



**THIS SALE DEED IS MADE ON THIS THE \_\_\_DAY OF -----,-----**

**BETWEEN**

**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 Matrika Apartment, Ground Floor,P.O&P.S-Bhawanipur,Kolkata-700025 in the state of West Bengal, represented by their Constituted Attorney **MR. BIKRAM HAZRA [PAN: ADFPH3818M]** S/o Sri. Nirad Baran Hazra by faith hindu, by occupation business residing at OCD-2, North JN Avenue, P.O. Amrabati & P.S. Durgapur, Dist-Pachim Bardhaman,PIN-713214 and by virtue of registered Power of Attorney dated 14.05.2019 registered in the office of A.R.A-IV, KOLKATA recorded in Book No.I, Volume No.1904-2019, Pages 230536-230559, Being No.190404970 for the year 2019, hereinafter refereed to and called as **“LANDOWNER”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successor-in-office legal representatives, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

**AND**

**N.N. CONSTRUCTION [PAN:- ADFPH3818M ] (a Proprietorship firm)**having its office at Balaka Park,Bidhannagar, P.O. ABL & P.S. New Township, Durgapur, PIN:713206, Paschim Burdwan represented by its **Proprietor MR. BIKRAM HAZRA [PAN: ADFPH3818M]** S/o Sri. NIRAD BARAN Hazra by faith hindu, by occupation business residing at OCD-2, North JN Avenue, P.O. Amrabati & P.S. Durgapur, Dist-Pachim Bardhaman,PIN-713214 the **“DEVELOPER”** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

\_\_\_\_\_ [PAN- \_\_\_\_\_] Son of \_\_\_\_\_, By Faith-Hindu, by nationality Indian, Occupation service, Resident of Ban Nabagram, Ausgram,, PIN- 713152, Dist.- Burdwan presently Paschim Bardhaman, -----  
-----W.B. India herein after called and referred to as the '**PURCHASER (S)**' (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, successors, successors-in-interests, representatives, nominee/s and assigns) of the **THIRD PART**.

**WHEREAS** by virtue of deed of sale dated 21<sup>st</sup> April 2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.I, CD Volume No.13, Page from 897 to 909 being No.02889 for the year 2015 one (1) SRI JOYDEV GHOSH, (2) SRI BIJOY GHOSH, (3) SRI AJOY GHOSH all are sons of Late Fakir Ghosh, (4) SMT, HENA MONDAL Daughter of Late Fakir Ghosh, Wife of Sri Dulal Mondal, (5) SRI RABILOCHAN @ SRI ANIL KUMAR 'GHOSH, (6) SRI AMAR GHOSH @ MARU GOPE, both are sons of Late Rampada Ghosh, and all are residing at Gopalmath, Mejedihi Plot, P.O. Durgapur-17, P.S.- Durgapur, Dist-Burdwan, West Bengal, jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring about an area **65 (SIXTY FIVE) Decimals** under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.-57 (FIVE SEVEN), L.R.- 366 (THREE SIX SIX), 526 (FIVE TWO SIX), 3 (THREE), Plot No.- R.S.- 488 (FOUR EIGHT EIGHT), L.R.- 452 (FOUR FIVE TWO), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of **MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.**

**AND WHEREAS** one Smt Nanda Rani Mondal Wife of Late Rasamoy Mondal, vide Deed No.- 1-1172/1995 of A.D.S.R. Durgapur purchased 21 (TWO ONE) Decimals land under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.-57 (FIVE SEVEN), L.R.- 274 (TWO SEVEN FOUR), Plot No.- R.S.- 487/1035 (FOUR EIGHT SEVEN bata ONE ZERO THREE FIVE), L.R.- 430 (FOUR THREE ZERO), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Ananda Pal, S/o. Lt.

Gobinda Pal, and also L.R. record of rights in her name and after the death of said Nanda Rani Mondal, her legal heirs **(1) SRI SIBARAM MONDAL (2) SRI MANESH MONDAL** became the joint owners of the said property.

**AND WHEREAS** by virtue of deed of sale dated 23.07.2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.1, Volume No. 0206-2015 pages from 37114 to 37128 being No. 020605490 for the year 2015 said **(1) SRI SIBARAM MONDAL, (2) SRI MANESH MONDAL**, both are sons of Late Rasamoy Mondal, and residing at Sujara Plot, Gopalmath, P.O.- Gopalmath, Durgapur-17, P.S.-Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217, jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **21 (TWO ONE) Decimals** under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.-57 (FIVE SEVEN), L.R.- 274 (TWO SEVEN FOUR), Plot No.- R.S.- 487/1035 (FOUR EIGHT SEVEN bata ONE ZERO THREE FIVE), L.R.- 430 (FOUR THREE ZERO), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of **MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.**

**AND WHEREAS** by virtue of deed of sale dated 6<sup>th</sup> May 2015 registered in the office of A.D.S.R. Durgapur recorded in Book No.1, volume No. 0206-2015 pages from 4051 to 4069 being No. 020603349 for the year 2015 one **1) SRI SUDHIR KUMAR GHOSH, (2) SRI ADHIR KUMAR GHOSH, (3) SRI SUSANTA KUMAR GHOSH @ SUSANTA GHOSH** all are sons of Manu Ghosh, all are residing at Gopalmath, Mohanpur Plot, P.O. Durgapur-17, P.S.- Durgapur, Dist.-Burdwan, West Bengal jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land in the NORTH side, measuring about an area **16.5 (SIXTEEN POINT FIVE) Decimals**, under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.- 54 (FIVE FOUR), L.R.- 691 (SIX NINE ONE), 38 (THREE EIGHT), 692 (SIX NINE TWO), Plot No.- R.S.- 512(FIVE ONE TWO), L.R.- 437 (FOUR THREE SEVEN), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R.

Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of a deed of sale vide book no I deed no I-00254 for the year 2014 **TIMES VANIJYA PRIVATE LIMITED** become the owner of Land measuring an area 69 Decimal situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, Khatian No.- 14 [ONE FOUR], L.R. Khatian No.- 974 [NINE SEVEN FOUR], R.S. Plot No.- 514(FIVE ONE FOUR), L.R. Plot No.- 451[FOUR FIVE ONE], Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area.

**AND WHEREAS** said MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED **AND** **TIMES VANIJYA PRIVATE LIMITED** mutually decided to exchanged and transferred of ownership of their aforesaid 10 cottahs landed properties.

**AND WHEREAS** by virtue of a deed of exchange dated 12.08.2015 registered in the office of A.D.S.R. Durgapur and recorded in Book No.1, CD Volume No. 0206-2015 page from 46787 to 46802 Being No.020606057 for the year 2015. **MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED** exchanged their ALL THAT piece and parcel of Land measuring an area 16.5 (Sixteen Point Five) Decimal or 10 (ten) cottah situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, R.S. Khatian No.- 54 [Fifty four], L.R. Khatian No.- 691, 38, 692, R.S. Plot No.- 512, L.R. Plot No.- 437 Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area with the property of **TIMES VANIJYA PRIVATE LIMITED**, being an existing company within the meaning of the companies Act, 1956 (as amended upto date) having its regd. Office at 2 No jogendra kabiraj row 3<sup>rd</sup> floor P.O. & P.s.- Bhawanipore, Dist- South 24 Parganas, West Bengal, Pin - 700025 and its present Office address at 35, Kalighat Road, P.O. & P.s.- Bhawanipore, Dist-South 24 Parganas, Pin - 700025, W.B. i.e. ALL THAT piece and parcel of Land measuring an area 16.5 (Sixteen Point Five) Decimal or 10 (ten) cottah

out of 69 Decimal land situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, Khatian No.- 14 [ONE FOUR], L.R. Khatian No.- 974 [NINE SEVEN FOUR], R.S. Plot No.- 514(FIVE ONE FOUR), L.R. Plot No.- 451[FOUR FIVE ONE], Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area.

**AND WHEREAS** by virtue of deed of sale registered in the office of A.D.S.R. Raniganj at Durgapur vide Deed No.2597/1983 one Kamala Kanta Mondal purchased 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 from Sri Mahadeb Batabyal son of Late Prasanna Kumar Batabyal and others and also L.R. Record of rights in the name of said Kamala Kanta Mondal.

**AND WHEREAS** by virtue of deed of sale dated 23.09.2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.I, Volume No. 0206-2015 pages from 60256 to 60269 being No. 020606914 for the year 2015 said **KAMALA KANTA MONDAL**, Son of Late Manohar Mondal, residing at Gopalmath, Mohanpur Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.-Burdwan, West Bengal, Pin No.- 713217, sold conveyed and transferred 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 in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of deed of sale dated 30.09.2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.I, Volume No. 0206-2015 pages from 61917 to

61944 being No. 020607031 for the year 2015 one 1) **MR. HIRALAL SHAW** Son of Late Baieshwar Shaw, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, District Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan , **(2) MR. SANJOY BARNWAL** Son of Brahmanand Lal, resident of Ramkrishna Pally, Maingate, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, as a Constituted Attorney holder (Vide Power of Attorney No.- Book-IV-149/2013 dtd. 03.10.2013 D.S.R.-I Burdwan) of **SMT. SUSHILA DEBI**, Wife of Mr. Shyamji Mahato, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office -Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2 (TWO) Cottah**, or 3.30 (THREE POINT THREE ZERO) Decimal under D.M.C. Area, at Mouza Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(3) SMT. SHAILI DEVI** Wife of Mr. Bipad Mahato, resident of Kada Road Wellman Colony, Durgaplur-3, P.O. P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **3 (THREE) Cottah**, or 4.95 (FOUR POINT NINE FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.s-453 (FOUR FIVE THREE), L.R.-428 (FOUR TWO EIGHT), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(4) MR. SHYAMSUNDAR BARNWAL**, Son of Mr. Shital Barnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office -

Durgapur, District -Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **4 (FOUR) Cottah**, or 6.6 (SIX POINT SIX) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.-3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 1126-(ONE ONE TWO SIX), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Dutgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(5) SMT. MANORMA DEVI** Wife of Late Raghunath Prasad @ Raghu Nath Lal Barnawal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwah, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 951 (NINE FIVE ONE), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O.Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(6) SRI RAM PRASAD GARAI**, Son of Mr. Subodh Garai, by resident of Gyaman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area 3.5 (THREE POINT FIVE) Cottah, or 5.775 (FIVE POINT SEVEN SEVEN FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 950 (NINE FIVE ZERO), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, JAO. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(7) MR. SHANKAR LAL BURNWAL** Son of Lt. Prabhu Lal Burnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin -713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.5 (ONE POINT FIVE) Cottah** out of 3 Cottah or 2.475 (TWO POINT FOUR SEVEN FIVE) Decimal out of 4.95 Decimals under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.-R.S.- 57 (FIVE SEVEN), L.R.- 952 (NINE FIVE TWO), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-



713217, P.S.- Durgapur] A.D.S.R. Durgapur, Dist. Burdwan. **(8) MRS. MUNNI DEBI BURNWAL** Wife of Mr. Shankar Lal Burnwal, resident of Kada Road ,Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.5 (ONE POINT FIVE) Cottah** out of 3 Cottah or 2.475 (TWO POINT FOUR SEVEN FIVE) Decimal out of 4.95 Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No. R.S. 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(9) MR. RAJENDRA BARNWAL** Son of Late Baldev Barnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office -Durgapur, Dist- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.5 (ONE POINT FIVE) Cottah**, or 2.475 (TWO POINT FOUR SEVEN FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **in total 20.5 Cottahs land** in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** one Srikant Burnwal, vide Deed No.- 1-3504/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 1.25 (ONE POINT TWO FIVE) Cottah, or 2.0625. (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), LR.- 953, (NINE FIVE THREE), Plot No.- R.S. 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Bald, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, Son of Lt. Kishori Mohan Ghatak, and others, and also L.R. Record of Rights in the name of Srikant Burnwal.

**AND WHEREAS** one Smt. Nilam Burnwal, vide Deed No.-1-3504/2012 of A.D.S.R. Durgapur purchased ALL THAT piece and parcel of land measuring about an area 1.25 (ONE POINT TWO FIVE) Cottah, or 2.0625 (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 1104, (ONE ONE ZERO FOUR), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, from Sri Mohit Mohan Ghatak, Son of Late Kishori Mohan Ghatak, and others and also L.R. Record of Rights in the name of Smt. Nilam Burnwal.

**AND WHEREAS** one Binod Prasad Burnwal, vide Deed No.-1-3498/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 3 (THREE) Cottah, or 4.95 (FOUR POINT NINE FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, Son of Lt. Kishori Mohan Ghatak, and others.

**AND WHEREAS** one Satendra Shaw vide Deed No.1-3500/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 1 (ONE) Cottah, or 1.65 (ONE POINT SIX FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, son of Late Kishori Mohan Ghatak and Others.

**AND WHEREAS** one Birendra Shaw, vide Deed No.- I-3509/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 2.5 (TWO POINT FIVE) Cottah, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488

(FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, Son of Lt. Kishori Mohan Ghatak.

**AND WHEREAS** one Sachindra Shaw vide Deed No. 1-3505/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 2.5 (TWO POINT FIVE) Cottah, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak son of Late Kishori Mohan Ghatak and others.

**AND WHEREAS** by virtue of dated 10.03.2016 registered in the office of A.D.S.R. Durgapur, recorded in Book No.1, Volume No.0206 -2016 pages 25330 to 25352 being No. 020601564 for the year 2016 said **(1) MR. SRIKANT BURNWAL**, Son of Mr. Joynarayan Burnwal, resident of Kada Road, Wellmen Colony, Durgapur-3, P.O.- Maingate, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwaja, West Bengal, Pin 713203, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.25 (ONE POINT TWO FIVE) Cottah**, or 2.0625. (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- J353, (NINE FIVE THREE), Plot No.- R.S. 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Bald, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(2) SMT. NILAM BURNWAL**, Wife of Mr. Srikanta Burnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O.- Maingate, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan West Bengal, Pin - 713203, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.25 (ONE POINT TWO FIVE) Cottah**, or 2.0625 (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 1104, (ONE ONE ZERO FOUR), Plot No.- R.S.-

453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, (3) **MR. BINOD PRASAD BURNWAL**, Son of Mr. Jiblal Prasad Burnwal, resident of D.T.P.S. Colony, Maya Bazar, Durgapur-7, P.O. Maya Bazar, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin -713207, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **3 (THREE) Cottah**, or 4.95 (FOUR POINT NINE FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, (4) **MR. BIRENDRA SHAW**, Son of Mr. Gunjan Shaw, resident of Tamla Para, Promod nagar, Durgapur-8, P.O.- Palashdiha, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713208, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan. (5) **MR. SACHINDRA SHAW**, Son of Mr. Gunjan Shaw, resident of Tamla Para, Promodnagar, Durgapur-8, P.O.-Palashdiha, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.-- Burdwan, West Bengal, Pin - 713208, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan. (6) **MR. SATENDRA SHAW**, Son of Mr. Gunjan Shaw, resident of Tamla Para, Promodnagar, Durgapur-8, P.O.- Palashdiha, P.S. & Sub-Divn. & A.D.S.R. Office sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1 (ONE) Cottah**, or 1.65 (ONE POINT SIX FIVE) Decimal under

D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **total 11.5 Cottahs land** in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** one Naru Gope, son of Late Gour Gope purchased 48 decimals land at Mouza Gopalmath, R.S. Khatian No. 57, R.s. Plot No.453 vide Deed No.1-4132 & 4133 in the year 1973 registered in the office of Joint sub Registrar Raniganj at Durgapur from Sri Anath Bandhu Dutta, son of Late Subal Chandra Dutta and also L.R. records of right in the name of Naru Gope and after the death of said Naru Gope his legal heirs i.e. his son Samar Gope, his two daughters Doli Ghosh and Sumitra Ghosh, daughter in law Smt. Kalyani Gope and two grand sons Somnath Gope and Gopinath Gope who jointly inherited 4/9<sup>th</sup> share of Late Naru Gope i.e. 21.334 Decimals out of 48 Decimals and his wife Basanti Gope, two sons Sudhir Gope @ Sudhir Kumar Ghosh, Amar Gope, two daughters Smt. Santoshi Gope and Smt. Kalyani Dutta inherited 5/9<sup>th</sup> share of Late Naru Gope's lefted property i.e. 26.666 decimals out of 48 decimals.

**AND WHEREAS** by virtue of deed of sale dated 30<sup>th</sup> July 2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.1, Volume No. 0206-2015 pages from 41830 to 41847 being No. 020605763 for the year 2015 said **(1) SRI SAMAR GOPE**, Son of Late Naru Gope, **(2) SMT. DOLI GHOSH**, Daughter of Late Naru Gope, **(3) SMT. SUMITRA GHOSH**, Daughter of Late Naru Gope, **(4) SMT. KALYANI GOPE**, Wife of Late Ashok Gope, **(5) SRI SOMNATH GOPE**, **(6) SRI GOPINATH GOPE**, both are sons of Late Ashok Gope, residing at Gopalmath, Mejedihi Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217 Jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **21.334** (TWENTY ONE POINT THREE THREE FOUR) Decimals out of 48 (FORTY EIGHT) Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57

(FIVE SEVEN), L.R.- 304 (THREE ZERO FOUR), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of Deed of sale dated 30<sup>th</sup> July, 2015 registered in the office of A.D.S.R. Durgapur recorded in Book No.1, Volume No. 0206-2015 pages from 41848-41866 being No.020605761 for the year 2015 said **(1) SMT. BASANTI GOPE**, Wife of Late Naru Gope, **(2) SRI SUDHIR GOPE @ SRI SUDHIR KUMAR GHOSH**, **(3) SRI AMAR GOPE** both are sons of Late Naru Gope, **(4) SMT. SANTOSHI GOPE**, Daughter of Late Naru Gope, **(5) SMT. KALYANI DUTTA**, Daughter of Late Naru Gope, all are residing at Gopalmath, Mejedihi Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217 jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **26.666** (TWENTY SIX POINT SIX SIX SIX) Decimals out of 48 (FORTY EIGHT) Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.-304 (THREE ZERO FOUR), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** after the aforesaid purchase said MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED became the absolute Joint Owners of the said **228.294 decimals land** and duly mutated their names in the records of B.L.& L.R.O. Office . Aforesaid Property of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED recorded as L.R. Khatian no - 1239 and Property of MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED recorded as L.R. Khatian no 988 in the records of B.L.& L.R.O. Office .

AND WHEREAS by virtue of a deed of partition dated 04.05.2019, registered in the office of A.R.A. IV KOLKATA recorded in Book no I, Volume no pages to being no 4653 for the year 2019 said, MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED by metes and bounds partitioned their aforesaid joint property at ALL THAT piece and parcel of 228.294 Decimals land / 138.36 Cottah land at Mouza -Gopalmath, P.O. & P.S. - Durgapur, J.L. No.3, L.R. Khatian no -1239 & 988, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office ,under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

AND WHEREAS said MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED become the sole and absolute owner of 113 Decimals land / 68.48 Cottahs land at Mouza Gopalmath, P.S. Durgapur,, J.L. No.3, District Paschim Burdwan L.R. Khatian no 988, R.S. Dag No.488, L.R. Dag No.452- 54.65 Decimal ,R.S. Dag No.514, L.R. Dag No.451, - 10 Decimal ,R.S. Dag No.1035, L.R. Dag No.430, - 21 Decimal ,R.S. Dag No.453, L.R. Dag No.428, - 2.35 Decimal ,R.S. Dag No.487, L.R. Dag No.429, - 25 Decimal

**AND WHEREAS** by virtue of a deed of sale dated 12.08.2016 registered in the office of ADSR DURGAPUR recorded in book no I volume no 02062016 pages from 85913 to 85930 being no 02060543 for the year 2016 MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED purchased 25 decimals land at Mouza -Gopalmath, P.O. & P.S. -Durgapur, J.L. No.3, R.S. khatian no 3, L.R. Khatian no -305 R.S. Dag No.487 L.R. Dag No.429 Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office ,under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217 from Smt Tulsibala Mondal, Sibodh Mondal, Prabodh Mondal , Lakkhan Mondal, Gangadhar Mondal , Jyotsna Mondal .

AND WHEREAS by virtue of deed of partition dated 4.5.19 and deed of sale dated 12.08.2016, MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED become the owner of 138 Decimals land / 83.63 Cottah land at Mouza -Gopalmath, P.O. & P.S. -

Durgapur, J.L. No.3,L.R. Khatian no -988 Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office ,under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

R.S. Dag No.488, L.R. Dag No.452- 54.65 Decimal

R.S. Dag No.514, L.R. Dag No.451, - 10 Decimal

R.S. Dag No.1035, L.R. Dag No.430, - 21 Decimal

R.S. Dag No.453, L.R. Dag No.428, - 2.35 Decimal

R.S. Dag No.487, L.R. Dag No.429, - 50 Decimal

Total : 138 Decimals land / 83.63 Cottah and duly mutated it s name in the records of B.L.&L.R.O. in respect of said property.

**AND WHEREAS** said MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED the owner herein, the party of the first part herein have decided to develop 138 Decimals land / 83.63 Cottah land at Mouza -Gopalmath, P.O. & P.S. -Durgapur, J.L. No.3,L.R. Khatian no -988, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office ,under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

R.S. Dag No.488, L.R. Dag No.452- 54.65 Decimal

R.S. Dag No.514, L.R. Dag No.451, - 10 Decimal

R.S. Dag No.1035, L.R. Dag No.430, - 21 Decimal

R.S. Dag No.453, L.R. Dag No.428, - 2.35 Decimal

R.S. Dag No.487, L.R. Dag No.429, - 50 Decimal

Total : 138 Decimals land / 83.63 Cottah and accordingly search for an efficient developer for the purpose of development of the aforesaid property which is



particularly described in the aforementioned Para written herein above under certain terms and conditions and a development agreement was made between First Part and Second Part and same was registered before A.R.A-IV, Kolkata recorded in Book No.I, Volume No.1904-2019, Pages 229950 to 230017, Being No.190404943 for the year 2019.

**AND WHEREAS** the purchaser who are in search of such plot for residential purpose interested to purchase a Plot in the "**NIRVANA EXOTICA**" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a Plot as mentioned in the First schedule below at a price of \_\_\_\_\_) **Only** which already paid in cheque as such the vendor as well as Developer do hereby confirm regarding receipt of sale consideration by putting their signature in this deed

**AND WHEREAS** by virtue of this Sale Deed the VENDOR/DEVELOPER convey, transfer, assign and relinquish all right, title, interest along with necessary benefits, advantages, drains, paths, easement privileges and other interests which at any time had or now have in any manner covering both in law and enquiry free from any encumbrance either factual or implied or latent whatsoever in favour of purchaser for good so that the purchaser shall be able to use, occupy, enjoy the schedule property and every part thereof quite peacefully, freely and clearly to the exclusion of others and as such VENDOR/DEVELOPER shall keep the PURCHASER harmless and indemnified from any charges licence, attachments, executions, encumbrances, if any existed formerly or existing at the date of transfer which are not known to the PURCHASER.

**AND WHEREAS** the VENDOR/DEVELOPER bind themselves to execute Deeds, things, at the request and cost of the purchaser to do and execute or cause to be done anything which may effectual necessary for the PURCHASER(S) to enjoy the property more fruitfully and factually according to the true meaning and intent of this deed of conveyance.

**AND THAT SAID PURCHASER** shall and may from time to time and all times hereafter peaceable and quiet enter upon, have, hold, occupy possess and enjoy the property hereby sold and receive and take the rents, issues and profits thereof and of every part thereof, without any let or hindrance whatsoever from only the said VENDOR/DEVELOPER or by any person, or persons claiming from, under or in trust of them.

**THE VENDORS** bind themselves to declare that schedule below plot have not been gifted, sold out, transferred or indemnified for any liability or entered into any agreement with any third party or sub-judic of any court or been notified for any kinds of requisition and vendor sale out the same to purchaser having good marketable title without any kinds of encumbrances.

**AND WHEREAS** the PURCHASER shall be factually, legally entitled to get his name (s) recorded in the records of B.L. & L.R.O. Faridpur Durgapur during settlement and to mutate his name into the Rent Roll of Govt., of West Bengal, and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the VENDOR/DEVELOPER.

The Purchaser shall regularly pay holding taxes, land taxes in respect of their purchased scheduled plot and building to his free choice.

The schedule mentioned land is never been acquired by Govt.

### **SCHEDULE**

**All That** piece or parcel of **Baid** Land measuring an area of \_\_\_\_\_ be the same, situated within **Mouza-Gopalmath**, J.L. No. 03, Police Station: Durgapur, Additional District Sub Registration Office- Durgapur, appertaining to **R.S. Plot No-453** **corrospoding L.R. Plot No- 428**, comprised in **L.R.Khatian No. -1239**, , Durgapur Municipal Corporation, Sub plot no-B-5 Entire Land is butted and bounded:

On the North :

On the South :

On the East :

On the West :

**The Schedule mentioned land is used for residential purpose.**

(A Skectch map is annexed herewith which is considered as part and parcel of this deed)