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Certified that the Document is admitted & Registered. The Signature Sheet and the endorsement thereon attached to this document are the part of this Document.

01 SEP 2017

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Additional Registrar
of Assurances, Kolkata

DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE THIS 1st DAY OF September TWO THOUSAND SEVENTEEN (2017)

BETWEEN :

SUN CONCLAVE PVT. LTD. -

Debjyoti Ghose
Authorized Signatory

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1) SAMASTH INFOTAINMENT PRIVATE LIMITED, (CIN NO. U74900WB2009PTC135363) / (PAN NO. AANCS1174R) a private limited company registered under Companies Act, 1956, represented by Mr. Kamalendu Polley (PAN NO. AFPP0727F) Son of Birendranath Polley, Authorised Representative, 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 referred to as 'SAMASTH' which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assign), AND SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED (CIN NO. U32109WB1979PLC031942) / (PAN NO. AAEC54335F) a public limited company registered under Companies Act, 1956, represented by Mr. Sanjoy Kumar Ghosh (PAN NO. ADPPG4157L) Son of Late. Tarak Chandra Dgosh, Managing Director, 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 referred to as 'TELECOM' which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assigns) AND SG COMPUTECH LIMITED (CIN: U74900WB2009PLC139312) / (PAN NO. AANCS6123J) a limited company registered under Companies Act, 1956, represented by Mr. Prosenjit Mukherjee (PAN NO. AIRPM1258L) Late. Panchkari Mukherjee, Authorised Representative, having Registered Office at Sugandha More, NH-2 By Pass, Delhi Road, P.D. Sugandhya, P.S. Polba, District - Hooghly, Pin Code - 712 102 hereinafter referred to as 'SG COMPUTECH' which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assigns) AND SG AQUA & GARDEN FRESH PRIVATE LIMITED (CIN NO. U01111WB2009PTC133613) / (PAN NO. AANCS6531Q) a private limited company registered under Companies Act, 1956, represented by Mr. Krishnendu Banerjee (PAN NO. ADRPB4157H) Son of Late. Ashim Kumar Banarjee, Director, having Registered Office at Sugandha More, Delhi Road (NH-2 Bye Pass), P.D. Sugandhya, P.S. Polba, District-Hooghly, PIN Code -712102, hereinafter referred to as 'SG AQUA' which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assigns; AND G.S. ELECTROCOM PRIVATE LIMITED, (CIN NO. U40106WB2010PTC151363) / (PAN NO. AADCG8881H) a private limited company registered under Companies Act, 1956, represented by Mr. Sall Chaudhuri (PAN NO. ABVPC286ON) Son of Late. Sukhamoy Chaudhuri, Authorised Representative, 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 referred to as 'G.S. ELECTROCOM' which term

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or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assigns) AND SIMOCO SYSTEMS AND INFRASTRUCTURE SOLUTIONS LIMITED (CIN: U72200WB2007PLC115201) / (PAN NO. AAACS8S32A) a public limited company registered under Companies Act, 1956, represented by Mr. Alok Kumar Das (PAN NO. AFIP06357G) Son of Late. Anil Das, Authorised Representative, 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 referred to as 'SIMOCO SYSTEMS' which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assigns); ALL PARTIES of the FIRST PART;

AND

2) SUN CONCLAVE PRIVATE LIMITED, (CIN NO. U74999WB2011PTC185662) / (PAN NO. AAACS8S08A) a private limited company registered under Companies Act, 1956, represented by Mr. Dipjyoti Ghose (PAN NO. AQEPG2528N) Son of Shri Debabrata Ghose, Authorised Representative, 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 referred to as 'SUN CONCLAVE' which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, nominees and assigns of the SECOND PART;

WHEREAS:

- A. The terms in these presents shall, unless they are contrary or repugnant to the subject or context, mean and include the following:
- A.1 'THE PREMISES/PROPERTY/LAND' shall mean ALL THAT piece and parcel of land which SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall provide by acquisition for the PROJECT described in the First Schedule under Parts I, II, III, IV, V and VI all situate at Mouza Satuli, I.L. No. 49, L.R. Khatian Nos 2129, 2166, 2191, 2172, 2181 and 2175 R.S. Dag Nos 1358, 856, 748, 854, 860, 1361, 1360, 878/932, 878, P.S. Kashipur (formerly Bhangar), P.O Pithapur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded with the Office of the BL&LRO Bhangar in State of West Bengal and shall include existing structures thereon for construction of low cost budget

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housing project to be developed by SUN CONCLAVE PRIVATE LIMITED thereon, wherever the context permits.

- A.2 'THE PROJECT' shall mean the work of development and commercial exploitation undertaken by SUN CONCLAVE PRIVATE LIMITED on the land to be provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for the Project in pursuance hereof from inception to development and completion of 'Proposed 4 Nos. 2BHK (G+8) and 1 No. 3BHK (G+8) Storied Residential Buildings' in the Project on the land to be provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED on the land to be provided and possession of the units in the PROJECT which are to be handed over to the Flat / Unit Owners by execution of Deed(s) of Conveyance / Transfer executed and registered in favour of the Flat / Unit Owners by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED respectively in the new buildings in the PROJECT.
- A.3 'NEW BUILDINGS' shall mean the buildings and other constructions and structures to be built on the said PREMISES / PROPERTY / LAND by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED and / or its nominees in pursuance hereof.
- A.4 'APPROVALS' shall mean all approvals, consents, permissions, sanctions and no objections which may be required to be obtained from any Authority, Body or Functionary under the applicable laws relating to development, construction, utility connection, amenities and other works in the PROJECT to be taken up therein.
- A.5 'GRAM PANCHAYAT' shall mean Bhagwanpur Gram Panchayat and its different departments and officers and shall also include other concerned authorities that may recommend, comment upon, approve, sanction, modify and / or revise the Plan.
- A.6 'PLAN / PLANS' shall mean the sanctioned plan for the PROJECT and approved by concerned authorities and shall also, wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architect(s) including variations

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/ modifications therein, if any, as well as all revisions, renewals and extensions thereof, if any.

- A.7 'ARCHITECT(S)' shall mean such architect(s) who is / are from time to time appointed as Architect(s) for the low budget housing project.
- A.8 'COVERED AREA' shall mean entire covered area as may be sanctioned by concerned authorities and shall include plinth area of the units, including plinth area of the bathrooms, balconies and terraces, if any, appurtenant thereto and also thickness of the wall (external and internal) and pillars and areas of Common Portions provided that if any wall be common between 2 (two) units, then $\frac{1}{2}$ (one half) of the area under such wall shall be included in each such unit.
- A.9 'FORCE MAJEURE' shall include natural calamities, Acts of God, floods, earthquakes, riots, wars, storms, tempests, fire, civil commotions, civil wars, air raids, strikes, lock-outs, transport strikes, notices or prohibitory orders from Municipality or any other statutory body or any Court, Government regulations, new and / or changes in Municipal or other rules, laws or policies affecting or likely to affect the PROJECT, shortage of essential commodities and / or circumstances beyond the control of SUN CONCLAVE PRIVATE LIMITED.
- A.10 'COMMON PORTION' shall mean such common areas, facilities and installations in the PROJECT like staircases, landings, lobbies, lifts, passages, boundary walls, common toilet on the ground floor, underground water reservoir, overhead water tank, water pump with motor and common electrical and plumbing installations as may be decided or provided.
- A.11 'COMMON EXPENSES' shall include all expenses for management, maintenance and upkeep of New Buildings, Common Portions therein and the said Property and expenses for Common purposes.
- A.12 'COMMON PURPOSES' shall include the purpose of maintaining and managing the Project, the New Buildings and in particular the Common Portions, rendition of services in common to the Flat / Unit Owners, collection and disbursement of Common Expenses and dealing with the matters of common interest of the Flat / Unit Owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Flats / Units exclusively and the Common Portions in common.
- A.13 'DEVELOPER' shall mean SUN CONCLAVE or its nominee(s) who shall economically exploit the Land acquired / to be acquired and provided for the Project by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED / SG AQUA & GARDEN FRESH PRIVATE LIMITED / GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for the PROJECT.

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A.14 DEVELOPER'S AREA shall mean ALL THAT allocation of the total area developed on PREMISES / PROPERTY / LAND acquired / to be acquired and provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for the Project other than the allocation of SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED in the PREMISES / PROPERTY / LAND provided for the Project with proportionate share in the land attribute together with the undivided proportionate share in land attribute thereto and TOGETHER WITH the undivided proportionate share in all common areas and facilities more fully and particularly described in Parts I, II, III, IV, V and VI of the SECOND SCHEDULE HEREUNDER.

SAMASTH INFOTAINMENT PRIVATE LIMITED's AREA shall mean ALL THAT the total area developed being SAMASTH INFOTAINMENT PRIVATE LIMITED's allocation with undivided proportionate share in the PREMISES / LAND / PROPERTY acquired / to be acquired and provided for the Project more fully and particularly described in Part I of the SECOND SCHEDULE hereunder written.

SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED's AREA shall mean ALL THAT the total area developed being SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED's allocation with undivided proportionate share in the PREMISES / LAND / PROPERTY acquired / to be acquired and provided for the Project more fully and particularly described in Part II of the SECOND SCHEDULE hereunder written.

SG COMPUTECH LIMITED's AREA allocation shall mean ALL THAT of SG COMPUTECH LIMITED's allocation with undivided proportionate share in the PREMISES / LAND / PROPERTY acquired / to be acquired and provided for the Project more fully and particularly described in Part III of the SECOND SCHEDULE hereunder written.

SG AQUA & GARDEN FRESH PRIVATE LIMITED's AREA allocation shall mean ALL THAT of SG AQUA & GARDEN FRESH PRIVATE LIMITED's allocation with undivided proportionate share in the PREMISES / LAND / PROPERTY acquired / to be acquired and provided for the Project more fully and particularly described in Part IV of the SECOND SCHEDULE hereunder written.

GS ELECTROCOM PRIVATE LIMITED's allocation shall mean ALL THAT of GS ELECTROCOM PRIVATE LIMITED's allocation with undivided proportionate share in the PREMISES / LAND / PROPERTY acquired / to be acquired and provided for the Project more fully and particularly described in Part V of the SECOND SCHEDULE hereunder written.

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SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED's allocation shall mean ALL THAT of SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED's allocation with undivided proportionate share in the PREMISES / LAND / PROPERTY acquired / to be acquired and provided for the Project more fully and particularly described in Part VI of the SECOND SCHEDULE hereunder written.

- A.15 "PARKING SPACE" shall mean space on the ground floor of the PROJECT as also in the open space surrounding the PROJECT that shall be marked for Car Parking.
- A.16 "PROPORTIONATE" with all its cognate variations shall mean such ratio, covered area of any Flat(s) / Unit(s) be in relation to the covered area of all Flat(s) / Unit(s) in the new buildings.
- A.17 "UNIT" shall mean any flat or other covered area in the New Buildings in the PROJECT, which is capable of being exclusively owned, used and enjoyed by any Flat / Unit Owner which shall be of:
- 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 810 (Eight Hundred Ten) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each as per plan mentioned in the SECOND SCHEDULE hereunder.
- 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each as per plan mentioned in the SECOND SCHEDULE hereunder.
- A.18 "UNIT OWNERS" shall according to its context, mean all persons who acquire and own different Flat(s) / Unit(s) in the PROJECT including SAMASTH, SG COMPUTECH, SG AQUA and SIMOCO SYSTEMS in respect of such Flat(s) / Unit(s) as may be retained by them respectively from time to time.
- A.19 "MASCULINE GENDER" shall include the feminine and neuter gender and vice versa and singular shall include the plural and vice versa.
- B. SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED and SUN CONCLAVE PRIVATE LIMITED confirm having represented to each other as follows:
- B.1 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED are responsible for arranging the PREMISES / PROPERTY / LAND more fully

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described in the FIRST SCHEDULE under Parts I, II, III, IV, V and VI and the PREMISES / PROPERTY / LAND are free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, bargardars, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and its pendens whatsoever.

- B.2 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall not provide land in excess of the ceiling limit and / or excess vacant land in the said PREMISES / PROPERTY / LAND and / or no part of the said PREMISES / PROPERTY / LAND shall be vested or acquired or resumed under the West Bengal Estates Acquisition Act, 1953, the West Bengal Land Reforms Act, 1955, the Urban Land (Ceiling and Regulation) Act, 1976 and / or any other law.
- C. The representations of SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED mentioned hereinabove are hereinafter collectively called "the said Representations" and SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED confirm that the said Representations are all true and correct.
- C.1 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED have represented to each other that they are desirous of developing the PREMISES / PROPERTY / LAND acquired / to be acquired, detail of which is given in Parts I, II, III, IV, V and VI of the FIRST SCHEDULE.
- C.2 SUN CONCLAVE PRIVATE LIMITED has represented that they possess requisite expertise and / or resources to develop the said PREMISES / PROPERTY / LAND acquired / to be acquired and provided and SUN CONCLAVE PRIVATE LIMITED represented to SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED that it has know-how, manpower, machines, resources under its control and offered to take the PREMISES / PROPERTY / LAND for development and build low cost housing project by

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arranging finance for the said PROJECT and SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED agreed amongst themselves that they will be responsible to provide Land for the Project to SUN CONCLAVE PRIVATE LIMITED for low cost housing project by each of the parties to this Agreement on the terms and conditions mentioned below.

- C.3 SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED represented that they have the expertise and manpower to construct building(s) and market and sell Flats / Units to be constructed in the PROJECT and SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED and SUN CONCLAVE PRIVATE LIMITED agreed to use the resource and expertise of SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED to construct, market and sell the FLATS / UNITS in the PROJECT and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall pay cost for construction and shall be paid marketing fee which shall be recouped from consideration received from sale of the Flats / Units hereinafter stated, exclusive of all applicable taxes, if any. SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall make its own plan for construction of building in the PROJECT and market and sell the Flat(s) / Unit(s) and SUN CONCLAVE PRIVATE LIMITED as Developer of the Project shall provide all support to SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED.
- D. Relying on the said representations and believing the same to be true and correct and acting on good faith on the representations of each of the Parties SUN CONCLAVE PRIVATE LIMITED has agreed to develop the said PREMISES / PROPERTY / LAND on the terms and conditions recorded herein.

NOW IT IS HEREBY RECORDED AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED appoint SUN CONCLAVE PRIVATE LIMITED for the purpose of commercial exploitation and development of the said PREMISES / PROPERTY / LAND acquired / to be acquired and provide the same for the Project for undertaking construction of low budget housing project, detail of the PREMISES / PROPERTY / LAND is included in Parts I, II, III, IV, V and VI of the FIRST SCHEDULE. The terms and conditions recorded herein has commenced

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and / or become effective simultaneously with the execution of this Agreement and SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED would provide peaceful possession of the said PREMISES / PROPERTY / LAND acquired / to be acquired for the Project to SUN CONCLAVE PRIVATE LIMITED for development of the low budget housing project.

2. The obligation of SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED towards cost for the low cost housing project shall include, and be limited to the followings :

- 2.1 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED agree for mutual benefit for realising adequate value of the PREMISES / PROPERTY / LAND acquired / to be acquired and provided for the PROJECT, to have the Plan, for the low cost housing project to be built on the PREMISES / PROPERTY / LAND sanctioned and agree to execute all applications, documents for obtaining the plan sanctioned in the name of SUN CONCLAVE PRIVATE LIMITED. Plan on the PREMISES / PROPERTY / LAND shall be prepared by Architect(s) appointed for the purpose. The Plan shall be approved by Bhagwanpur Gram Panchayat and / or such other Authority(ies) designated for such purpose.

The approved PLAN shall be made available to SUN CONCLAVE PRIVATE LIMITED for development of the said PREMISES / PROPERTY / LAND as per the approved Plan on the PROPERTY / PREMISES / LAND acquired / to be acquired and provided for the Project by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED more fully described under Parts I, II, III, IV, V and VI of the FIRST SCHEDULE having good and marketable title free from all defects and deficiencies and free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and its pends whatsoever and in accordance with the said Representations and without any hindrance or obstruction to construction, development and sale.

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- 2.2 Removing any defect or deficiency in title, claim, demand, encumbrance, obstruction, hindrance government action etc., if any, that may exist or may arise at any time till the completion of development of the said PREMISES / PROPERTY / LAND acquired / to be acquired and provided for the Project by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED.
- 2.3 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (LAND PROVIDERS) agree that SUN CONCLAVE PRIVATE LIMITED, as DEVELOPER, shall be entitled to be allocated 3% (Three) per cent of total Flats/Units with proportionate land equivalent to proportionate undivided land with proportionate Car Parking Space (more fully described in SECOND SCHEDULE) and SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (as LAND PROVIDER) will be entitled to be allocated 10 (Ten) per cent of the super built-up area on its land provided with proportionate land equivalent to proportionate undivided land with proportionate Car Parking Space (more fully described in SECOND SCHEDULE) and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED will be allocated remaining built-up area with proportionate undivided land with proportionate Car Parking Space (more fully described in SECOND SCHEDULE). SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall be entitled to the above allocation for their undertaking to construct building(s) for the Project as Nominee of SUN CONCLAVE PRIVATE LIMITED at its own cost and recover the cost from the sale of the Flats / Units.
3. The development of the said PREMISES / PROPERTY / LAND is agreed to be in the following manner:
- 3.1 The fundamental and / or basic understanding between the parties is that SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall make available the said PREMISES / PROPERTY / LAND for the Project free from all encumbrances and liabilities whatsoever for commencement and completion of construction and development and SUN CONCLAVE PRIVATE LIMITED shall develop PREMISES / PROPERTY / LAND to be provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO

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TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for the PROJECT on which approval of the PLAN of the low budget housing project by the concerned Authority and market and sell the constructed and other spaces thereon to intending buyers. As such, inter se the parties, no interest in the land shall be transferred by the Land Owners and the actual transfer of undivided proportionate share in the Land shall be legally affected by execution of Deed(s) of Conveyance in respect of the Flat(s) /Unit(s), Car Parking Space etc. to the intending purchasers in the new buildings.

- 3.2 The buildings of the low budget housing project on the PREMISES / PROPERTY / LAND to be provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED mentioned in the FIRST SCHEDULE under Parts I, II, III, IV, V and VI to be developed by SUN CONCLAVE PRIVATE LIMITED shall be in accordance with the sanctioned PLAN by the concerned Authorities and it is agreed amongst the parties that the Plan sanction shall be obtained in the name of SUN CONCLAVE PRIVATE LIMITED as Developer as ready to use residential buildings with specified areas, amenities and facilities to be enjoyed in common.
- 3.3 Immediately on signing this Agreement SUN CONCLAVE PRIVATE LIMITED (Developer) shall paid the amount of Rupees – 6,00,000/- (Six Lac Only) to wards refundable security deposit to the six number Land owners.
The said Security Deposit shall be refunded by aforesaid six land owners jointly to SUN CONCLAVE PRIVATE LIMITED on completion of the PROJECT.
- 3.4 SUN CONCLAVE PRIVATE LIMITED shall be responsible to arrange fund for the PROJECT and SUN CONCLAVE PRIVATE LIMITED is authorised to issue advertisements, make announcements for booking of the Flats / Units in the project situate on the PREMISES / PROPERTY / LAND to be provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for the Project, however, SUN CONCLAVE PRIVATE LIMITED may delegate the right of booking of Flat(s) / Unit(s), issue advertisements in the Project, make announcements for booking the Flat(s) / Unit(s) in the PROJECT on the PREMISES / PROPERTY / LAND to be provided by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO

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SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED or their nominee(s) the parties shall have any objection in this regard.

- 3.5 SUN CONCLAVE PRIVATE LIMITED shall be entitled to set up a site office and / or quarters for its security and other staff on the said PREMISES / PROPERTY / LAND and shall further be entitled to put up boards and signs advertising the PROJECT and post its security guards. SUN CONCLAVE PRIVATE LIMITED shall be entitled to enter the said PREMISES / PROPERTY / LAND to be provided for development, cause survey and soil testing, obtain clearances / permissions from the Authorities for construction of the New Buildings and to take all necessary steps in relation thereto.
- 3.6 SUN CONCLAVE PRIVATE LIMITED shall be entitled to hold and remain in possession of the said PREMISES / PROPERTY / LAND taken over for the PROJECT purpose from SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED in part performance of the Agreement recorded herein till delivery of possession of all the Flats / Units to the Flat / Unit Owners and until then to use and utilise the said PREMISES / PROPERTY / LAND or any portion thereof in any lawful manner.
- 3.7 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall hand over original documents of title in respect of their portion of the said PREMISES / PROPERTY / LAND to SUN CONCLAVE PRIVATE LIMITED upon receipt as security for due observance of the obligations of SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED in terms of this Agreement, and they shall execute documents that may be required for the PROJECT. SUN CONCLAVE PRIVATE LIMITED shall be entitled to produce and give inspection of the said original documents handed over to them to the Gram Panchayat, Government Bodies / Authorities and other agencies as may be required for the housing project. It has been agreed among the parties, that upon completion of the Project, the said documents shall be kept with SUN CONCLAVE PRIVATE LIMITED and shall hand over the same to the Holding Association on handing over possession to the Unit holders and consequently upon formation of the Holding Association. However, if financial support is required and obtained from Banks / Financial Institutions by SUN CONCLAVE PRIVATE LIMITED for the PROJECT, SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH

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LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED through SUN CONCLAVE PRIVATE LIMITED shall hand over the original documents to the Banks / Financial Institutions as title holder and the title of the PREMISES / PROPERTY / LAND being provided as security for finance to be obtained by SUN CONCLAVE PRIVATE LIMITED from Banks / Financial Institutions for development of the PROJECT on the PREMISES / PROPERTY / LAND.

- 3.8 In case of any outgoing and liabilities relating to the period before the date of handing over possession of the said PREMISES / PROPERTY / LAND for the PROJECT the same shall be shared in proportion of the PREMISES / PROPERTY / LAND holding of the parties.
- 3.9 Upon receipt of all approvals, SUN CONCLAVE PRIVATE LIMITED shall commence construction of the PROJECT on the PREMISES / PROPERTY / LAND to be handed over to it by the Land Owners with its own finance or fund arranged from Bank / Financial Institution or otherwise. SUN CONCLAVE PRIVATE LIMITED shall have the authority to nominate SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for construction and marketing and selling Flat(s) / Unit(s) in the PROJECT.
- 3.10 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED agree and undertake to co-operate with and assist SUN CONCLAVE PRIVATE LIMITED for the development of the said PREMISES / PROPERTY / LAND by development as per the approved plan for the PROJECT and also sign and furnish all necessary papers, documents, particulars, applications that may be required by SUN CONCLAVE PRIVATE LIMITED.
- 3.11 SUN CONCLAVE PRIVATE LIMITED shall construct Buildings of the PROJECT as per the "Specifications" agreed upon more fully described in the THIRD SCHEDULE hereto and with standard quality of materials and / or such quality as may be approved by the Architect.
- 3.12 SUN CONCLAVE PRIVATE LIMITED shall arrange for the finance, look after, supervise and manage day to day work of construction of the new Buildings at the PROJECT site as per the approved PLAN.
- 3.13 SUN CONCLAVE PRIVATE LIMITED as Developer nominate SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED to construct at own cost building(s) in the Project and adjust the cost from marketing and sale of the Flats / Units and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall do such acts and deeds as may be deemed necessary for the Project to be successfully completed.
- 3.14 For the purpose of construction of the new buildings at the said PREMISES / PROPERTY / LAND, SUN CONCLAVE PRIVATE LIMITED shall be entitled to take all necessary steps including

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appointing, engaging and employing Architects, contractors, sub-contractors, engineers, labourers, workers, care-takers, guards, staff and employees, marketing personnel, at such wage, salary and / or remuneration and on such terms and conditions as may be decided by SUN CONCLAVE PRIVATE LIMITED with intimation to SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED and payment for the same shall be sourced by SUN CONCLAVE PRIVATE LIMITED.

- 3.15 SUN CONCLAVE PRIVATE LIMITED shall be at liberty to do all work as may be required for the PROJECT and to utilise the existing water, electricity and other connections, if any, in the said PREMISES / PROPERTY / LAND. SUN CONCLAVE PRIVATE LIMITED shall have the right to obtain temporary and / or permanent connection of utilities for the Project and SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall sign and execute all papers, applications and documents for this wherever applicable.
- 3.16 Save as otherwise mentioned herein, all costs, charges, expenses and outgoings for construction of the new buildings at the project site shall be arranged, borne and paid by SUN CONCLAVE PRIVATE LIMITED, however, SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall always be informed of such costs, expenses.
- 3.17 On the completion of the Project, SUN CONCLAVE PRIVATE LIMITED shall have the authority to apply and obtain Completion Certificate for the project from the concerned Authority.
- 3.18 SUN CONCLAVE PRIVATE LIMITED undertakes to keep SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED informed of all matters connected with the PROJECT at regular intervals.
- 3.19 Notwithstanding anything stated elsewhere SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED, the land owners, shall be entitled to get jointly 24 (Twenty Four) Nos 2BHK and 6 (Six) Nos 3BHK Flats/units with covered and open

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car parking Space built on the said PREMISES/ PROPPERTY/ LAND acquired / to be acquired and provided more fully described in the Second Schedule under Parts I, II and III.

SUN CONCLAVE PRIVATE LIMITED (AS DEVELOPER) shall be entitled to get 07 (seven) Nos 2BHK and 2(Two) Nos 3BHK Flats/units with covered and open car parking Space built on the said PREMISES/ PROPPERTY/ LAND acquired / to be acquired and provided more fully described in the Second Schedule under Parts I, II and III.

SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall be entitled to get 209 (Two Hundred Nine) 2BHK and 52 (Fifty Two) 3BHK Flats / Units with Car Parking Space (more fully described in SECOND SCHEDULE) with proportionate share of land for taking up construction, marketing and selling of Flats / Units in the Project.

- 3.20 SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall construct on its PREMISES / PROPERTY / LAND acquired / to be acquired and provided for the Project more fully mentioned in Part VI under the FIRST SCHEDULE at its own cost shall sell the same directly or through agents to recoup cost incurred.
- 3.21 SUN CONCLAVE PRIVATE LIMITED shall, subject to Force Majeure and reasons beyond its control, construct by deployment of work force in the new buildings with units within 30 (Thirty) months of the execution of this Agreement at the said PROPERTY / PREMISES / LAND acquired / to be acquired and provided for the Project in accordance with the Plan, with such amendments / deviations / variations as may be necessary and / or sanctionable.
- 3.22 SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED as providers of Land for the Project shall be parties in the Deed(s) of Conveyance / Transfer for sale of Flats / Units constructed in the Buildings wherever applicable on the basis of ownership of land, in favour of any third party to transfer / surrender their respective right, title, interest in the Flats / Units with proportionate land in favour of such party in proportion to the super built up area of the flats / units purchased in the buildings of the project. Agreement to Sell / Deed(s) of Conveyance / Transfer of the Flats / Units in the new building(s) shall be executed and registered on the basis of Power of Attorney(ies) issued by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED or its nominees.
- 3.23 SUN CONCLAVE PRIVATE LIMITED with consent of SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED and GS ELECTROCOM PRIVATE LIMITED may

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agree to appoint SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED to construct building(s), market and sell the Flat(s) / Unit(s) in the PROJECT apart from Flat(s) / Unit(s) built in SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED's PREMISES / PROPERTY / LAND and SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED and GS ELECTROCOM PRIVATE LIMITED shall pay construction cost and marketing fee aggregating to the value of 21 (Twenty One) 2BHK and 5 (Five) 3BHK Flats / Units exclusive of all applicable taxes, if any, to SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for selling the same. In such a case, SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall make its own plan for construction and marketing and the said Flat(s) / Unit(s) constructed for the Project.

- 3.24 All Municipal Rates, Taxes and outgoings in respect of the said PREMISES / PROPERTY / LAND from the date of this Agreement shall form part of development cost till handing over possession of the constructed space in buildings constructed on the PREMISES / PROPERTY / LAND to the intending Buyers of the Flat(s) / Unit(s), to the extent of their respective areas with effect from the respective dates of taking over possession of their respective Flats / Units or from the date of their respective Deed(s) of Conveyance, whichever is earlier.
- 3.25 SUN CONCLAVE PRIVATE LIMITED shall take steps for providing electricity connection for the buildings at the project site and shall be entitled to collect fees, charges and re-imbursment from the intending Buyers of the proportionate amount of total deposits and expenses as may be required for setting up transformer and sub-station and obtaining electricity connection(s) from electricity authority or otherwise.
- 3.26 SUN CONCLAVE PRIVATE LIMITED shall for Common Purpose form or cause to be formed a Committee or Body or Association (hereinafter referred to as "the Holding Association") of the Unit Owners after all units are agreed to be sold and the rules and regulations of the same shall be prepared by SUN CONCLAVE PRIVATE LIMITED as per the law in force. Until such time as the Holding Association is formed SUN CONCLAVE PRIVATE LIMITED shall be entitled to cause maintenance, management and administration of the buildings at the project site and look after the Common Purposes. The Flat(s) / Unit(s) Owners shall comply with the rules and / or regulations framed by SUN CONCLAVE PRIVATE LIMITED. SUN CONCLAVE PRIVATE LIMITED shall have no obligation with regard to maintenance if they do not punctually receive all dues from all concerned persons.
- 3.27 All the Flat(s) / Unit(s) Owners shall bear and pay proportionate share of Common Expenses, Maintenance Charges, Municipal rates and taxes and other outgoings in respect of their respective Flat(s) / Unit(s) to SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA &

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GARDEN FRESH PRIVATE LIMITED and GS ELECTROCOM PRIVATE LIMITED, SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED as may be decided and upon formation to the Holding Association.

- 3.28 SUN CONCLAVE PRIVATE LIMITED shall be entitled to collect in respect of the entire built up area of the buildings in the Project built in the land owned by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED and GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED deposits for sinking fund, formation of the Holding Association, Common Expenses, Common Purposes, Corporation Tax, supply of electricity etc. as also to receive the proportionate charges for purchase and installation of generator, electric and water supply connections and for Advocates' Fees, Common Expenses, Common Purposes, Corporation taxes and additional work and amenities that may be provided.
- 3.29 All Intending Buyers shall own and hold their respective Flat(s) / Unit(s) on similar terms and conditions and restrictions as regards the use and maintenance of the buildings at the project in the PREMISES / PROPERTY / LAND and payment of maintenance charges and other outgoings as be decided by SUN CONCLAVE PRIVATE LIMITED.
- 3.30 The Common Portions shall be used in common by SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED / SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED and Intending Buyers.
- 3.31 The PROJECT shall name by the Parties mutually and the said name shall be prominently displayed at the site and on the new buildings at PROJECT site, when completed.
- 3.32 The advertisement in respect of the PROJECT shall be done by SUN CONCLAVE PRIVATE LIMITED. SUN CONCLAVE PRIVATE LIMITED shall be entitled to market and sell all Flat(s) / Unit(s) including the Flat(s) / Unit(s) of SAMASTH INFOTAINMENT PRIVATE LIMITED / SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED / SG COMPUTECH LIMITED/ SG AQUA & GARDEN FRESH PRIVATE LIMITED/ GS ELECTROCOM PRIVATE LIMITED through SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED as aforesaid, detail of the Flats / Units are more fully described in the SECOND SCHEDULE under Parts I, II, III, IV, V, VI and VII hereinafter.
4. SUN CONCLAVE PRIVATE LIMITED shall be entitled to borrow from Banks / Financial Institutions / Entities for the purpose of implementation and execution of the Project successfully and the said PROPERTY shall be mortgaged and / or charged to the Banks / Financial Institutions / Entities granting such loans and all documents in this regard shall be executed for the said loan by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO

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TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED as owners of the PREMISES / PROPERTY / LAND. SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall render all necessary assistance to SUN CONCLAVE PRIVATE LIMITED for the said borrowed fund and sign and deliver such documents, papers, consents as be required.

5. The Flat / Unit Owners may be allowed to take housing loans for the purpose of acquiring Units in the Project from Banks / Financial Institutions / Entities granting such loans and SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall render necessary assistance and sign and deliver such documents, papers, consents as be necessary in this regard.
6. SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall at all times allow SUN CONCLAVE PRIVATE LIMITED to carry out the construction and development work on the said PROPERTY / PREMISES / LAND acquired / to be acquired and provided for the PROJECT, but that does not tantamount to handing over possession of the said PREMISES / PROPERTY / LAND to SUN CONCLAVE PRIVATE LIMITED.
7. SUN CONCLAVE PRIVATE LIMITED shall not be considered to be liable for delay / non-performance of any obligation hereunder to the extent the performance of the obligation is prevented by any Force Majeure condition and such obligation shall be deemed to be suspended during the duration of the Force Majeure condition.
8. SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall co-operate with SUN CONCLAVE PRIVATE LIMITED to effectuate and implement this Agreement and they shall each issue Power of Attorney(ies) in favour of SUN CONCLAVE PRIVATE LIMITED and / or its nominee(s) for performing acts and deeds starting from planning to the implementation stage, shall sign, execute and / or register the plan for the PROJECT on the land owned by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS

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& INFRASTRUCTURE SOLUTIONS LIMITED including such further papers, documents, deeds and undertakings and render such co-operation as may be required for giving full effect to the terms recorded herein. If required by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall join and / or cause such persons as may be deemed necessary by SUN CONCLAVE PRIVATE LIMITED to join as confirming parties in any document that SUN CONCLAVE PRIVATE LIMITED may deem necessary for the development and / or sale of the Flats / Units of the PROJECT.

9. Termination / Cancellation

- 9.1 If at any time hereafter it shall appear that any of the parties hereto has failed and / or neglected to carry out its obligations under the agreement recorded herein, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages so suffered from the defaulting party without prejudice to the other rights hereunder of the party so suffering.
- 9.2 SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall not be entitled under any circumstance to terminate, cancel, revoke and / or rescind this Agreement. However, SUN CONCLAVE PRIVATE LIMITED may assign all its rights in the PROJECT in favour of any party but before such right SUN CONCLAVE PRIVATE LIMITED shall obtain consent from SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED.
10. Nothing contained herein is intended to nor shall be construed as a partnership or joint venture amongst the parties hereto, construction in the said PROPERTY / PREMISES / LAND shall be undertaken by SUN CONCLAVE PRIVATE LIMITED for the three Land Owners, namely SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED and they shall be entitled to the sale proceeds of the built-up area on the PREMISES / PROPERTY / LAND as mentioned aforesaid before and more fully described in the SECOND SCHEDULE and SUN CONCLAVE PRIVATE LIMITED or nominee(s) shall be entitled to sell the same to the Intending Buyers.

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11. In case steps are required to be taken in respect of title and / or enabling the development of the PREMISES / PROPERTY / LAND in terms hereof, immediate action shall be taken by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for the same at its exclusive cost without SUN CONCLAVE PRIVATE LIMITED being required to contribute for the same, however, SUN CONCLAVE PRIVATE LIMITED shall pay for the PREMISES / PROPERTY / LAND owned by them. SUN CONCLAVE PRIVATE LIMITED shall be entitled to take necessary steps in this regard for and on behalf of and in the name of SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED. SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED hereby authorise and empower SUN CONCLAVE PRIVATE LIMITED and its Authorised Representative(s) for the same.
12. The Deed(s) of Conveyance / Transfer including Agreements for Sale of Flat(s) / Unit(s) shall be prepared by the Advocates of SUN CONCLAVE PRIVATE LIMITED and shall contain rights and obligations regarding the use and enjoyment of all constructed spaces of the Flat(s) / Unit(s) in the Buildings of the Project on the PREMISES / PROPERTY / LAND acquired / to be acquired and provided by each owner of the PREMISES / PROPERTY / LAND as mentioned in the FIRST SCHEDULE under Parts I, II, III, IV, V and VI shall execute the documents for transfer including Deeds of Conveyance to be entered with the Intending Purchaser.
13. Fees and cost of preparation, stamping, registration and other charges of the Agreements for Sale and the Deeds of Conveyance shall be borne and paid by the Flat / Unit Owners of all the constructed spaces of the New Buildings. Legal fees payable by every Flat / Unit Owner of the New Buildings to the Advocates shall be fixed by SUN CONCLAVE PRIVATE LIMITED.
14. SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall grant to SUN CONCLAVE PRIVATE LIMITED and / or its directors and / or authorised representatives / nominees such Power of Attorney(ies) as may be deemed necessary concerning the PROJECT for enabling SUN CONCLAVE PRIVATE LIMITED to apply, represent themselves before the Government Authorities for approval of Plan, permissions required for the low cost housing Project and do the various works envisaged hereunder

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including development and construction and exercise rights granted to SUN CONCLAVE PRIVATE LIMITED hereunder. Under no circumstance, such authorisation shall be construed as handing over possession of the said PREMISES / PROPERTY / LAND to SUN CONCLAVE PRIVATE LIMITED by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED. The said Power of Attorney(ies) shall authorise SUN CONCLAVE PRIVATE LIMITED to sell the units in the new buildings to recover the cost incurred to intending purchasers and collect the purchase consideration and issue receipts thereof and SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED will always confirm actions taken by SUN CONCLAVE PRIVATE LIMITED and / or marketed by SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED as agreed upon in this reference and SUN CONCLAVE PRIVATE LIMITED will deposit such receipts in their Bank Account(s) and utilise the same for the PROJECT.

15. A Separate Power of Attorney(ies) shall be executed duly registered in favour of SUN CONCLAVE PRIVATE LIMITED and / or SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (upon being appointed nominee of SUN CONCLAVE PRIVATE LIMITED) to perform such acts and deeds to include matters regarding construction at its own cost and marketing and selling Flats / Units on the Land to be provided for the Project.
16. In the interest of the PROJECT, SUN CONCLAVE PRIVATE LIMITED shall have the right to assign its rights in the Project to any other person / entity and SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall not object.
17. INDEMNITY
- 17.1 SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED doth hereby indemnify and agree to undertake to keep SUN CONCLAVE PRIVATE LIMITED free, harmless and indemnified of from and against all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities and demands whatsoever which SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED may suffer or incur or be made liable for or put due to any act, omission, default or breach of SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH

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LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED and / or in the event of there being any defect in title in respect of the said PREMISES / PROPERTY / LAND or any portion thereof and / or by reason of any of the declarations representations agreements covenants and / or assurances made or given by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED herein being found to be incorrect and / or being not complied with and / or in case of any act, omission, breach or default by SUN CONCLAVE PRIVATE LIMITED in terms this Agreement and / or other documents executed / to be executed by the PREMISES / PROPERTY / LAND Owners.

- 17.2 SUN CONCLAVE PRIVATE LIMITED doth hereby agree to indemnify and agree and undertake to keep SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED free harmless and indemnified of from against all actions suits proceedings, claims, losses, damages, costs, charges, expenses, liabilities and demands whatsoever which SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED may suffer or incur or be made liable for or put to in case of any act, omission, breach or default by SUN CONCLAVE PRIVATE LIMITED in terms of this Agreement and / or other documents executed / to be executed by SUN CONCLAVE PRIVATE LIMITED relating to the said PREMISES / PROPERTY / LAND. SUN CONCLAVE PRIVATE LIMITED doth also hereby indemnify and agree and undertake to keep SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED free, harmless and indemnified of from and against all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities and demands whatsoever which SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED may suffer or incur or be made liable for or put to in case of any defect in the development of the units.
18. The powers, authorities and entitlements granted herein or by any Power of Attorney(ies) shall remain revocable during the subsistence hereof.

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Defjoti Ghosh
Authorized Signatory

19. During the subsistence of this agreement, SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED shall not sell, transfer, encumber or deal with the said PREMISES / PROPERTY / LAND except in terms hereof.
20. Any notice required to be given by any of the parties hereto to the other shall be deemed to have been served on the party concerned if served through a special messenger with proof of delivery or sent to the address of the party concerned aforesaid mentioned in this Memorandum (or as be notified in writing subsequently) by Registered Post / Speed Post with Acknowledgement Due. Such service by post shall be deemed to have been effected on the 5th day of handing over of the registered cover to the postal authorities irrespective of refusal to accept service or non service by the postal authorities.
21. The Parties agree to co-operate with each other for smooth implementation of the PROJECT.
22. In case of any dispute arising amongst the parties the same shall be settled through arbitration and the Arbitration and Conciliation Act, 1996 shall be applicable.

THE FIRST SCHEDULE ABOVE REFERRED TO:
("the said Premises/ Property/Land")

ALL THAT PIECE AND PARCEL OF LAND situate at Mouza Satull, I.L. No. 49, L.R. Khatian Nos 2129, 2166, 2191, 2172, 2181 and 2175; R.S. Dag Nos. 1358, 856, 748, 854, 860, 1361, 1360, 878/932, 878; P.S. Kashipur (formerly Bhargar), P.O. Pichapukur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded / are being recorded with the Office of the BL&LRD, Bhargar in state of West Bengal totalling 262.5 Decimal equivalent to 2.624 Acre equivalent to 10620.00 sq.mt (Part I - 92.00 Decimal equivalent to 0.92 Acre equivalent to 3723.08 sq.mt. Part II - 49.00 Decimal equivalent to 0.49 Acre equivalent to 1982.94 sq.mt. Part III - 31.00 decimal equivalent to 0.31 Acre equivalent to 1254.52 sq.mt. Part IV - 66.50 Decimal equivalent to 0.66 Acre equivalent to 2691.14 sq.mt. Part V - 02.00 Decimal equivalent to 0.02 Acre equivalent to 80.93 sq.mt. Part VI - 22.00 Decimal equivalent to 0.22 Acre equivalent to 890.30 sq.mt.)

PART - I

SAMASTH INFOTAINMENT PRIVATE LIMITED, (CIN NO. U74900WB2009PTC135363) / (PAN NO. AANCS1174R)

L.R. Khatian No. 2129.

- | | | |
|----|-------------------|---------------|
| 1. | R.S. Dag No. 1358 | 81.00 Decimal |
| 2. | R.S. Dag No. 748 | 09.00 Decimal |
| 3. | R.S. Dag No. 1360 | 02.00 Decimal |

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Authorised Signatory P.T.O

TOTAL - 92.00 Decimal equivalent to 0.92 Acre equivalent to 3723.08 sq.mt.

(TOTAL NINETY TWO DECIMAL)

PART - II

SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED (CIN: U32109WB1979PLC031942) /

(PAN NO. AAEC54335F)

L.R. Khatian No. 2166

- | | | |
|----|----------------------|---------------|
| 1. | R.S. Dag No. 1358 | 17.00 Decimal |
| 2. | R.S. Dag No. 748 | 04.00 Decimal |
| 3. | R.S. Dag No. 854 | 03.00 Decimal |
| 4. | R.S. Dag No. 860 | 01.00 Decimal |
| 5. | R.S. Dag No. 1361 | 20.00 Decimal |
| 6. | R.S. Dag No. 1360 | 01.00 Decimal |
| 7. | R.S. Dag No. 878/932 | 03.00 Decimal |

TOTAL - 49.00 Decimal equivalent to 0.49 Acre equivalent to 1982.94 sq.mt.

(TOTAL FORTY NINE DECIMAL)

PART - III

SG COMPUTECH LIMITED (CIN: U74900WB2009PLC139312) / (PAN NO. AANC56123J)

L.R. Khatian No. 2191

- | | | |
|----|----------------------|---------------|
| 1. | R.S. Dag No. 856 | 44.00 Decimal |
| 2. | R.S. Dag No. 748 | 02.00 Decimal |
| 3. | R.S. Dag No. 854 | 12.00 Decimal |
| 4. | R.S. Dag No. 860 | 01.50 Decimal |
| 6. | R.S. Dag No. 1360 | 04.00 Decimal |
| 7. | R.S. Dag No. 878/932 | 03.00 Decimal |

TOTAL - 66.50 Decimal equivalent to 0.66 Acre equivalent to 2691.14 sq.mt.

(TOTAL SIXTY SIX POINT FIVE ZERO DECIMAL)

PART - IV

SG AQUA & GARDEN FRESH PRIVATE LIMITED (CIN NO. U01111WB2009PTC133613) / (PAN NO.

AANC56531Q)

L.R. Khatian No. 2172

- | | | |
|----|-------------------|---------------|
| 1. | R.S. Dag No. 748 | 12.00 Decimal |
| 2. | R.S. Dag No. 854 | 08.00 Decimal |
| 3. | R.S. Dag No. 860 | 01.00 Decimal |
| 4. | R.S. Dag No. 1360 | 01.00 Decimal |

TOTAL - 22.00 Decimal equivalent to 0.22 Acre equivalent to 890.30 sq.mt.

(TOTAL TWENTY TWO DECIMAL)

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PART-V

G S ELECTROCOM PRIVATE LIMITED (CIN NO. U40106WB2010PTC151363) / (PAN NO. AADCG888110)

L.R. Khatian No. 2181

1. R.S. Dag No. 748 02.00 Decimal

T O T A L - 02.00 Decimal equivalent to 0.02 Acre equivalent to 80.93 sq.mt.

(TOTAL TWO DECIMAL)

PART-VI

SIMOCO SYSTEMS AND INFRASTRUCTURE SOLUTIONS LIMITED (CIN: U72200WB2007PLC115201) / (PAN NO. AAKCS8592A)

L.R. Khatian No. 2175

1. R.S. Dag No. 1358 10.00 Decimal

2. R.S. Dag No. 748 05.00 Decimal

3. R.S. Dag No. 878 16.00 Decimal

T O T A L - 31.00 decimal equivalent to 0.31 Acre equivalent to 1254.52 sq.mt.

(TOTAL THIRTY ONE DECIMAL)

BUTTED AND BOUNDED BY:

ON THE NORTH : 12 meter wide road.

ON THE SOUTH : R.S. Dag Nos. 1358(P), 1359(P), 1360(P), 1361(P).

ON THE EAST : R.S. Dag Nos. 879(P), 1433.

ON THE WEST : 12 meter wide road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT 240 (Two Hundred Forty) no. of 2BHK and 60 (Sixty) No. of 3BHK FLATS / UNITS covering 246416.15 (22892.62 Sq.Mt) square feet Built-up area of 'Proposed 4 nos. 2BHK (G+8) and 1 No. 3BHK (G+8) Storied Residential Building' out of total FAR as 1.826 on the Land acquired / to be acquired by SAMASTH INFOTAINMENT PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED, SG COMPUTECH LIMITED, SG AQUA & GARDEN FRESH PRIVATE LIMITED, GS ELECTROCOM PRIVATE LIMITED and SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED more fully described in Parts I, II, III, IV, V and VI of the FIRST SCHEDULE.

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P.T.O

I. **OWNERS SHARE/ALLOCATION (AS LAND OWNER)**

- 8 (Eight) 2BHK Units consisting of 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (3 no. Covered and 0 no. Open) as per sanctioned plan.
- 2 (Two) Units consisting of 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 810 (Eight Hundred Ten) Sq.Ft., with / without Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (0 no. Covered and 0 no. Open) as per sanctioned plan.
- 4 (Four) 2BHK Units consisting of 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (3 no. Covered and 0 no. Open) as per sanctioned plan.
- 1 (One) Unit consisting of 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 810 (Eight Hundred Ten) Sq.Ft., with / without Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (0 no. Covered and 0 no. Open) as per sanctioned plan.
- 6 (Six) Unit consisting of 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (2 no. Covered and 0 no. Open) as per sanctioned plan.
- 1 (One) Unit consisting of 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 810 (Eight Hundred Ten) Sq.Ft., with / without Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (0 no. Covered and 0 no. Open) as per sanctioned plan.
- 2 (Two) Unit consisting of 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (1 no. Covered and 0 no. Open) as per sanctioned plan.
- 1 (One) Unit consisting of 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2

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(Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (1 no. Covered and 0 no. Open) Total Units 21, 2BHK and 5 BHK Units as per sanctioned plan.

II. DEVELOPER SHARE/ALLOCATION

7 (Six) Units consisting of 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (3 no. Covered and 0 no. Open) as per sanctioned plan.

2 (Two) Unit consisting of 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 810 (Eight Hundred Ten) Sq.Ft., with / without Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (0 no. Covered and 0 no. Open) as per sanctioned plan.

III. SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (LAND OWNER, CONSTRUCTOR, MARKETING AND SELLING)

212 (Two Hundred Twelve) Unit consisting of 2 (Two) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 693 (Six Hundred Ninety Three) Sq.Ft., with Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (51 nos Covered and 36 nos Open) as per sanctioned plan.

53 (Fifty Three) Unit consisting of 3 (Three) Bedroom with 1 (One) Living Room- Dining Room, 2 (Two) Toilets, 1 (One) Verandah admeasuring 810 (Eight Hundred Ten) Sq.Ft., with / without Car Parking Space admeasuring 134.5 (One Hundred Thirty Four point Five) Sq.Ft. each (0 no. Covered and 0 no. Open) as per sanctioned plan.

THE THIRD SCHEDULE ABOVE REFERRED TO:

DETAILED SPECIFICATIONS FOR PROPOSED (G+8) STORIED RESIDENTIAL BUILDING:

A. CIVIL WORKS :

1. FOUNDATION : 2BHK: R.C.C. PILE Foundation
3BHK: R.C.C. PILE Foundation
2. SUPER-STRUCTURE : R.C.C. Structure as per Structural Design.
3. GRADE OF CONCRETE :
 - a) All Reinforced Concrete works shall conform to a minimum grade of M25 with design mix using 20mm downgraded stone chips.
 - b) Lean Concrete used in mud matt or other places such as foundation base or flooring shall conform to M10 with nominal mix of 1:3:6 using jhama khoa.
- c) MASONARY WORKS :
 - a. All external walls will be 200 mm thick of Fly Ash Brick, cement mortar 1:6.

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- b. All internal walls will be 100 mm thick of Fly Ash Brick, cement mortar 1:4 as per Architect's Design.

4. PLASTERING WORKS :

- a) 20mm thick Cement Plaster using cement mortar 1:6 in external wall surfaces. 15mm thick Cement Plaster in internal wall.
b) 10mm thick Cement Plaster using cement mortar 1:4 in ceiling and concrete surfaces.

5. SHUTTERING WORKS : Steel or Ply board shuttering materials with steel props & spans or Salballah props.

6. REINFORCEMENT BARS : All Reinforcement Bars used shall conform to ISI standard of Fe415 & Fe500 grade & IS Code IS-432, IS-1786, IS456-2000, IS-1786-1985 & SP-16.

7. WATER PROOFING ON ROOFS : Screed Concrete in 1:2:4 with approved water proofing compound.

8. FLOORING WORKS :

a)	Bed Rooms & Balconies	600mm X 600mm Vitrified Tiles of standard make with 100mm high Vitrified Tiles of standard make skirting all window sills are Marble finishing.
b)	Living / Dining	
c)	Toilets, Balcony, Common Lobby & Staircase	300mm X 300mm Anti skid Ceramic Tiles of standard makes Flooring with 5ft. height dado 300mm X 200mm Glazed Wall Tiles of standard make as per approved shade and design.
d)	Kitchenette	600mm X 600mm Vitrified Tiles of standard make with 100mm high Vitrified Tiles Flooring with 600mm high Dado of 300mm X 200mm Glazed tiles of standard make over Kitchen Counter.
e)	Service Areas	25mm thick first class Patent Stone Flooring in silver grey colour.
f)	Parking Area	40mm thick IPS Flooring in silver grey colour with grid & outside parking with grass block.
	Road	Metal road with black top.

9. DOORS :

- a) Main Doors: 35mm thick Flush Door of standard makes with veneer finish with 4"x2.5" Shal Wood frame as per Architect's Design.
b) All other Internal Doors: 32mm thick Water Proof Flush Door of standard makes with 4"x2.5" Shal Wood frame as per Architect's Design.
c) All Toilet Doors: PVC shutter makes with 3"x2.5" wooden frame as per Architect's Design.
d) Balcony door: Aluminium Sliding door as per Architectural drawing.

10. WINDOWS : All Windows: Aluminium Sliding 2/3 track clear Glazed & Aluminium Louvers for Toilet as per Architect's Design.

11. HANDRAILS & STAIR RAILING : Handrails and Railings of approved design with MS square bars, round bars, flats, pipes, etc. as per Architect's Design.

12. INTERNAL SURFACE FINISHES :

- a) All Internal Wall surfaces and ceiling: 15mm Plaster of Paris / Putty finish with 1 coat of Cement Primer of standard make.
b) All MS Steel Works: Painted with 1 coat of Steel Primer of approved shade of standard make.

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13. EXTERNAL SURFACE FINISHES : Painted with 2 coats of Anti fungal External grade of standard make Paint of approved shade.
- B. SANITARY & PLUMBING WORKS :**
1. OVERHEAD WATER TANKS: RCC Water Tanks with capacity as per Architect's Design & constructed over the stair head room maintained suitable distance.
 2. INTERNAL WATER PIPES: UPVC Pipes with GI accessories of standard make concealed in the wall surface.
 3. EXTERNAL WATER PIPES: UPVC Pipes of suitable diameter of standard make as per Architect's Design.
 4. SOIL & WASTE WATER PIPES : CPVC/UPVC Pipes of standard make as per Architect's Design.
 5. EXTERNAL WASTE : Stone Ware pipe of standard make.
 6. RAIN WATER PIPES : UPVC /CPVC Pipes of standard make.
- 7. SANITARY FIXTURES :**
- a) European style Ceramic WC, Wash Basin & Stainless Tap – White vitreous china clay of standard make.
 - b) Cistern for WC –Sleek PVC with dual flushing system of standard make.
 - c) Seat Cover for EPWC –Standard make.
- 8. SANITARY FITTINGS :**
- a. Control Valves – Gun Metal Ball Valves of standard make.
 - b. Stop Cock, Bib Cock, 2-way Bib Cock, Pillar Cock, Sink Cock for Kitchen, Angular Stop Cock, Hand Shower for WC, Shower Head and Rose with arm – All Chromium plated over brass of standard make.
 - c. Towel Rail, Towel Ring, Glass Tray, Basin Mirror, Soap Dish, Robe Hook, Grating – All chromium plated / stainless steel of standard make.
 - d. In Kitchen Steel Sink deep bowl of standard make is provided without drain board of Standard make.
- C. ELECTRICAL WORKS :**
1. LT PANELS :
 - a) One Main TPN LT Panel for Main Distribution for Common area and Compound Lighting as per load design.
 2. DISTRIBUTION BOARDS : SPN MCB Distribution Boards 1 for each apartment as per load design.
 3. EXTERNAL CABLES : Aluminium Armoured Cable as per load design.
 4. PVC CONDUITS : PVC conduit pipe shall be of minimum thickness of 1.6mm up to 20mm diameter and 2.0mm thick wall thickness for above 25mm diameter with smooth outer and inner surface.
 5. INTERNAL WIRING : Multi-stranded PVC insulated FRLS Copper Conductor Wires as per load design.
 6. TELEPHONE & TELEVISION WIRING : Telecom wire and Coaxial Cable as per design.

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7. SWITCH OUTLETS & BOXES : Semi Modular Switches with matching Boxes as per requirement and electrical design.

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

EXECUTED AND DELIVERED by SAMASTH INFOTAINMENT PRIVATE LIMITED
at Kolkata in the presence of :

Kamalendu Pottu

EXECUTED AND DELIVERED by SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED
at Kolkata in the presence of :

Sanjoy Kumar Ghosh

EXECUTED AND DELIVERED by SG COMPUTECH LIMITED
at Kolkata in the presence of :

Prasenjit Mukherjee

EXECUTED AND DELIVERED by SG AQUA & GARDEN FRESH PRIVATE LIMITED
at Kolkata in the presence of :

Krishanendu Banerjee

EXECUTED AND DELIVERED by GS ELECTROCOM PRIVATE LIMITED
at Kolkata in the presence of :

Nil Chatterjee

SUN CONCLAVE PVT. LTD.

Dipjyoti Ghosh
Authorised Signatory

P.T.O

EXECUTED AND DELIVERED by at Kolkata in the presence of SUN CONCLAVE PRIVATE LIMITED at
Kolkata in the presence of:

Rifjyoti Ghose

EXECUTED AND DELIVERED by SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED
at Kolkata in the presence of :

ROHIT KUMAR SIKH

Prepared in my office

Witness:

Tista Chatterjee

(TISTA CHATTERJEE)
Advocate
High Court at Calcutta
Kolkata-700001,
Enrollment No - F/1522/1573 of 2012

1. *Ujjwal Mandal*
New Town Rajshah
Kolkata - 700156

2. *Tista Chatterjee*
Advocate
High Court Calcutta

SUN CONCLAVE PVT. L. ...

Rifjyoti Ghose
Authorized Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Kavalendu Kumar	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



Sonjay Kumar Singh	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



Pravejit Mukherjee	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



Krishnaraja Barasa	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

SUN CONCLAVE PVT. LTD.

Srijyoti Ghose
Authorized Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Joint Conclave

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Dipjyoti Ghose

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Blaze Kumar Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

SUN CONCLAVE PVT. LTD.

Dipjyoti Ghose
Authorised Signatory

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-006778704-1 Payment Mode Online Payment
GRN Date: 31/08/2017 19:31:50 Bank: State Bank of India
BRN: IK00HFUMW2 BRN Date: 31/08/2017 19:32:37

DEPOSITOR'S DETAILS

Id No.: 19010001237419/1/2017
(Query No./Query Year)

Name: TISTA CHATTERJEE
Contact No.: 40049969 Mobile No.: +91-8348594399
E-mail: tistachat9@gmail.com
Address: 7 kiran sankar roy road, Kolkata 700001
Applicant Name: Ms Tista Chatterjee
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl No.	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	19010001237419/1/2017	Property Registration-Stamp duty	0030-03-103-003-02	39921
2	19010001237419/1/2017	Property Registration-Registration Fees	0030-03-104-001-18	6105

In Words: Rupees Forty Six Thousand Twenty Six only
Total 46026

arm

SUN CONCLAVE PVT. LTD.

Sun Conclave Pvt. Ltd.
Authorized Signatory

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-006840204-1

Payment Mode Online Payment

GRN Date: 01/09/2017 15:28:03

Bank: State Bank of India

BRN: IK00HGF1N4

BRN Date: 01/09/2017 15:29:30

DEPOSITOR'S DETAILS

Id No. : 19010001237419/6/2017
(Query No./Query Year)

Name : TISTA CHATTERJEE
Contact No. : 40049969 Mobila No. : +91 8348594399
E-mail : tistachat9@gmail.com
Address : 7 KIRAN SANKAR ROY ROAD KOLKATA 700091
Applicant Name : Ms Tista Chatterjee
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	19010001237419/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	35000
Total				35000

In Words : Rupees Thirty Five Thousand only

SUN CONCLAVE PVT. LTD.

Rafiqul Islam
Authorised Signatory

Major Information of the Deed

Deed No :	I-1901-05853/2017	Date of Registration	01/09/2017
Query No / Year	1901-0001237419/2017	Office where deed is registered	
Query Date	31/08/2017 12:21:24 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Tista Chatterjee 7, Kiran Sankar Roy Road Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8348594399, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,64,95,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 6,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Saduli

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1358	LR-2129	Bastu	Bastu	81 Dec		1,21,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-748	LR-2129	Bastu	Bastu	9 Dec		13,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L3	LR-1360	LR-2129	Bastu	Bastu	2 Dec		3,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L4	LR-1358	LR-2166	Bastu	Bastu	17 Dec		25,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L5	LR-748	LR-2166	Bastu	Bastu	4 Dec		6,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L6	LR-854	LR-2166	Bastu	Bastu	3 Dec		4,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L7	LR-860	LR-2166	Bastu	Bastu	1 Dec		1,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L8	LR-1361	LR-2166	Bastu	Bastu	20 Dec		21,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,

SUN CONCLAVE PVT. LTD.

Dipjoti Ghose
Authorized Signatory

L9	LR-1360	LR-2166	Bastu	Bastu	1 Dec	1,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L10	LR-878/932	LR-2166	Bastu	Bastu	3 Dec	4,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L11	LR-856	LR-2191	Bastu	Bastu	44 Dec	46,20,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L12	LR-748	LR-2191	Bastu	Bastu	2 Dec	3,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L13	LR-854	LR-2191	Bastu	Bastu	12 Dec	18,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L14	LR-860	LR-2191	Bastu	Bastu	15 Dec	2,25,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L15	LR-1360	LR-2191	Bastu	Bastu	4 Dec	6,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L16	LR-878/932	LR-2191	Bastu	Bastu	3 Dec	4,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L17	LR-748	LR-2172	Bastu	Bastu	12 Dec	18,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L18	LR-854	LR-2172	Bastu	Bastu	8 Dec	12,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L19	LR-860	LR-2172	Bastu	Bastu	1 Dec	1,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L20	LR-1360	LR-2172	Bastu	Bastu	1 Dec	1,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L21	LR-748	LR-2181	Bastu	Bastu	2 Dec	3,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L22	LR-1358	LR-2172	Bastu	Bastu	10 Dec	15,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.
L23	LR-748	LR-2175	Bastu	Bastu	5 Dec	7,50,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road.

SUN CONCLAVE PVT. LTD.

Rajiv Gandhi
Authorized Signatory

L24	LR-878	LR-2175	Bastu	Bastu	16 Dec	24,00,000/-	Width of Approach Road: 36 Ft. Adjacent to Metal Road.
		TOTAL :			262.5Dec	0 /-	364,95,000 /-
		Grand Total :			262.5Dec	0 /-	364,95,000 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAMASTH INFOTAINMENT PRIVATE LIMITED Godrej Genesis Building, 2nd Floor Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AANCS1174R, Status :Organization, Executed by: Representative, Executed by: Representative
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED Godrej Genesis Building, 2nd Floor Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAEC54335F, Status :Organization, Executed by: Representative, Executed by: Representative
3	SG COMPUTECH LIMITED Sugandha More, Delhi Road (NH 2 By-Pass), P.O:- Sugandha, P.S:- Polba, District-Hooghly, West Bengal, India, PIN - 712102 , PAN No.:: AANCS6123J, Status :Organization, Executed by: Representative, Executed by: Representative
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED Sugandha More, Delhi Road (NH 2 By-Pass), P.O:- Sugandha, P.S:- Polba, District-Hooghly, West Bengal, India, PIN - 712102 , PAN No.:: AANCS6531Q, Status :Organization, Executed by: Representative, Executed by: Representative
5	G.S. ELECTROCOM PRIVATE LIMITED Godrej Genesis Building, 2nd Floor, Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AADCG8881H, Status :Organization, Executed by: Representative, Executed by: Representative
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED Godrej Genesis Building, 2nd Floor, Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAKCS8592A, Status :Organization, Executed by: Representative, Executed by: Representative



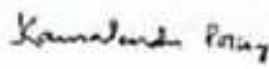


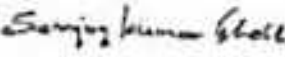


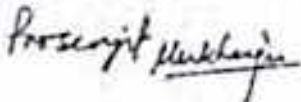


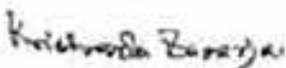
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUN CONCLAVE PRIVATE LIMITED Godrej Genesis Building, 2nd Floor, Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAKCS8508A, Status :Organization, Executed by: Representative

SUN CONCLAVE PVT. LTD.

Dipjyoti Ghosh
Authorized Signatory

Representative Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kamalendu Polley Son of Late Birendranath Polley Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	280 M.I.D Road, Parnasree Pally, Maharani Indira Devi Road, P.O:- Parnasree, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: AFPPP0727F, Aadhaar No: 68xxxxxxxx0715 Status : Representative, Representative of : SAMASTH INFOTAINMENT PRIVATE LIMITED (as Director)			
	Sep 1 2017 1:36PM LN 01/09/2017			01/09/2017
2	Name	Photo	Finger Print	Signature
	Mr Sanjoy Kumar Ghosh Son of Late Tarak Chandra Ghosh Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	20/3 J.N Chowdhury Road, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly-chinsurah, District-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADPPG4157L, Aadhaar No: 52xxxxxxxx2906 Status : Representative, Representative of : SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED (as Managing Director)			
	Sep 1 2017 1:40PM LN 01/09/2017			01/09/2017
3	Name	Photo	Finger Print	Signature
	Mr Prosenjit Mukherjee Son of Late Panchkari Mukherjee Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	1, Chowdhry Para, P.O:- Rahara, P.S:- Khardaha, Khardah, District-North 24-Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: AJRPM1258L Status : Representative, Representative of : SG COMPUTECH LIMITED (as DIRECTOR)			
	Sep 1 2017 1:36PM LN 01/09/2017			01/09/2017
4	Name	Photo	Finger Print	Signature
	Mr Krishnandu Banerjee Son of Late Ashim Kumar Banerjee Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	64/1/30A Belgachia Road, P.O:- Belgachia Road, P.S:- Ultadanga, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: ADRPB4157H Status : Representative, Representative of : SG AQUA & GARDEN FRESH PRIVATE LIMITED (as Director)			
	Sep 1 2017 1:37PM LN 01/09/2017			01/09/2017

SUN CONCLAVE PVT. LTD.

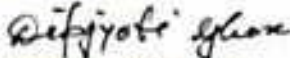
Debjyoti Ghose
 Authorised Signatory

5	Name	Photo	Finger Print	Signature
	Mr Salil Chaudhuri Son of Late Sukhamoy Chaudhuri Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	E 303, Subhoshree, New Town, P.O:- New Town Action Area I, P.S:- New Town, District-North 24-Parganas, West Bengal, India, PIN - 700156, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: ABVPC2860N, Aadhaar No: 41xxxxxxxx6778 Status : Representative, Representative of : G.S. ELECTROCOM PRIVATE LIMITED (as DIRECTOR)			
6	Name	Photo	Finger Print	Signature
	Mr Alope Kumar Das (Presentant) Son of Late Anil Das Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	SWAGATAM, 1201/A, Banomali Paul Road,, P.O:- Chandannagar, P.S:- Chandannagar, Chandannagar, District-Hooghly, West Bengal, India, PIN - 712136, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: AFIPD6357G Status : Representative, Representative of : SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (as Director)			
7	Name	Photo	Finger Print	Signature
	Mr Dipjyoti Ghose Son of Mr Debabrata Ghose Date of Execution - 01/09/2017, , Admitted by: Self, Date of Admission: 01/09/2017, Place of Admission of Execution: Office			
	Panjaatta Mill Lane, Kumar Paty Para,, P.O:- Rampurhat, P.S:- Rampurhat, Rampurhat, District:-Birbhum, West Bengal, India, PIN - 731224, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: AQEPG2628N Status : Representative, Representative of : SUN CONCLAVE PRIVATE LIMITED (as Director)			

Identifier Details :

Name & address	
Ms Tista Chatterjee Daugther of Mr Dhiren Chatterjee High Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Kamalendu Polley, Mr Sanjoy Kumar Ghosh, Mr Prosenjit Mukherjee, Mr Krishnandu Banerjee, Mr Salil Chaudhuri, Mr Alope Kumar Das, Mr Dipjyoti Ghose	01/09/2017
	

SUN CONCLAVE PVT. LTD.


 Authorised Signatory

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-13.5 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-13.5 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-13.5 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-13.5 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-13.5 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-13.5 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec

Transfer of property for L11

Sl.No	From	To, with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-7.33333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-7.33333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-7.33333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-7.33333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-7.33333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-7.33333 Dec

SUN CONCLAVE PRIVATE LIMITED

Rafiqul Hasan
Authorized Signatory

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.25 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.25 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.25 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.25 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.25 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.25 Dec

SUN CONCLAVE PVT. LTD.

Rishyoti Ghose
 Authorised Signatory

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec

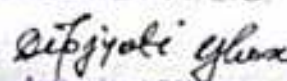
Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-2 Dec

SUN CONCLAVE PVT. LTD.


Authorized Signatory

Transfer of property for L18

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.33333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.33333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.33333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.33333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.33333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.33333 Dec

Transfer of property for L19

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.5 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.5 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.5 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.5 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.5 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.5 Dec

SUN CONCLAVE PVT. LTD.

Rajivoti Ghose
Authorised Signatory

Transfer of property for L20

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec

Transfer of property for L21

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec

Transfer of property for L22

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.66667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.66667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.66667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.66667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.66667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-1.66667 Dec

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Siddhant Ghosh
 Authorised Signatory

Transfer of property for L23

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.833333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.833333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.833333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.833333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.833333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.833333 Dec

Transfer of property for L24

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.66667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.66667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.66667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.66667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.66667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.66667 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.333333 Dec

SUN CONCLAVE

Dipjyoti Ghosh
Authorized Signatory

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.83333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.83333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.83333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.83333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.83333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-2.83333 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.666667 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.5 Dec

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Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-3.33333 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-3.33333 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-3.33333 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-3.33333 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-3.33333 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-3.33333 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	SAMASTH INFOTAINMENT PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
2	SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
3	SG COMPUTECH LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
4	SG AQUA & GARDEN FRESH PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
5	G.S. ELECTROCOM PRIVATE LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec
6	SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED	SUN CONCLAVE PRIVATE LIMITED-0.166667 Dec

SUN CONCLAVE PVT. LTD.

Dipjoti Ghose
 Authorised Signatory

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Sadul

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1358(Corresponding RS Plot No:- 1358), LR Khatian No:- 2129	Owner:সমন্ব ইন্ডাস্ট্রিয়ালস্, Gurdian:শ্রী. পি, Address:রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.81000000 Acre,
L2	LR Plot No:- 748(Corresponding RS Plot No:- 748), LR Khatian No:- 2129	Owner:সমন্ব ইন্ডাস্ট্রিয়ালস্, Gurdian:শ্রী. পি, Address:রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:শাপি, Area:0.09000000 Acre,
L3	LR Plot No:- 1360(Corresponding RS Plot No:- 1360), LR Khatian No:- 2129	Owner:সমন্ব ইন্ডাস্ট্রিয়ালস্, Gurdian:শ্রী. পি, Address:রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.02000000 Acre,
L4	LR Plot No:- 1358(Corresponding RS Plot No:- 1358), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.17000000 Acre,
L5	LR Plot No:- 748(Corresponding RS Plot No:- 748), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:শাপি, Area:0.04000000 Acre,
L6	LR Plot No:- 854(Corresponding RS Plot No:- 854), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.03000000 Acre,
L7	LR Plot No:- 860(Corresponding RS Plot No:- 860), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.01000000 Acre,
L8	LR Plot No:- 1361(Corresponding RS Plot No:- 1361), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:শাপি, Area:0.20000000 Acre,
L9	LR Plot No:- 1360(Corresponding RS Plot No:- 1360), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.01000000 Acre,
L10	LR Plot No:- 878/932(Corresponding RS Plot No:- 878/932), LR Khatian No:- 2166	Owner:সিমেন্টো টেলিকমিউনিকেশন, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সোনার জেবেদিস বিভিন্ন রক-ইপি এড ডিপি মেটর-৫,কল-৯১, Classification:ভাসা, Area:0.03000000 Acre,
L11	LR Plot No:- 856(Corresponding RS Plot No:- 856), LR Khatian No:- 2191	Owner:এস.সি কলিউটক পি, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সুন্দর মেড ডিবি মেড হাবলী 712102, Classification:ভাসা, Area:0.44000000 Acre,
L12	LR Plot No:- 748(Corresponding RS Plot No:- 748), LR Khatian No:- 2191	Owner:এস.সি কলিউটক পি, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সুন্দর মেড ডিবি মেড হাবলী 712102, Classification:শাপি, Area:0.02000000 Acre,
L13	LR Plot No:- 854(Corresponding RS Plot No:- 854), LR Khatian No:- 2191	Owner:এস.সি কলিউটক পি, Gurdian:ডাই-সহর কুমার ঘোষ, Address:সুন্দর মেড ডিবি মেড হাবলী 712102, Classification:ভাসা, Area:0.18000000 Acre,

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Authorized Signatory

L14	LR Plot No:- 860(Corresponding RS Plot No:- 860), LR Khatian No:- 2191	Owner:এস.জি কলিউটেক পি, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:ভাঙ্গা, Area:0.02000000 Acre,
L15	LR Plot No:- 1360(Corresponding RS Plot No:- 1360), LR Khatian No:- 2191	Owner:এস.জি কলিউটেক পি, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:ভাঙ্গা, Area:0.06000000 Acre,
L16	LR Plot No:- 878/932(Corresponding RS Plot No:- 878/932), LR Khatian No:- 2191	Owner:এস.জি কলিউটেক পি, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:ভাঙ্গা, Area:0.03000000 Acre,
L17	LR Plot No:- 748(Corresponding RS Plot No:- 748), LR Khatian No:- 2172	Owner:এস.জি.একোয়া, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:শাপি, Area:0.12000000 Acre,
L18	LR Plot No:- 854(Corresponding RS Plot No:- 854), LR Khatian No:- 2172	Owner:এস.জি.একোয়া, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:ভাঙ্গা, Area:0.08000000 Acre,
L19	LR Plot No:- 860(Corresponding RS Plot No:- 860), LR Khatian No:- 2172	Owner:এস.জি.একোয়া, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:ভাঙ্গা, Area:0.01000000 Acre,
L20	LR Plot No:- 1360(Corresponding RS Plot No:- 1360), LR Khatian No:- 2172	Owner:এস.জি.একোয়া, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী 712102, Classification:ভাঙ্গা, Area:0.01000000 Acre,
L21	LR Plot No:- 748(Corresponding RS Plot No:- 748), LR Khatian No:- 2181	Owner:জি.এস.ইলেকট্রনিক প্রা.পি, Gurdian:ডাই-সমর কুমার ঘোষ, Address:সুন্দরী মোড় বিল্ডিং রোড হাবলী বিন-712102, Classification:শাপি, Area:0.02000000 Acre,
L22	LR Plot No:- 1358(Corresponding RS Plot No:- 1358), LR Khatian No:- 2172	
L23	LR Plot No:- 748(Corresponding RS Plot No:- 748), LR Khatian No:- 2175	Owner:নিমোকা সিস্টেম, Gurdian:ডাই-সমর কুমার ঘোষ, Address:বেংগুরেজ জেনেসিস বিল্ডিং (3য় ভল) হক-ইপি এন্ড জিপি,সেক্টর-5 কল-700091, Classification:শাপি, Area:0.05000000 Acre,
L24	LR Plot No:- 878(Corresponding RS Plot No:- 878), LR Khatian No:- 2175	Owner:নিমোকা সিস্টেম, Gurdian:ডাই-সমর কুমার ঘোষ, Address:বেংগুরেজ জেনেসিস বিল্ডিং (3য় ভল) হক-ইপি এন্ড জিপি,সেক্টর-5 কল-700091, Classification:ভাঙ্গা, Area:0.16000000 Acre,

Endorsement For Deed Number : I - 190105853 / 2017

On 01-09-2017

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:30 hrs on 01-09-2017, at the Office of the A.R.A. - I KOLKATA by Mr Aloke Kumar Das.

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 3,64,95,000/-

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

Execution is admitted on 01-09-2017 by Mr Kamalendu Polley, Director, SAMASTH INFOTAINMENT PRIVATE LIMITED (Private Limited Company), Godrej Genesis Building, 2nd Floor Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

SUN CONCLAVE PVT. LTD.

Aloke Kumar Das
Authorized Signatory

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 01-09-2017 by Mr Sanjoy Kumar Ghosh, Managing Director, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED (Public Limited Company), Godrej Genesis Building, 2nd Floor Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 01-09-2017 by Mr Prosenjit Mukherjee, DIRECTOR, SG COMPUTECH LIMITED (Public Limited Company), Sugandha More, Delhi Road (NH 2 By-Pass), P.O:- Sugandha, P.S:- Polba, District-Hooghly, West Bengal, India, PIN - 712102

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 01-09-2017 by Mr Krishnandu Banerjee, Director, SG AQUA & GARDEN FRESH PRIVATE LIMITED (Private Limited Company), Sugandha More, Delhi Road (NH 2 By-Pass), P.O:- Sugandha, P.S:- Polba, District-Hooghly, West Bengal, India, PIN - 712102

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 01-09-2017 by Mr Sallil Chaudhuri, DIRECTOR, G.S. ELECTROCOM PRIVATE LIMITED (Private Limited Company), Godrej Genesis Building, 2nd Floor, Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 01-09-2017 by Mr Aloke Kumar Das, Director, SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (Public Limited Company), Godrej Genesis Building, 2nd Floor, Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 01-09-2017 by Mr Dipjyoti Ghose, Director, SUN CONCLAVE PRIVATE LIMITED (Private Limited Company), Godrej Genesis Building, 2nd Floor, Sec - V, Block/Sector: EP GP, P.O:- Seach Bhawan, P.S:- Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Ms Tista Chatterjee, . . Daughter of Mr Dhiren Chatterjee, High Court Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,105/- (B = Rs 6,000/- , E = Rs 21/- , J = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/08/2017 7:32PM with Govt. Ref. No: 192017180067787041 on 31-08-2017, Amount Rs: 6,105/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HFUMW2 on 31-08-2017, Head of Account 0030-03-104-001-16
Online on 01/09/2017 3:29PM with Govt. Ref. No: 192017180068402041 on 01-09-2017, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGFIN4 on 01-09-2017, Head of Account

SUN CONCLAVE PVT. LTD.

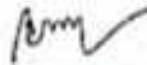
Dipjyoti Ghose
Authorized Signatory

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

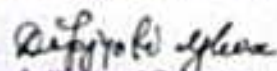
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2352, Amount: Rs.100/-, Date of Purchase: 23/08/2017, Vendor name: M Mondal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/08/2017 7:32PM with Govt. Ref. No: 192017180067787041 on 31-08-2017, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HFUMW2 on 31-08-2017, Head of Account 0030-02-103-003-02
Online on 01/09/2017 3:29PM with Govt. Ref. No: 192017180068402041 on 01-09-2017, Amount Rs: 35,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HGFIN4 on 01-09-2017, Head of Account 0030-02-103-003-02



Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

SUN CONCLAVE PVT. LTD.


Authorized Signatory

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2017, Page from 192594 to 192664
being No 190105853 for the year 2017.



Digitally signed by SRIJANI GHOSH
Date: 2017.09.05 15:32:45 +05:30
Reason: Digital Signing of Deed.

Srijani Ghosh

(Srijani Ghosh) 05-09-2017 15:32:44
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

SUN CONCLAVE PVT. LTD.

Debjyoti Ghose
Authorized Signatory