

(B) **Mr. SUMIL SEAL**, son of **Mr. ALOKE CHAND SEAL** resident of 106, Jatindra Mohan Avenue, 2nd Floor, Kolkata-700005, hereinafter referred to as the "**PURCHASER(S)**" which expression unless excluded by or repugnant to the context or meaning thereof, shall mean or include his/her/their heir(s), executor(s), administrator(s), and successor(s) of the "**SECOND PART**".

SIMOCO SYSTEMS and **PURCHASER (S)** are hereinafter individually referred to as the "**PARTY**" and collectively referred to as the "**PARTIES**".

WHEREAS SAMASTH INFOTAINMENT PRIVATE LIMITED (hereinafter referred to as "**SAMASTH**") vide Development Agreement dated 13.03.2015 executed with : **SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED**, and **SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED** (hereinafter referred to as "**TELECOM**") both having Registered Office at Block EP & GP, Sector - V, Salt lake Electronics Complex, P.S. Electronics Complex, Kolkata - 700091 and **SG COMPUTECH LIMITED** (hereinafter referred to as "**SG COMPUTECH**") having Registered Office at Sughandha More, NH-2, By Pass, Delhi Road, Chinsurah, Pin: 712102, West Bengal for the land owned by them along with the land owned by **SAMASTH** also having Registered Office at Block EP & GP, Sector - V, Saltlake Electronics Complex, P.S. Electronics Complex, Kolkata - 700091, all situate at Satuli P.S. Kashipur, Dist. 24 Parganas (South) recorded with the Office of the BL & LRO at Bhangar for development with permission to **SIMOCO SYSTEMS** to market and sell Flats / Units in the Project more fully described below;

WHEREAS SIMOCO SYSTEMS is empowered to sell Flats / Units in the housing project which is being built under the name and style, "**SANHITA**" and sell the said Units / Flats in the PROJECT;

WHEREAS the **PURCHASER(S)** has applied vide **Application No.605571** dated **18.03.2014** for allotment of a residential Apartment (hereinafter referred to as the "**FLAT / UNIT**" in the said housing project);

WHEREAS the **PURCHASER(S)** has full knowledge of the applicable laws, notifications, rules and regulations applicable to the said land/housing project and has fully satisfied himself/herself of the authority of **SIMOCO SYSTEMS** to sell the Flats / Units in the buildings built in the land owned and having right, title and interest in the land owned by **SAMASTH, TELECOM, SIMOCO SYSTEM, and SG COMPUTECH** respectively of the interest and role of **SIMOCO SYSTEMS** in the said PROJECT;

WHEREAS in pursuance of the aforesaid application for allotment by **SIMOCO SYSTEMS** allotted a Flat / Unit to the **PURCHASER(S)** who has / have certified and is / are satisfied with records which entitle **SIMOCO SYSTEMS** to enter this Agreement;

WHEREAS the **PURCHASER(S)** has represented and warranted to **SIMOCO SYSTEMS** that the **PURCHASER** has the power and authority to enter into and perform this Agreement;

AND WHEREAS the parties have agreed to the terms and conditions of sale/purchase of the Flat / Unit as set forth hereinafter:

AND NOW THEREFORE THIS AGREEMENT WITNESSTH AS UNDER:

Sumil Seal
22.6.2015

