

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this day of
..... 2019

BETWEEN

Simoco Systems & Infrastructure Solutions Ltd.
Prasunjit Mukherjee

Authorised Signatory

P.T.O

NAIHATI MUNICIPALITY (PAN _____), a body corporate with perpetual Succession and a common seal having its office at 1No. R.B.C. Road, P.O. & P.S. – Naihati, Dist. 24 Parganas North, West Bengal, PIN – 743165, hereinafter, jointly, called and referred to as the “**VENDOR**” being represented, jointly or severally, by its Authorised Signatory and constituted Attorney

_____, daughter of _____ (which expression shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and/or agents etc.) of the **FIRST PART**.

AND

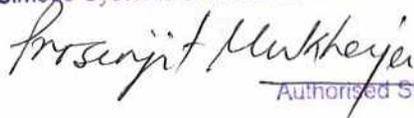
1. _____ son of _____
and 2. _____ wife of _____
_____, both by faith _____, both by Nationality Indian, both are residing at _____, hereinafter referred to as the “**PURCHASERS**”, (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, successors, executors and/or assigns etc.) of the **SECOND PART**.

AND

SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (CIN: U72200WB2007PLC115201) / (PAN AAKCS8592A), (hereinafter referred to as “**SIMOCO SYSTEMS**”), a public limited company incorporated under the Companies Act, 1956, which expression shall, unless excluded by or repugnant to the meaning or the context thereof, be deemed and having Registered Office at Godrej Genesis Building, 2nd Floor, Block EP & GP, Sector-V, Salt Lake Electronics Complex, Kolkata - 700091 P.S. Electronics Complex, hereinafter, called and referred to as THE **DEVELOPER/ CONFIRMING PARTY** being represented, jointly or severally, by its Authorised Signatory and constituted Attorney **Ms. ALOLIKA GHOSH** (PAN BRBPG7255G), daughter of Mr. Amitava Ghosh (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partner or Partners, successors-in-office and assigns etc.) of the **THIRD PART**.

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WHEREAS the vendors herein sized and possessed and/or well and sufficiently entitled and sole and absolute owners of **ALL THAT** piece and parcel of Bastu land measuring 1472.00 Sq. Mt. at Mouza –Naihati,J.L.no.-3, R.S. Plot no. 4243 & 4244, presently L.R Dag No.3536 and 3537, Khatian no.1243 & 1061, P.O. & P.S. – Naihati, within the local limit of Naihati Municipality Ward(old/new) no.-23/20, in the District of 24 Parganas North, is already mutated in the name of the Naihati Municipality and within the jurisdiction of Additional District Sub-Registrar at Naihati, recorded with the Office of the BL&LRO, Naihati in State of West Bengal and enjoying the said property without any let or hindrance.

(Chain / Report on Title)

Whereas Moni Bala Sadhukha was the original owner of All that piece and parcel of Bastu land measuring 33 decimals more or less lying and situated at Mouza Naihati, R.S. Khatian No.106, R.S. Plot no. 4243 & 4244, presently L.R Dag No.3536 and 3537, J.L. No.03, Rayata Satwa, Police Station Naihati, within the limits of the Naihati Municipality, District 24 Parganas (North). AND Naihati Municipality, represented by its chairman Mr. Rabindra Bhattachariyay, the purchaser herein after being fully satisfied with the title and after verifying the requisite documents of the said schedule property purchased the said schedule land vide registered deed of sale being no.05443 for the year 2002 duly registered in the office of Additional District Sub Registrar, Naihati, from the vendor herein upon certain consideration mentioned therein. Pursuant to the said purchase the purchaser herein became the sole, absolute and lawful owner, occupier and possessor of the said schedule land. Thereafter the applicant/ owner duly recorded its name in the Record of Rights to the Office of the BL&LRO, Naihati in State of West Bengal.

By virtue of the above, **NAIHATI MUNICIPALITY** are become absolutely seized and possessed of, or otherwise well and sufficiently entitled to All That piece and parcel of land admeasuring an area aggregating to totalling of 221 Decimal equivalent to 1472.00 Sq. Mt. at Mouza –Naihati,J.L.no.-3, R.S. Plot no. 4243 & 4244, presently L.R Dag No.3536 and 3537, Khatian no.1243 & 1061, P.O. & P.S. – Naihati, within the local limit of Naihati Municipality Ward(old/new) no.-23/20, in the District of 24 Parganas North, is already mutated in the name of the Naihati Municipality and within the

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jurisdiction of Additional District Sub-Registrar at Naihati, recorded with the Office of the BL&LRO, Naihati in state of West Bengal, morefully, described in the **Land Schedule** hereinabove written ("**Said Land**").

The land owner herein thereafter applied before the appropriate authority to permit the change of existing character/ classification and/or for conversion of all its aforesaid plots of land into *Bastu* (Commercial) for development thereof and the BL & LRO Naihati, under Section 4C of the West Bengal Land Reforms Act 1955, accorded his permission to change the existing character/ classification and/or conversion of the land.

AND WHEREAS the **VENDOR** for deriving optimum benefit and returns from their land entered into a Development Agreement on dated **16.12.2015** registered as document no. **08344/15** which was duly registered at the office of the A.D.S.R. Naihati, North 24 Parganas. recorded in Book – I, CD Volume No. 1507, Page Nos. 3710 to 3741 in respect of land owned by them recorded with the Office of the BL & LRO at Naihati, more fully described in the **FIRST SCHEDULE** for development. Therein the Developer has assigned **SIMOCO SYSTEMS** to market and sell Flats / Units in the Project more fully described below; assign

A General Power of Attorney Registered on dated 28.12.2015 executed by "NAIHATI MUNICIPALITY" in favour of 'SIMOCO SYSTEMS registered with A.D.S.R. Naihati, vide Book-1, CD Volume Number 1507-2016, Pages from 3125 to 3142, being No. **08539 for the year 2015**, for doing all the works required for construction of the Complex and transferring the title of the flats, car parking spaces to the purchaser of the same on behalf of the **VENDOR**.

AND WHEREAS in terms of the said agreement the vendors were allotted flats and car parking spaces in the complex in consideration of their land and excepting the vendors allocation the remaining flats, car parking spaces and any other spaces, vacant spaces etc. were allotted to the share of the Developer and the Developer shall appropriate the sale proceeds of his allotted share **AND** in terms of the said agreement the flat and car-parking space hereby offered for sale to the purchaser herein belongs to the share of the developer.

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AND WHEREAS the Developer obtained approved building plan of the project consisting of B+G+IV storied buildings vide building Plan No. 23360 dated 30/06/2018 from the appropriate authority of South 24 Parganas Zilla Parishad.

AND WHEREAS SIMOCO SYSTEM has undertaken the construction works of the project on the said land by constructing buildings in accordance with the approved building plan No. 23360 dated 30/06/2018 and complying with general specification of construction.

AND WHEREAS the Developer and the owners of the land offered the purchaser herein to sell a flat and a four wheeler parking space from developer's allocation identified by **Flat No.1H** on the **1st Floor, Block 1**, having Carpet Area **627 Sq.Ft.** Consisting of 3 (Three) Bed Room, 1(one) Living / Dining Room, 1(one) Kitchen, 2 (Two) Toilet, and one Balcony Area **19 Sq.Ft.** and one four wheeler parking space no. **B15, Block 1**, area 97 sq. ft. from in the said Flat at a price or consideration of **Rs.22,42,390/- (Rupees Twenty Two Lakh Forty Two Thousand Three Hundred Ninety only)** and the Property is free from all encumbrances.

AND WHEREAS the **PURCHASER**, the second party herein, has gone through the Title Deeds, and inspected the building plan and other relevant papers and documents and being fully satisfied to the title of the property, building plan and clear marketability of the property agreed to purchase the **Flat No.1H** on the **1st Floor, Block 1** measuring Carpet Area **627 Sq.Ft.** and Balcony Area **19 Sq.Ft.** Four Wheeler parking space no. **B15, Block 1**, area 97 sq. ft., more or less, lying and situated at Mouza –Naihati,J.L.no.-3, R.S. Plot no. 4243 & 4244, presently L.R Dag No.3536 and 3537, Khatian no.1243 & 1061, P.O. & P.S. – Naihati, within the local limit of Naihati Municipality Ward(old/new) no.-23/20, in the District of 24 Parganas North, is already mutated in the name of the Naihati Municipality and within the jurisdiction of Additional District Sub-Registrar at Naihati, recorded with the Office of the BL&LRO, Naihati in State of West Bengal, fully described in **FIRST SCHEDULE** hereunder written together with undivided proportionate share of land and right to use and enjoying the common areas and facilities of the building and premises more fully described in the **SECOND SCHEDULE** hereunder written and for greater clearance of the map or plan annexed herein, as fully completed unit/flat in good and decent condition.

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Anuragit Mukherjee
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NOW THIS INDENTURE WITNESSETH AS FOLLOWS

In pursuance of the said Agreement and consideration of the said sum of **Rs.22,42,390/- (Rupees Twenty Two Lakh Forty Two Thousand Three Hundred Ninety only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor (receipt whereof the Vendor do hereby as also the Memo of Consideration written herein below admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharge the Purchaser and the property hereby sold and transferred the Vendor do hereby sell, grant, transfer and the property hereby sold and transferred) the Vendor/Vendor do hereby sell, grant transfer, convey, assign and assure unto the Purchaser ALL THAT piece and parcel of one **Flat No.1H** on the **1st Floor, Block 1**, covering a Carpet Area **627 Sq.Ft.** and Balcony Area **19 Sq.Ft.** and four wheeler parking space no. **B15, Block 1, area 97 sq. ft.**, of the said B+G+IV Storied building together with undivided impartible proportionate share of land mentioned in the **FIRST SCHEDULED** herein under and the said Building lying and situated at Mouza – Naihati, J.L.no.-3, R.S. Plot no. 4243 & 4244, presently L.R Dag No.3536 and 3537, Khatian no.1243 & 1061, P.O. & P.S. – Naihati, within the local limit of Naihati Municipality Ward(old/new) no.-23/20, in the District of 24 Parganas North, is already mutated in the name of the Naihati Municipality and within the jurisdiction of Additional District Sub-Registrar at Naihati, recorded with the Office of the BL&LRO, Naihati in State of West Bengal (more fully and particularly described in the '**FIRST SCHEDULED**' hereunder written) together with the undivided proportionate share of the land and the building, and enjoyment of the said flat including the uninterrupted A N D free access to other common areas, portions amenities and facilities hereunder written (hereinafter collectively referred to as the SAID FLAT OR HOWSOEVER OTHERWISE THE SAID FLAT now is or at any time or times hereto before was situated, butted bounded, called, known numbered described and distinguished TOGETHER WITH all fixtures, walls, passages, water courses and all manner of former or other rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said any part thereof usually occupied or enjoyed or reputed to belonging or be appurtenant therein AND the reversion or reversions, remainder or remainders and the rents issues and profits thereof and every part thereof

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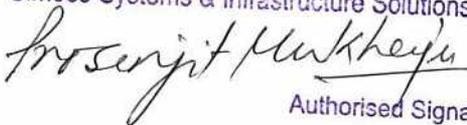
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and all the estate, rights, title, interest, claims, use, inheritance, trust property or demand whatsoever of the vendors do at law or in equity into and upon the said flat or any part thereof TOGETHER WITH their and every of their respective rights manner and appurtenances whatsoever unto the purchaser absolutely and forever free from all encumbrances, trusts, charges, liens, lispensens, attachments, acquisition and requisition by the Govt. or any Govt. Agency or other concern and all other liabilities whatsoever including however right to convey or transfer the said flat, if necessary at any time subject nevertheless to the easement or quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat hereunder written and excepting and reserving unto the vendors and other owners in the said building such easements or quasi-easements and rights and privileges as are mentioned and hereunder written also subject to the Purchaser covenant to bear and pay his proportionate share of common expenses to the Association / Society / Company formed by the owners / occupiers of the flat of the said building for maintenance of the flat of the said building as mentioned and hereunder written. The **SECOND and THIRD SCHEDULE** hereunder written shall offer the interests, easements, quasi-easements, exceptions, reservations and privileges of the flat owners / occupiers only and not of the flat owners of the said building.

1. **THE VENDOR/VENDOR DO HEREBY CONVENANT WITH THE PURCHASER AS FOLLOWS:**

- a) That the said land/ flat (hereinafter referred to as **FIRST SCHEDULE**) and every part thereof are not attached in any proceedings started by or at the instance of Estate duty, Income Tax, Wealth Tax or Gift Tax Authorities and all rents, rates and taxes of concerned Authorities are duly paid and /or be paid accordingly or department of or under the provision of the Public Demand Recovery Act or otherwise and that to the knowledge of the Vendors certificate has been filed in the office of the Certificate Officer under the provisions of the execution of any certificate at the instance of Income Tax and/or Wealth Tax and /or Estate Duty Authority.
- b) That notwithstanding any act, deed, matter or thing by the vendors or by any of his ancestors or predecessors-in-title done executed or knowingly suffered or permitted or suffered the contrary, vendors are lawfully and absolutely seized and

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possessed of or otherwise well and sufficiently entitled to the said flat and/or premises together with the said sanctioned plan hereby sold, granted conveyed, transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or conditions, use, trust or other thing what so ever alter, defect, encumber or make void the same AND THAT NOT WITHSTANDING any such act, deed, matter or thing whatsoever as aforesaid the Vendors has now good rightful power and lawful absolute authority to sell, grant, convey, transfer, assign and assure the said flat hereby sold, granted, conveyed, transferred, assigned and assured or expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

- c) That notwithstanding any act, deed or thing whatsoever here to before done, committed or knowingly suffered by the vendor and to the contrary the vendors has good rightful power absolute authority and indefeasible title and or otherwise well and sufficiently entitled to sell, grant, transfer, convey, assign and assure the said flat unto the purchaser in the manner aforesaid.
- d) That it shall be lawful for the purchaser at all time hereafter to Peaceably and quietly enter into and upon and hold, occupy and enjoy the said flat and receive the rents, issued and profit thereof without any lawful eviction interruption, hindrance, disturbances, shut, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate, right, title and interest whatsoever in the said flat from under through or in the trust for the Vendor and free from and forever discharge or otherwise and by and at the cost of the vendors well and sufficiently made harm less and indemnified of from and against all charges, liens, lispences, attachments by the vendors or any person or persons lawfully or equitable claiming as aforesaid.
- e) That the vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the said flat from through under or in trust for the vendors and/or his predecessors in title or any of them shall and well from time to time and at all times hereafter upon every reasonable request at and the cost of the purchasers cause to be done made acknowledged and executed all such further and other acts, cause, thing and assurances whatsoever for further,

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better and more perfectly assuring the said flat sold, granted, transferred, conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- f) The purchaser shall be entitled to sell, transfer, mortgage, lease, rent, assign and/ or deal with the said flat along with undivided proportionate share of the land and right of common spaces /part /portion /amenities/conveniences hereby acquired as described in the Schedules hereunder in such manner as the Purchaser shall think fit and proper subject to the terms and conditions herein without any consent or objection of any other co-owners or the vendors who have acquired before or who may hereafter acquire any right, title or interest similar to those contained by the Purchasers.
- g) The common portion / parts / amenities / conveniences, general or restricted shall remain undivided and that no owner shall bring any action for portion or division thereon forever.
- h) The percentage of the undivided interest in the land and in the General or restricted common portions / parts / amenities / conveniences shall not be altered at any point of time.

THE PURCHASER HEREBY AGREES AND CONVENANTS WITH THE VENDOR/VENDOR AS FOLLOWS: -

- a) That the right of the Purchaser shall remain restricted to the said flat undivided proportionate share of the land and properties appurtenant thereto described in the first, second and third schedule hereunder.
- b) That the vendor shall pay all outgoings taxes etc. and/or any other dues/debt whatsoever in nature payable to the competent authority and/or to the Government of West Bengal before Registration of the aforesaid Flat.
- c) That before separate Electric Meter is provided by the WBSEDCL to the purchaser, the purchaser shall pay to the vendor proportionate amount of the electric bill for consumption of electric energy for his flat on proper receipt, failing which the electric line will be disconnected. The payment shall be made month-by-month basis. The proportionate amount shall be mutually

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agreed upon, between owner and the purchaser depending upon the quantum of electricity energy consumed by the purchaser.

- d) That the purchaser shall bear equal share with other flat owners of electricity consumed for all common purposes, viz. to run the pump, lights at stair case, passages, main entrance of the building and/or any other such places which shall be deemed necessary. This share of common expenses also include service charges viz. sweeper, guard etc., and shall pay the stipulated amount to the vendor or the association or the society which shall be formed soon after the registrations of all the flats of the aforesaid building. The payment shall be made in advance month-by-month within a stipulated date as mutually agreed upon. On failure, the payment shall be recovered from the purchaser with costs and the costs shall be mutually agreed upon between the parties or by the proposed building committee when it shall constitute the laws and rules for forming the committee.
- e) That as water will be supplied to all the flats from the common source, the purchaser shall bear the equal share of the common expenses, if any, of water supply inclusive of electricity charges and repair/maintenance charges of the pump/s or any other expenses which may have to incur at any time but not mentioned here to in the guide lines of the building committee's rules and regulations. The stipulated share of the expenses shall be paid to the vendor or the association or the society in advance month by month within a stipulated date as mutually agreed upon.
- f) For running the water pump(s) and illuminating the building as stated above, a separate electric meter shall be installed and maintained.
- g) The purchaser shall use the said purchased flat exclusively for residential purpose.
- h) The purchaser or any other flat owners in the said building shall not be entitled to keep or store any articles or goods in the common spaces or in roof of the building or in any open spaces, on stair cases, landing etc. etc. in any way.
- i) The purchaser and other owners/ occupiers of the said building shall form Society, Association or Company for maintaining the said building and the

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common areas of the said building and shall abide by building and the common areas of the said building and common parts/portions/amenities/conveniences thereof and shall observe and perform all rules and bye-laws of such Society, Association or Company.

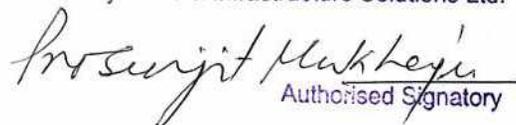
- j) The purchaser will be liable and agree to make payment of the proportionate share of maintenance and service charges regularly and punctually to the said Society, Association or Company.
- k) In the event of any Capital expenditure for repairs, maintenance etc. for common purpose the Purchaser shall be liable to make payment of the proportionate share as shall be determined by the said Society, Association or Company.
- l) The purchaser shall have the absolute right to mutate their names in the Local Panchayat Office and B.L. & L.R.O. Office and pay the taxes of his/her/their respective portion to be separately assessed by the Authorities.
- m) To use in common with other occupiers and owners of other flat of the building, the common areas and facilities as described in the Third Schedule hereinafter written.

IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO: -

- a) THAT LAND: shall mean the land more fully described in the FIRST SCHEDULE hereunder written.
- b) That UNDIVIDED SHARE: shall mean that entire undivided variable impartible share in the land attributable to the unit beneath the building. Such undivided share shall be determined by the vendor and thereafter owners association in its absolute discretion and in the event of any further construction, the said undivided share shall stand reduced and/or varied.
- c) That PLANS: shall mean and include building plan duly sanctioned by the Bhagwanpur Gram Panchayat and vetted by Zilla Parishad, South 24 Parganas for construction of the said building and shall also include the revised and/or other plans, elevations, designs, the said buildings and as may from time to time sanctioned and/or approved by the appropriate authorities and/or departments and/or as may be deemed necessary by the Architect/vendor.

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- d) That the area of the flat hereby agreed to be transferred, the owner is not entitled to make any addition, alteration or made any extension.
- e) After possession of the said flat is taken over by the purchaser the purchaser shall be entitled to bring to the notice of the promoter about any complaint in the event of any structural defect or any defect in workmanship or inferior quality of material used in the said flat or in the building within a period of 5 (Five) years from the date of handing over possession/deemed possession and it shall be the duty of the promoter to rectify such defect without further charge.
- f) The right of the purchaser shall remain restricted to the said unit mentioned in the Schedule B and in no event, the purchaser shall be entitled to and hereby agrees not to claim any right in respect of any other parts or portions of the said building and the said premises except what is mentioned in the **SECOND SCHEDULE** hereunder written.
- g) From the date of intimation of delivery of possession all proportionate rates, charges and maintenance charges in respect of the said unit including the common areas shall be borne, paid and discharged by the purchaser to the Vendor (until building committee is formed).
- h) The proportionate share of the purchaser in the various matters referred herein shall be such as be determined by the owner/vendor and the purchaser shall be bound to accept the same.
- i) The purchaser shall have right to go to the ultimate roof for purpose of maintenance of the same or the maintenance of water line etc. he may go to roof. But neither any one will have any right to keep/dump anything whatsoever on roof nor will have the right to make garden on roof nor drying garment. No structure (permanent or temporary) can be constructed on roof.
- j) Common running Expenses:
The Purchaser or unit holder will share equally with other flat owners the total 'common running expenses' for common electric charges for water pump, common passage lighting, sweeper's salary, chowkider's salary. The Purchaser will pay this amount to the Secretary of Building committee month by month to

meet up the monthly expenses. Share of this common running expense will be as decided by the association /committee.

k) Major repair/maintenance expenses:

The expenses for outside colouring, major repair works of the common areas/outside walls of the building, replacement of water pump etc. etc. are will be in this head. The purchaser has to pay share of the total expenses of this purpose as and when required. Share of this major repair/maintenance expenses will vary with the size of flats area as consumed.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(“the said Premises/ Property/Land”)

ALL THAT PIECE AND PERCEL OF LAND situate at Mouza –Naihati,J.L.no.-3, R.S. Plot no. 4243 & 4244, presently L.R Dag No.3536 and 3537, Khatian no.1243 & 1061, P.O. & P.S. – Naihati, within the local limit of Naihati Municipality Ward(old/new) no.-23/20, in the District of 24 Parganas North, is already mutated in the name of the Naihati Municipality and within the jurisdiction of Additional District Sub-Registrar at Naihati, recorded with the Office of the BL&LRO, Naihati in State of West Bengal totalling 1472.00 Sq. M.

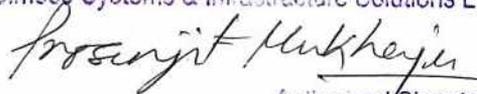
THE SECOND SCHEDULE ABOVE REFERRED TO:

(THE FLAT BEING SOLD HEREIN)

ALL THAT piece and parcel of one Apartment Flat No. 1H on the Floor. 1st, Block 1 having covering a Carpet area of 627 Sq. Ft., Consisting of consisting of 3 (Three.) Bed Rooms, 1 (One) Living / Dining Room, 1(one) Kitchen, 2 (Two) Toilet, and One Balcony of 19 Sq.Ft. and Parking Space No. B15 Block No. 1 for Four Wheeler having area of approx. 97 Sq.Ft. for exclusive use in the said complex for own vehicle only, of the said B+G+4 Storied building together with undivided impartible proportionate share of land mentioned in the ‘First Scheduled’ hereinabove and land admeasuring more or less 1472.00 Sq. M. appertaining to R.S. Plot no. 4243 & 4244, Khatian no.1243 & 1061,

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Mouza –Naihati,J.L.no.-3, P.O. & P.S. – Naihati, within the local limit of Naihati Municipality Ward(old/new) no.-23/20, in the District of 24 Parganas North, is already mutated in the name of the Naihati Municipality and within the jurisdiction of Additional District Sub-Registrar at Naihati, recorded with the Office of the BL&LRO, Naihati in State of West Bengal and the flat and car parking space to be conveyed are delineated in the map or plan annexed hereto and depicted by RED border lines together with all facilities, amenities and utilities in all common areas comprised in the said building as well as in said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO:

[Specifications, Amenities, Facilities (Which are part of the Apartment)]

Foundation & super structure:

R.C.C. Foundation /Basement Block Apartment & R.C.C Frame Structure.

Masonry Works:

- a) All external walls will be 200mm thick of AAC Block with jointing chemical / Fly ash brick Masonry with cement mortar and Anti Fungal External Grade Paint.
- b) All internal walls will be 100/125 mm thick of AAC Block with jointing chemical / Fly ash brick Masonry with cement mortar as per Architect's Design. Plaster of Paris over plastered surface.

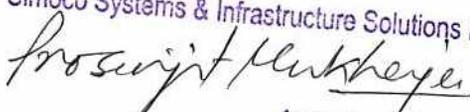
Flooring:

Living, Dining, Bed rooms: Vitrified Tiles flooring.

- Kitchen, Toilets, Balconies, Common Lobby: Ceramic Tiles flooring.
- Kitchen Counter: Black stone kitchen counter.
- Stair: I.P.S/Net cement flooring.
- Driveway & Car park: Paving with Paver Block/Grass Infield Paver Block.
- Car parking at Ground/Basement Floor: IPS Flooring.

Dado:

- Toilets : Ceramic Glazed wall tiles up to 3'/5' height as per Architect's design.
- Kitchen : Ceramic Glazed wall tiles up to 2' height over Kitchen Counter.

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Doors:

- All Flush door shutter of standard make and for main door, one flush door with polish (outer side only) as per Architect's Design.
- All Toilet Doors: Flush Door shutter of standard makes as per Architect's Design.
- All frame : Wooden frame.

Windows & Railings:

- Aluminium Sliding window/ openable window with clear Glass
- Balcony & Staircase railing: M.S hollow section/Square bar/Pipe as per design coated with Enamel Paint.

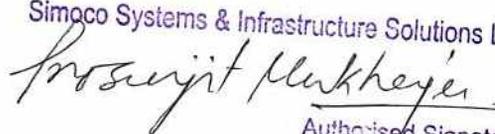
Sanitary & Plumbing:

- Water Supply : Concealed UPVC/CPVC Water Pipes .
- Sewerage & Drainage : PVC Soil & Waste Pipes/R.C.C hume pipe.
- Toilet Fixtures : White colour Ceramic Basin and European Style WC with PVC Cistern of standard make.
- CP Fittings & Fixtures : CP Fittings & fixture of standard make.
- Kitchen Sink : Stainless Steel of standard make without Drain Board.

Electrical :

- Wiring : Concealed conduit with FR Copper Wires.
- Switches : Modular Type Switches
- Light & Fan Points : As per consultant's drawing .
- TV Points : In Living Hall
- AC Points in Bedrooms: Provisions will be kept by providing prelaid conduits and terminating the same in junction boxes in respective rooms. Wiring and switch/socket for the AC points will not be provided.
- Water Purifier and Chimney Points.
- One common power point of 16 amps for multi user.

Electrical conduits and Modular Switch box will be provided for Geyser point in attached toilet for 3BHK and in common toilet for 2BHK. No geyser point will be provided for 1BHK.

Simoco Systems & Infrastructure Solutions Ltd.

 Authorised Signatory

P.T.O

IN WITNESS WHERE OF the parties hereto have set and subscribed their hands on the on the day, month and year first above written.

SIGNED AND DELIVERED

In the presence of

WITNWSSES :-

1.

SIGNATURE OF THE VENDOR

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASERS

Drafted a Drafted and prepared by me

()

Advocate

High Court at Calcutta

Enrollment No –

P.T.O

Simoco Systems & Infrastructure Solutions Ltd.

Authorised Signatory

MEMO OF CONSIDERATION

RECEIVED from the named **PURCHASER (S)** a sum of **Rs.22,42,390/- (Rupees Twenty Two Lakh Forty Two Thousand Three Hundred Ninety only)**, towards consideration Agreement for sale of the said flat as aforesaid as per this Memo of Consideration as under as advance.

Advance Details			
DATE	BANK	CHEQUE NO./ TRNS NO.	AMOUNT
Total			

WITNESS

1.

2.

(VENDOR)
NAIHATI MUNICIPALITY and SIMOCO
SYSTEMS through its Authorized Representative
Ms. _____ at Kolkata

Simoco Systems & Infrastructure Solutions Ltd.
Prasunjit Mukherjee

 Authorized Signatory

P.T.O