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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1-020606914

B 594692

M.V - 19,19,200
Q-735502

23/9/2015

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Burdwan
Burdwan

23 SEP 2015

Quarry No.- 02060000735502/2015

SALE DEED

P.S. : BURGAPUR, MOUZA : GOPALMATH, AREA OF LAND : 25
 DECIMAL UNDER D.M.C. SETFORTH VALUE : Rs. 10,50,000/-
 MARKET VALUE : Rs. 19,19,200/-

.....p/2.

[Handwritten signature]

to convey schedule mentioned property.


Serial No. 396 Date 12.08.2015
Sold to M. & House & Bridge (India) Pvt. Ltd.
Address Kalyanpore, 24 PCS (S)
Value of Stamps 800/-
Date of Purchase of this Stamp Paper 11 AUG 2015
from the Treasury
Name of the Treasury from where Purchased, DURGAPUR.



Subrata Kumar Chakraborty
Stamp Vendor
A.D.S. R. Office, Durgapur-16
Licence No. 5 of 1989

8 20403




Addl. Dist. Sub-Registrar
Durgapur, Burdwan
23 SEP 2016

(2)

THIS SALE DEED is made and executed on this 23rd day of September, 2015 at A.D.S.R. Office, Durgapur by :-

SRI KAMALA KANTA MONDAL, [PAN- AIJPM2070R]. S/o. Lt. Manohar Mondal, by faith-Hindu, by occupation-Cultivation, by Nationality-Indian, and residing at Gopalmath, Mohanpur Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217, hereinafter called and jointly referred to as the **VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include his respective heirs, legal representatives, executors, administrators, successors and assigns etc.) of the **FIRST PART**.

A N D

(1) **MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED**, [PAN - AAACH8004L], being an existing company within the meaning of the Companies Act, 2013 having its registered office at 35, Kalighat Road, P.O. & P.S.- Bhawanipur, Dist.- South 24 Parganas, West Bengal, Pin - 700025, represented by its Director **SRI INDRANIL CHANDA**, S/o. Late Brajagopal Chanda, of 35, Kalighat Road, P.O. & P.S.- Bhawanipore, Dist.- South 24 Parganas, West Bengal, Pin - 700025, by virtue of relevant resolution passed by its Board of Directors and (2) **MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED**, [PAN - AAKCS1255L], being an existing company within the meaning of the Companies Act, 2013 having its registered office at Hotel Arya H.B. Road, P.O. & P.S.- Lalpur, Dist.- Ranchi, Pin - 834001 in the state of Jharkhand, represented by its authorized signatory and director **SRI SANDEEP SAHU**, S/o. Sri Gopal Prasad Sahu, of Hotel Arya H.B. Road, P.O. & P.S.- Lalpur, Dist.- Ranchi, Pin - 834001 in the state of Jharkhand, pursuant to the relevant resolution passed by its Board of Directors Nos. 1 & 2 hereinafter jointly referred to as the **PURCHASERS** (which term and expression shall unless by or repugnant to the context be deemed to mean and include their representatives successors-in-interest, legal representatives, nominee/s & assigns) of the **SECOND PART**.

WHEREAS the Land mentioned in the schedule below has been purchased by present vendor. vide Deed No.- I-2597 in the year 1983 of A.D.S.R. Raniganj at Durgapur from Sri Mahadeb Batabyal, S/o. Lt. Prasanna Kumar Batabyal & Others and also L.R. record of rights in the name of present Vendor. And from the aforesaid Vendor is the absolute owner of the schedule mentioned property and the Vendor is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule mentioned property.



(3)

AND WHEREAS due to various reasons and for want of funds the Vendor declared his intention to absolutely sell entire schedule mentioned property and on coming to know of such intention the purchasers have come forward to jointly purchase the same.

AND WHEREAS the **PURCHASERS** they are in search of such property for **Industrial purpose** hereby expressing their intention to buy out the same and agreed with the vendors for absolute sale to them of the schedule mentioned property at the price of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty thousand) only which already paid by the Purchasers jointly to the Vendor and as such the vendor does hereby confirm regarding receipt of sale consideration by putting his signature in this deed.

AND WHEREAS by virtue of this Deed of Sale the Vendor convey, transfer, assigns and relinquish all rights, title, interest along with necessary benefits, advantages, drains, path, easement privileges and other interests which at any time had or now have in any manner covering both in Law and equity free from any encumbrance either factual, or implied or latent whatsoever in favour of Purchasers for good so that the Purchasers shall be able to use, convey enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such vendors severally shall keep the purchasers harmless and indemnified from any charges, license, attachments, executions, encumbrances if any existed formerly or existing at the date of transfer which are not known to the Purchasers.

THE Vendor bind himself to declare that schedule mentioned Property have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judice of any court or been notified for any kinds of requisition and Vendor sale out the same to purchasers having good marketable title without any kinds of encumbrances.

AND WHEREAS the **PURCHASERS** shall be factually, legally entitled to get their names recorded in the records of B.L. & L.R.O., Durgapur during settlement and to mutate their names into the Rent Roll of Govt. of West Bengal, and any Authority will be able to pay any rent, taxes, charges without any connection or concerned whatsoever with the **VENDOR**.

THE purchasers shall regularly pay B.L. & L.R.O. land taxes in respect of their purchased scheduled mentioned property according to their free choice.



.....p/4.



(4)

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about an area 25 (TWENTY FIVE) Decimals out of 50 (FIFTY) Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 3 (THREE), L.R.- 112 (ONE ONE TWO), Plot No.- R.S.- 487 (P), (FOUR EIGHT SEVEN), L.R.- 429 (FOUR TWO NINE), Classification - Baid, P.O. Durgapur-713217, P.S.-Durgapur, A.D.S.R. Durgapur, Dist. Burdwan.

The land/property use for Industrial Purpose, and there is no structure & building thereon over the Schedule mentioned sold property.

The aforesaid land/property is not within acquired land of Government.

Payable rent to be paid to the Collector Burdwan through B.L. & L.R.O. Durgapur, Dist.- Burdwan in the State of West Bengal.

BUTTED AND BOUNDED BY - (50 DECIMALS)

On the **NORTH** : Plot No.- 454
On the **SOUTH** : Plot No.- 1035.
On the **EAST** : Plot No.- 488.
On the **WEST** : Plot No.- 487 (P).

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both the hands of Vendor/Land owner and Purchasers are attested in additional pages in this deed being no. 1(A) and this will be treated as a part of this deed.



.....p/5.



(5)

IN WITNESS WHEREOF the party to this presents have hereto set and subscribed his respective hands and seals the day, month and year first above written.

IN THE PRESENCE OF
WITNESSES:

1) Falguni Chatterjee
w/o Pradip Chatterjee
146A, Dewangazi Road
Bally, Howrah.

2) Tapon Choudhury
Chandan Choudhury
Gopal matt, D.C.P.-17

Kamala Kanta Mondal

.....
SIGNATURE OF VENDOR

Drafted by me & I read over & explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Joe Dutt
L/No.- DPR-42,
A.D.S.R. DURGAPUR

Abd. Dist. Sub-Registrar
Durgapur, Burdwan
18 SEP 2017

Printed & Typed by me,
Manas Dutta
(MANAS DUTTA)

TYPIST

(6)

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.10,50,000/- (Rupees Ten lakhs Fifty thousand) only being the total consideration money as per the following :

Date	Bank & Branch	D.D./Cheque No.	Amount (in Rs.)
18/09/2015	Citi Bank, Chowringhee Branch, Calcutta.	566335	3,50,000/-
19/09/2015	Citi Bank, Chowringhee Branch, Calcutta.	566336	3,50,000/-
21/09/2015	Citi Bank, Chowringhee Branch, Calcutta.	566295	3,50,000/-
TOTAL			Rs. 10,50,000/-












WITNESSES :-

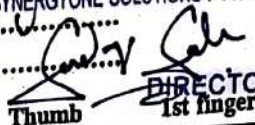
1) *Falguni Chatterjee*












Ramala Ranfa Mouda
Signature of Vendor.


2) *Tapan Ghosh*












ADDL. DIST. SUB-REGISTRAR
DURGAPUR, BURDWAN
13 SEP 2015

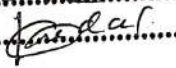
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SANDEEP SAHU SAIMAA SYNERGYONE SOLUTIONS PVT. LTD.
 Signature.....  DIRECTOR

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... INDRANIL CHANDA HOUSE & BRIDGE (INDIA) PRIVATE LIMITED
 Signature.....  Director

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	left hand					
	right hand					



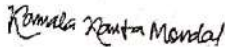
Name... Kamala Kanta Mondal
 Signature..... 



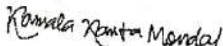
		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....
 Signature.....

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Kamala Kanta Mondal Son of Late Manohar Mondal Gopalmath, Mohanpur Plot, P.O:- Gopalmath, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713217	 23/09/2015 01:48:59 PM	 LTI 23/09/2015 01:49:24 PM
		 23/09/2015 01:50:11 PM	


Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Kamala Kanta Mondal Son of Late Manohar Mondal Gopalmath, Mohanpur Plot, P.O:- Gopalmath, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713217 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No. AIJPM2070R, Status : Individual Date of Execution : 23/09/2015 Date of Admission : 23/09/2015 Place of Admission of Execution : Office	 23/09/2015 01:48:59 PM	 LTI 23/09/2015 01:49:24 PM
		 23/09/2015 01:50:11 PM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED. 35,Kalighat Road,, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAACH8004L, Status : Organization Represented by not executed as given below:-</p>		
1(1)	<p>Mr Indranil Chanda 48/12,swiss Park, P.O:- Tollygange, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : Date of Admission : Place of Admission of Execution :</p>	Photo	Finger Print
		Signature	
2	<p>MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMIT Hotel Arya H.B.Road,, P.O:- Lalpur, P.S:- LALPUR, District:-Ranchi, Jharkhand, India, PIN - 834001 PAN No. AAKCS1255L, Status : Organization Represented by not executed as given below:-</p>		
2(1)	<p>Mr Sandeep Sahu Sushila Niketan, Radium Road, P.O:- Kotwali, P.S:- RANCHI KOTWALI, District:-Ranchi, Jharkhand, India, PIN - 834001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : Date of Admission : Place of Admission of Execution :</p>	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mrs Falguni Chatterjee Wife of Mr Pradip Chatterjee 146A,Dewangazi Road,Bally, P.O:- Bally, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711201 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Kamala Kanta Mondal ,	 9/23/2015 2:59:39 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath), Mouza: Gopalmath	LR Plot No:- 429 , LR Khatian No:- 112	25 Dec	10,50,000/-	19,19,200/-	Proposed Use: Land for Industrial use, ROR: Baid, Width of Approach Road: 1 Ft.,

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Kamala Kanta Mondal	MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED.	12.5	50
	Mr Kamala Kanta Mondal	MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMIT	12.5	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Joydip Nag
Address	Rabindra Pally ,,Thana : Coke Oven, District : Burdwan, WEST BENGAL, PIN - 713201
Applicant's Status	Deed Writer

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020606914 / 2015


Query No/Year	02060000735502/2015	Serial no/Year	0206007044 / 2015
Deed No/Year	I - 020606914 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Kamala Kanta Mondal	Presented At	Office
Date of Execution	23-09-2015	Date of Presentation	23-09-2015

Remarks

On 22/09/2015

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 19,19,200/-


(Abhijit Chatterjee)

ADDITIONAL DISTRICT SUB-REGISTRAR -
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 23/09/2015

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:55 hrs on : 23/09/2015, at the Office of the A.D.S.R. DURGAPUR by Mr Kamala Kanta Mondal ,Executant.

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

Execution is admitted on 23/09/2015 by

Mr Kamala Kanta Mondal, Son of Late Manohar Mondal, Gopalmath,Mohanpur Plot, P.O: Gopalmath, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713217, By caste Hindu, By Profession Cultivation
Indetified by Mrs Falguni Chatterjee, Mr Pradip Chatterjee, 146A,Dewangazi Road,Bally, P.O: Bally, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711201, By caste Hindu, By Profession Service

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,15,162/- and Stamp Duty paid by Draft Rs 1,10,162/-, by Stamp Rs 5,000/-

Description of Stamp



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2015, Page from 60256 to 60269

being No 020606914 for the year 2015.



Digitally signed by ABHIJIT
CHATTERJEE

Date: 2015.09.23 17:58:06 +05:30

Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 23/09/2015 5:58:06 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
