **SALI AND DANGA LAND** admeasuring an area of **2.96** Decimal more or less in R.S. Dag Nos. **742, 748 & 1343** under L.R. Khatian No. **422**, 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 **LATE JAHOR SANPUI alias JAHOR ALI SAPUI** 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 notwithstanding 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

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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 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 deeds 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

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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.

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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P.T.O.

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 – 422 (LATE JAHOR SANPUI alias JAHOR ALI SAPUI)

1. R.S. Dag No. – 742 DANGA area 0.81 Decimal out of 4.88 Decimal in total 44 Decimal in share 1111.
2. R.S. Dag No. – 748 SALI area 0.55 Decimal out of 3.27 Decimal in total 38 Decimal in share 0861.
3. R.S. Dag No. – 1343 SALI area 1.60 Decimal out of 9.60 Decimal in total 16 Decimal in share 6000.

Here Total Area Sold – 2.96 (Two Point Nine Six) Decimal only.

R.S. Dag No. – 742 are Butted and Bounded as follows

NORTH: R. S. Dag No- 743 (Lalit Mandal)

SOUTH: R. S. Dag No- 740 & 741(Totaram Mandal)

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EAST : R. S. Dag No- 744 & 745 (Motilal Mandal)

WEST : R. S. Dag No- 717.75 & 723 (Ananda Mandal & Jatindra Nath Roy)

THERE ARE NO METALLED ROADS AROUND THE PLOT.

R.S. Dag No. – 748 are Butted and Bounded as follows

NORTH: R. S. Dag No- 749 & 854 (Mihir Mandal & Chabi-Roy)

SOUTH: R. S. Dag No- 736 (Joydeb Mandal & Bhudeb Mandal)

EAST : R. S. Dag No- 855 (Mandal Pada Mandal)

WEST : R. S. Dag No- 747 & 738 (Chanchuram Mandal)

THERE ARE NO METALLED ROADS AROUND THE PLOT.

R.S. Dag No. – 1343 are Butted and Bounded as follows

NORTH: R. S. Dag No- 1342 (Chabhat Mallick)

SOUTH: R. S. Dag No- 1392 (Mihir Mandal)

EAST : R. S. Dag No- 1344 (Anil Mandal)

WEST : R. S. Dag No- Low Land.

THERE ARE NO METALLED ROADS AROUND THE PLOT.

SUN CONCLAVE PVT. LTD.

P.T.O.

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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. কোকসান অলিমেন্টারি
গ্রাম- কুমিল্লা

1. কামরুজ জোফার খান

2. ফিরুজ আল (কামরুজ)

3. জোফার আলী

4. ফিরুজ আল

2. কামরুজ আলী
আ. মাহমুদ

5. কামরুজ আল

SUN CONCLAVE PVT. LTD.

Authorised Signatory
Authorised Signatory

SIGNATURE OF VENDORS

P.T.O.

MEMO OF CONSIDERATION

RECEIVED from the within named PURCHASER a sum of Rs. 1, 21,360/- (Rupees One Lac Twenty One Thousand Three Hundred Sixty 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. লোকমান্দ চন্দ্রিমা (মালিক) -
স্বামী সৈয়দী
- 2. গণেশ চন্দ্র (মালিক)
- 3. অরুণা সোম -
- 4. গণেশ চন্দ্র
- 5. সত্যজিৎ চন্দ্র

Read over & explained by
in Bengali 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

SUN CONCLAVE PVT. LI.

Dipjyoti Ghose
Authorised Signatory

SIGNATURE OF VENDORS

P.T.O.

SPECIMEN FORM FOR TEN FINGER PRINTS



Senjoy 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 *Senjoy 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 *Senjoy 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 *Senjoy 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 *Senjoy Kumar Ghosh*

SUN CONCLAVE PVT. LTD.

Subijoti Ghose
 Authorised Signatory



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

Endorsement For Deed Number : I - 05254 of 2014
(Serial No. 05179 of 2014 and Query No. 1621L000011947 of 2014)

On 19/09/2014

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

Presented for registration at 18.20 hrs on :19/09/2014, at the Private residence by Kased Ali Molla , one of the Executants.

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

Execution is admitted on 19/09/2014 by

1. Kased Ali Molla, son of Late Monajat Molla , Village:Dheyati Para, Thana:-Kashipur, P.O. :-Sanpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Cultivation
2. Liyakat Molla, son of Late Monajat Molla , Village:Dheyati Para, Thana:-Kashipur, P.O. :-Sanpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Cultivation
3. Sekendar Molla, son of Late Monajat Molla , Village:Dheyati Para, Thana:-Kashipur, P.O. :-Sanpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Cultivation
4. Toufar Molla, son of Late Monajat Molla , Village:Dheyati Para, Thana:-Kashipur, P.O. :-Sanpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Cultivation
5. Baktar Molla, son of Late Monajat Molla , Village:Dheyati Para, Thana:-Kashipur, P.O. :-Sanpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Cultivation

Identified By Lokman Ali Molla, son of . ., Village:Dheyati, Thana:-Kashipur, P.O. :-Sanpukur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Others.

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

On 22/09/2014

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.-1,28,501/-

Certified that the required stamp duty of this document is Rs.- 6435 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

On 25/09/2014

SUN CONCLAVE PVT. LTD.

Debjyoti Ghose
Authorised Signatory

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

25/09/2014 14:21:00

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 - 05254 of 2014
(Serial No. 05179 of 2014 and Query No. 1621L000011947 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.

Payment of Fees:

Amount by Draft

Rs. 1415/- is paid , by the draft number 683472, Draft Date 20/09/2014, Bank Name State Bank of India, SALT LAKE ELECT COMPLEX, received on 25/09/2014

(Under Article : A(1) = 1408/- ,E = 7/- on 25/09/2014)

Deficit stamp duty

Deficit stamp duty Rs. 6340/- is paid , by the draft number 683467, Draft Date 20/09/2014, Bank : State Bank of India, SALT LAKE ELECT COMPLEX, received on 25/09/2014

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

SUN CONCLAVE PVT. LTD.

Ashis Kumar Biswas
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 17
Page from 353 to 382
being No 05254 for the year 2014.



(Ashis Kumar Biswas) 29-September-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A.D.S.R. BHANGAR
West Bengal

SUN CONCLAVE PVT. LTD.

Arijit Ghose
Authorized Signatory