

3050

488

1-2889

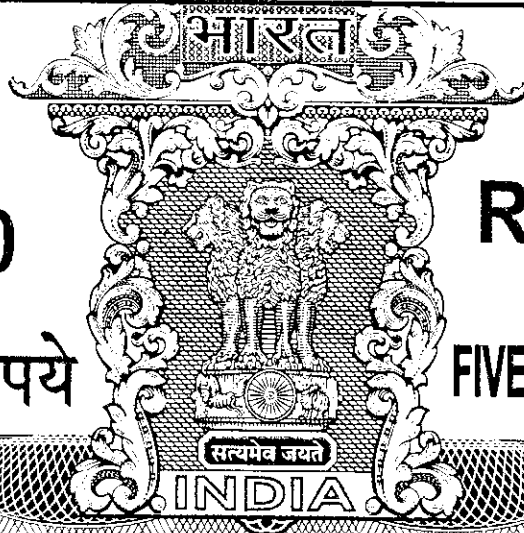
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 273828

22 APR 2010

1

**SALE DEED**

P.S. : BURGAPUR, MOUZA : GOPALMATH, AREA OF LAND : 65  
 DECIMAL UNDER D.M.C. SETFORTH VALUE : Rs. 15,00,000/-  
 MARKET VALUE : Rs. 41,57,629/-.

.....p/2.

(2)

THIS SALE DEED is made and executed on this 21<sup>st</sup> day of April, 2015 at A.D.S.R. Office, Durgapur by :-

**(1) SRI JOYDEV GHOSH**, [PAN- AMXPG6616R]. **(2) SRI BIJOY GHOSH**, [PAN- ANCPG7379K]. **(3) SRI AJOY GHOSH** [PAN- AIDPG9173B], all are sons of Late Fakir Ghosh, all are by occupation-Cultivation, **(4) SMT. HENA MONDAL** [PAN- BKHPM5622G], D/o. Late Fakir Ghosh, W/o. Sri Dulal Mondal, by occupation-Housewife, **(5) SRI RABILOCHAN @ SRI ANIL KUMAR GHOSH**, [PAN -ADAPG7010K], **(6) SRI AMAR GHOSH @ MARU GOPE**, [PAN - ACWPG2987L], both are sons of Late Rampada Ghosh, both are by occupation-Cultivation, all are by faith-Hindu, by Nationality-Indian, and all are residing at Gopalmath, Mejedihi Plot, P.O. Durgapur-17, P.S.- Durgapur, Dist.- Burdwan, West Bengal, hereinafter called and jointly referred to as the **VENDORS** ( which term and expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include their 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.S.- Bhawanipur, Kolkata - 700025, Dist.- South 24 Parganas, represented by its Director **SRI INDRANIL CHANDA**, S/o. Late Brajagopal Chanda, 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.S.- Lalpur, Ranchi-834001 in the state of Jharkhand, represented by its authorized signatory and director **SRI SANDEEP SAHU**, S/o. Sri Gopal Prasad Sahu, 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 duly L.R. record of rights in the name of (i) Fakir Ghosh, (ii) Rabilochan Ghosh i.e. present vendors Sl.No. (5) & (iii) Amar Ghosh, i.e. present vendors Sl.No. (6) and after the death of Fakir Ghosh, we the sons & daughter of Late Fakir Ghosh i.e. present vendors Sl. No. (1) to (4) are the legal heirs & successors of our father's lefted property.

.....p/3.

( 3 )

And from the aforesaid Vendors is the absolute owner of the schedule mentioned property and the Vendors is owning, seizing, possessing the same as owner with having unfettered power and authority to convey schedule mentioned property.

**AND WHEREAS** due to various reasons and for want of funds the Vendors jointly declared their 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. 15.00.000/- (Rupees Fifteen Lakhs) only which already paid by the Purchasers jointly to the Vendors and as such the vendors does hereby confirm regarding receipt of sale consideration by putting their signature in this deed.

**AND WHEREAS** by virtue of this Deed of Sale the Vendors 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 Vendors** bind themselves 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 Vendors 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 **VENDORS**.

( 4 )

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.

**SCHEDULE ABOVE REFERRED TO**

**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.**

Sold Area delineated in **RED** mark on the sketch annexed hereto the sketch is a part and parcel of this Deed.

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 –

On the <b>NORTH</b>	:	R.S. - 454
On the <b>SOUTH</b>	:	R.S. - 514
On the <b>EAST</b>	:	R.S. Part of 488 & 489
On the <b>WEST</b>	:	R.S. - 487.

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both the hands of Vendors/Land owners 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.

(5)

IN WITNESS WHEREOF the parties to these presents have hereto set and subscribed their respective hands and seals the day, month and year first above written.

IN THE PRESENCE OF  
WITNESSES:

1) Open per. Govt  
Gopal Math DWP-17  
Burdwan

2) Bikram Ghosh  
Gopal Math me. e. bi. hip. d. of  
D. br. P-17 Burdwan  
e/o Bijoy Ghosh

1) Jaydev Ghosh

2) Bijoy Ghosh

3) Ajay Ghosh

4) হেমা সেন  
.....

5) বিজয় ঘোষ  
.....

6) বিজয় ঘোষ  
.....

6) বিজয় ঘোষ  
.....  
(স্বাক্ষর)

SIGNATURE OF VENDORS

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.

L/No.- Jay 980  
Kara 0PR-42  
AOS & Oengapur  
Printed & Typed by me  
Manas Dutta  
MANAS DUTTA  
Typist

(6)

**MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.15,00,000/- (Rupees Fifteen lakhs) only being the total consideration money as per the following :

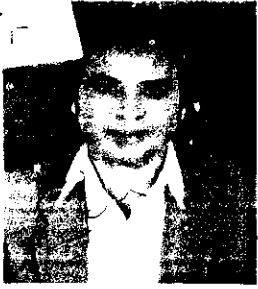
Date	Bank & Branch	Cheque No. /D.D. No.	Amount (in Rs.)
26/02/2015	ORIENTAL BANK OF COMMERCE Bhowanipore, Kolkata-25.	676384	1,50,000/-
		676385	1,50,000/-
		676386	50,000/-
		676387	50,000/-
		676388	50,000/-
20/4/2015	ORIENTAL BANK OF COMMERCE Bhowanipore, Kolkata-25.	D.D. 613254	3,50,000/-
		613255	3,50,000/-
		613251	87,500/-
		613252	87,500/-
		613253	87,500/-
		613256	87,500/-
<b>TOTAL</b>			<b>Rs.15,00,000/-</b>

**WITNESSES :-**

- 1) Lipan kr-paul  
Gopal math DGP-17  
Burdwan  
S/O Late Dayanoy Paul
- 2) Bikram Ghosh  
Gopal math me ekhipat  
D.G.P.-17 Burdwan  
C/O Bijay Ghosh

- 1) Jay dev Ghosh
- 2) Bijoy Ghosh
- 3) Ajay Ghosh
- 4) হেমা বসু  
বিনিময় কার্যালয় ৩৩৬২  
কলিকতা
- 5) \_\_\_\_\_
- 6) ওয়ারেন্স ৩৩৬২  
বিনিময় কার্যালয় (কলিকতা)

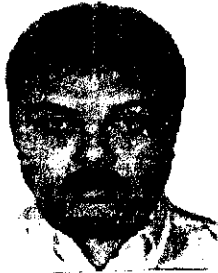
Signature of Vendors.



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....  
 Signature ..... Saimaa Synergyone Solutions Pvt. Ltd.



Director  
 Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

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

*Indranil Chanda*  
 Director



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JAY D.E.V. GHOSH  
 Signature Jay dev. Ghosh

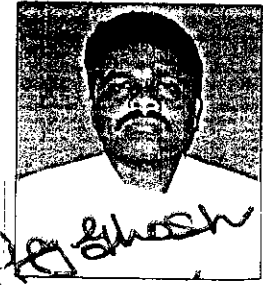
Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

*Jay D.E.V. Ghosh*  
*Jay D.E.V. Ghosh*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Handwritten signature in Bengali script.

Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

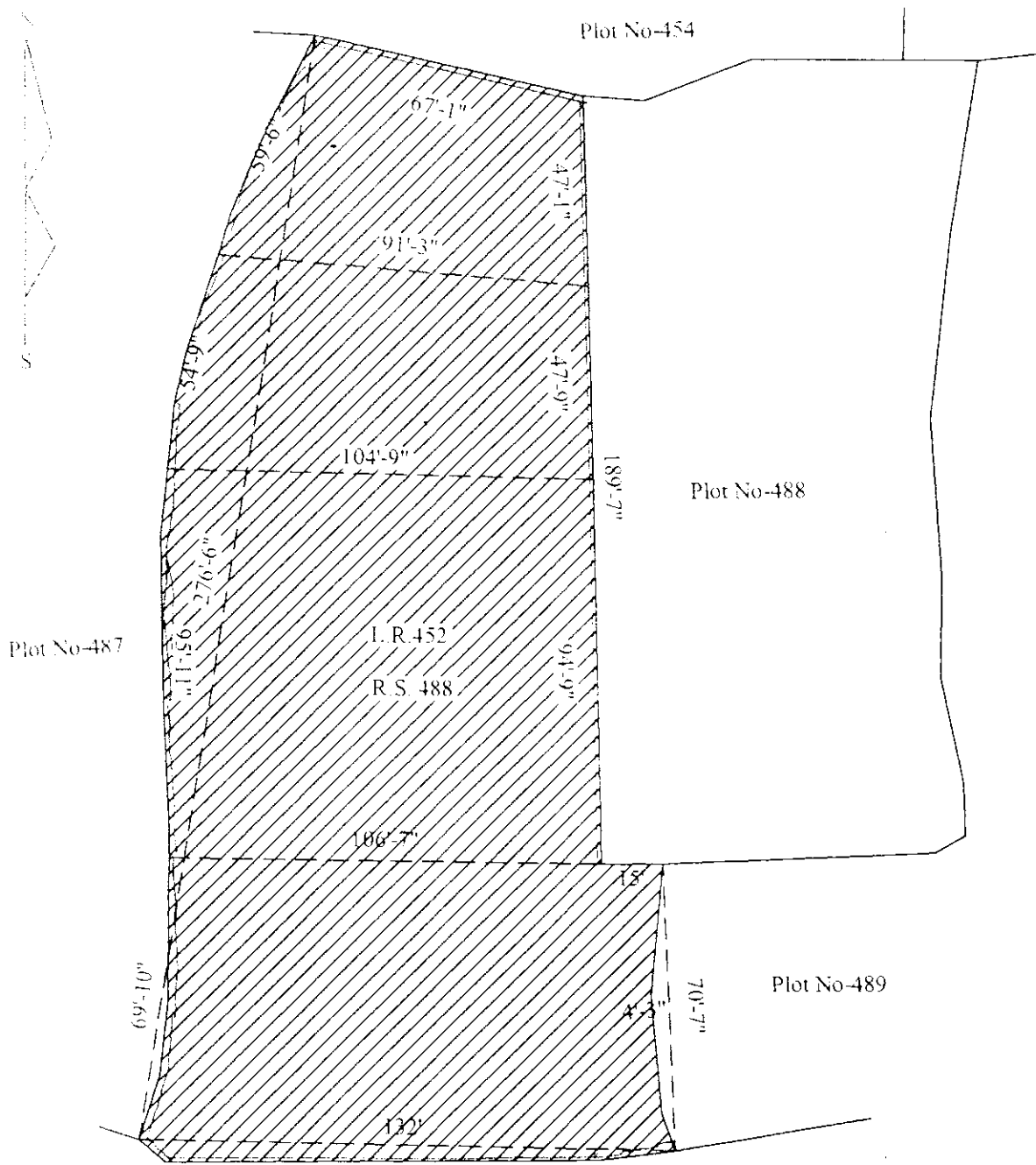


Handwritten signature in Bengali script.

Colour Passport size photograph, finger prints of both the hands is attested.




Plan Showing by Hatch Mark in R.S. Plot No- 488 (p) L.R. Plot No- 452 (p) of Mouza-  
 Gopainath P.S Durgapur (Faridpur) J.L. No- 54 Dist- Burdwan Sold Area- 65 Decimal (39.325 katta )



Plot No-514

1827-74  
 VERMA  
 Durgapur

Jaydev Ghosh  
 Bijoy Ghosh  
 Ajay Ghosh  
 চরিত্র সানুল  
 যাবিলে ১৫ নং ১৫১ নং ৩৩২০ নং ১৫১৫ নং ১৫১৬ নং  
 ১৫১৭ নং ১৫১৮ নং ১৫১৯ নং ১৫২০ নং (১৫২১)

  
**Government Of West Bengal**  
**Office Of the A.D.S.R. DURGAPUR**  
**District:-Burdwan**

**Endorsement For Deed Number : I - 02889 of 2015**  
**(Serial No. 03050 of 2015 and Query No. 0206L000004395 of 2015)**

**On 21/04/2015**

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

Presented for registration at 19.35 hrs on 21/04/2015, at the Private residence by Joydev Ghosh, one of the Executants

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

Execution is admitted on 21/04/2015 by

1. Joydev Ghosh, son of Late Fakir Ghosh, Gopalmath Mejudihi Plot, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste Hindu, By Profession : Cultivation
  2. Bijoy Ghosh, son of Late Fakir Ghosh, Gopalmath Mejudihi Plot, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste Hindu, By Profession : Cultivation
  3. Ajoy Ghosh, son of Late Fakir Ghosh, Gopalmath Mejudihi Plot, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste Hindu, By Profession : Cultivation
  4. Arlena Mondal, wife of Dulal Mondal, Gopalmath Mejudihi Plot, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste Hindu, By Profession : House wife
  5. Rabilochan Ghosh Alias Anil Kumar Ghosh, wife of Late Rampada Ghosh, Gopalmath Mejudihi Plot, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste Hindu, By Profession : Cultivation
  6. Amar Ghosh Alias Maru Gope, wife of Late Rampada Ghosh, Gopalmath Mejudihi Plot, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste Hindu, By Profession : Cultivation
- Identified By Dipen Kumar Pal, son of Late Dayamoy Pal, Gopalmath, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713217, By Caste: Hindu, By Profession: Others.

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

**On 22/04/2015**

**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, 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 Cash

Rs. 46734.00/- on 22/04/2015

( Under Article 1 A(1) = 4672/- E = 7/- on 22/04/2015 )

  
( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

  
**Government Of West Bengal**  
**Office Of the A.D.S.R. DURGAPUR**  
**District:-Burdwan**

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**Endorsement For Deed Number : I - 02889 of 2015**  
**(Serial No. 03050 of 2015 and Query No. 0206L000004395 of 2015)**

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**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.-41,57,629/-

Certified that the required stamp duty of this document is Rs.- 291044 /- and the Stamp duty paid as impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

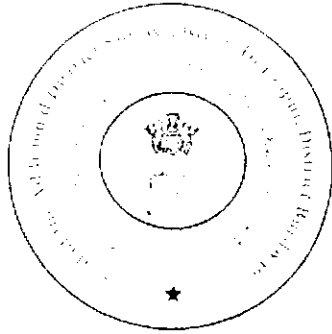
1. Rs. 49730/- is paid by the Bankers cheque number 813717, Bankers Cheque Date 04/03/2015, Bank State Bank of India, DURGAPUR CITY CENTRE, received on 22/04/2015
2. Rs. 49730/- is paid by the Bankers cheque number 814892, Bankers Cheque Date 30/03/2015, Bank State Bank of India, DURGAPUR CITY CENTRE, received on 22/04/2015
3. Rs. 49730/- is paid by the Bankers cheque number 814890, Bankers Cheque Date 30/03/2015, Bank State Bank of India, DURGAPUR CITY CENTRE, received on 22/04/2015
4. Rs. 49740/- is paid by the Bankers cheque number 815562, Bankers Cheque Date 18/04/2015, Bank State Bank of India, DURGAPUR CITY CENTRE, received on 22/04/2015
5. Rs. 49740/- is paid by the Bankers cheque number 815565, Bankers Cheque Date 18/04/2015, Bank State Bank of India, DURGAPUR CITY CENTRE, received on 22/04/2015
6. Rs. 49740/- is paid by the Bankers cheque number 815569, Bankers Cheque Date 18/04/2015, Bank State Bank of India, DURGAPUR CITY CENTRE, received on 22/04/2015

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF  
DURGAPUR

( Satyajit Biswas )  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 897 to 909  
being No 02889 for the year 2015.



Sat, ajit Biswas; 22-April-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR  
Office of the A.D.S.R. DURGAPUR  
West Bengal