

# INDIA NONJUDICIAL

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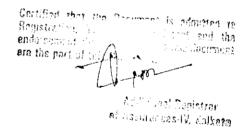
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3 0 AUG 2019

## **DEED OF DECLARATION**

THIS DEED OF DECLARATION IS MADE ON THIS THE  $30^{\rm th}$  DAY OF AUGUST, 2019 A.D.

BY

MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED, [PAN -AAKCS1255L], being an existing company within the meaning of the Companies Act, 2013 having its registered office at Hotel Arya H.B. Road, P.S.- Lalpur,, Ranchi-834001 in the state of Jharkhand, having it s correspondence office at 35, Kalighat Road, Matrika Apartment, Ground floor, P.O. & P.S.- Bhawanipur, Kolkata -700025 its Director SRI SANDEEP SAHU @ SRI SANDEEP KUMAR represented by SAHU, (Aadhaar Card No. 4493 4879 3471) son of Sri Gopal Prasad Sahu, by virtue of relevant resolution passed by it s Board of Directors which is represented by its Constituted Attorney FALGUNI CHATTERJEE. (PAN APIPC7793K) , (Aadhaar Card No. 8207 8501 0536) wife of Pradip Chatterjee, by faith Hindu, by occupation Service, residing at 146A, Dewangazi Road, Swapnaraj, Fiat No. 301, 2<sup>nd</sup> Floor, Bally, Howrah - 111201, by virtue of registered Power of Attorney dated 13.12.2017, registered in the office of A.D.S.R. Alipore recorded in Book No.IV, Volume No.1605-2017, Pages 17204 to 17223, Being No.160501045 for the year 2017 by virtue of registered Power of Attorney dated 14.08.2015 registered in the office of A.D.S.R. Alipore recorded in Book No.IV, Volume No.1605-2015, Pages 7620 to 7636, Being No.160501107 for the year 2015 hereinafter refereed to and called as "LANDOWNER- / DECLARANT NO 1" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor, successor-in-office legal representatives, representatives, executors, administrators, successors and assigns) of the **FIRST PART** 

#### AND

N.N. CONSTRUCTION [PAN:- ADFPH3818M ] (a Proprietorship firm) nating its office at Balaka Park, Bidhannagar, Durgapur, pin:713206, Paschim Burdhan represented by its Proprietor MR. BIKRAM HAZRA [PAN: ADFPH3818M] (Aadhaar Card No. 4655 4058 7055) S/o Sri. Nirad Baran Hazra by faith = nou occupation Business residing at OCD-2, North JN Avenue, Durgapur, District-Pachim Bardhaman, the "DEVELOPER/ DECLARANT NO 2" (which terms or expression shall unless excluded by or repugnant to the context pe deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART

WHEREAS the parties herein jointly executed a registered development Agreement on 14.05.2019, registered in the office of ARA IV KOLKATA and recorded in Book No I, CD Volume No1904-2019, pages from 229950 to 230017 Being No. 190404943 for the year 2019 in respect of Land Owners property i.e 138 Decimals land / 83.63 Cottah land at Mouza -Gopalmath, P.O. & P.S. -Durgapur, J.L. No.3,L.R. Khatian no -988, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office , under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

- R.S. Dag No.488, L.R. Dag No.452- 54.65 Decimal
- R.S. Dag No.514, L.R. Dag No.451, 10 Decimal
- R.S. Dag No.1035, L.R. Dag No.430, 21 Decimal
- R.S. Dag No.453, L.R. Dag No.428, 2.35 Decimal
- R.S. Dag No.487, L.R. Dag No.429, 50 Decimal

Total: 138 Decimals land / 83.63 Cottah

hereinafter referred to as the 'Principal Deed' and at the time of registration of Development agreement certain typographical mistake has accidentally and inadvertently crept in the principal deed which requires for modification in the manner hereinafter appearing.

- 1. That in the Principal Deed in page 20, paragraph -3 line 6: Bunglow and Row house will be constructed on the rest land i.e. 63.63 cottah, should be read as "divided rest land i.e. 63.63 cottah into plots and Bunglow and Row house will be constructed on the said plot "
- 2. That in the Principal Deed in page 29, paragraph -2 line 7: 30% constructed area of Bunglow and Row house which will be constructed on the rest land i.e. 63.63 cottah, should be read as 30% constructed area of Bunglow and Row house which will be constructed on small demarcated plots out of rest land i.e. 63.63 cottah
- 3. That in the Principal Deed in page 29, paragraph -3 last line: Bunglow and Row house excluding owner's allocation should be read as" Bunglow and Row house and plots which will be constructed on small demarcated plots out of rest land i.e. 63.63 cottah excluding owner's allocation
- 4. That in the Principal Deed in page 39, last paragraph -2:

## PART-II BUNGLOW & ROW HOUSE:

Bunglow and Row house will be constructed on 105 Decimal/63.63 cottah land at should be read as

# "PART-II BUNGLOW, ROW HOUSE & VACANT PLOT:

Bunglow and Row house will be constructed on small demarcated vacant plots and plots out of rest land i.e. 105 Decimal/63.63 cottah land at"

5. That in the Principal Deed in page 40, last paragraph -1 & 2 line: AND 30% constructed area of the proposed Bunglow and Row house which will be constructed should be read as" AND 30% constructed area of the proposed Bunglow and Row house which will be constructed on small demarcated plots and vacant plots out of rest land i.e. 63.63 cottah,

Total	14.14	
A-21	2.01	
A-10	1.75	
A-11	1.75	
A-17	1.75	
A-16	1.75	
A-12	2.28	
A-4	2.85	
Plot No.	Area	

- 6. That in the Principal Deed in page 41, third paragraph -1 & 2 line:

  AND 70% constructed area of the proposed Bunglow and Row house which will be constructed should be read as" AND 70% constructed area of the proposed bunglow and row house which will be constructed on small demarcated plots and vacant plots out of rest land i.e. 63.63 cottah excluding owner's allocation
- 7 The area, Mouza, Dag No. Khatian No. location of the land remain unchanged.
- 8. That as declared and modified as aforesaid the principal deed shall remain in full force and effect.
- 9. That all the statements made above are true to the best of our knowledge and belief.

**IN WITNESS WHEREOF** the parties hereto set, sealed and subscribed their respective hands and seal on this day, month and years above first above written.

## SIGNED SEALED AND DELIVERED by

the PARTIES in the presence of:

1. Rahindra Sankar Banerjee 99/3. J. a. Road

Kel-700061

SAMAA SYNERGYOVE SOLUTIONS PUT LTD.

.

2. Shewy Sengupta D/O Songala Sengupta. 34-E, Telipara Lane, Kol-4. [Signature of LAND OWNER/ DECLARANT NO 1]

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[Signature of DEVELOPER/DECLARANT NO 2]

Drafted by:

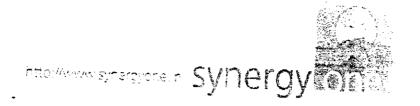
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High Court Calcula

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## **BOARD RESOLUTION**

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE BOARD MEETING OF THE COMPANY HELD AT ITS REGISTERED OFFICE AT HOTEL ARYA, H.B.ROAD, LALPUR, RANCH! 834001 ON THE 8th OCTOBER, 2012 AT 2 P.M.

"Resolved that Mr. Sandeep Sahu one of the Director of SAIMAA SYNERGYONE SOLUTIONS PVT. LTD. has been authorized to Execute, Operate and Sign all official document and Government Papers & other legal Documents in respect to our land /Property situated at Mouza Gopalmath, PS Durgapur, Dist.- Paschim Bardhaman, J.L. No. 003, P.S. - Durgapur, Dist: Burdwan".

		SACIALA SYNERGYONE SOLUTIONS PVI. LID
Certified	to be true	TENRECTOR BIRECTOR

BHABNA SAHU (DIRECTOR)

ATTESTED BY

CARMA SYNERGYONE SOLUTIONS PVT. LID

DIRECTOR

BHABNA SAHU (DIRECTOR)

Ť,

## **BOARD RESOLUTION**

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE BOARD MEETING OF THE COMPANY HELD AT ITS REGISTERED OFFICE AT HOTEL ARYA, H.B.ROAD, LALPUR, RANCHI 834001 ON THE 8th OCTOBER, 2012 AT 3 P.M.

"Resolved that Mrs. Falguni Chatterjee has been authorized to appear before BL & LRO AT FARIDPUR, CITY CENTRE, DURGAPUR-713216 to attend hearing for mutation and conversion, any learned court i.e. Civil, Criminal, Executive Magistrate and all other relevant and related Government Offices and sign all other relevant legal documents in respect to our land /Property situsated at Mouza Gopalmath, PS Durgapur J.L. No. 003, P.S. - Durgapur. Dist: Burdwan".

Her specimen signature is attested herewith.

Certified to be true

SAIMAA SYNEROYOME SOLUT ONS PYT LITU

DIRECTOR

Sandeep Sahu

Director

SAIMAA SYNERGYONE SOLUTIONS PVT. LTD.

Authorised Signatory

Attested by

SAIMAA SYNERGYONE SOLUTIONS PVT. LT.

Sandeep Sahu

The ...

Director

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SAMAL SYNERGYONE SOLUTIONS OF THE STORY

# 'आयकर विभाग

INCOME TAX DEPARTMENT

SANDEEP KUMAR SAHU

GOPAL PRASAD

18/02/1968

Permanent Account Number AGKPS1185Q

Signature



भारत सरकार GOVT. OF INDIA



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# मास संदेश



मंदीप कुमार साह Sandeep Kumar Sahu जन्म निथि/ DOB: 18/02/1968 पुरुष / MALE

4493 5879 3471

# आधार-आम आदमी का अधिकार

SIS



# भारतीय विशिष्ट पहचान प्राधिकरण

## पताः

S/O: गोपाल प्रसाद साह, सृशीला निकेतन, रेडियम रोड, रांची जि.पि.औ., रांची. . झारखण्ड - 834001

## Address:

SIO Good Frasad Salid, Sushila Nikebhi Radium Rood Rahon G.P.O., Rahoni, Jharkhano - 834801

4493 5879 3471

Aadhaar-Aam Admi ka - I - Aam

### ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন

IDENTITY CARD

HSV3130713

পরিচয় পত্র

Elector's Name

Rabindra Shankar Banerjee

নির্বাচকের নাম

রবীন্দ্র শঙ্কর ব্যানার্জী

Father's Name

Mihir Banerjee

পিতার নাম

মিহির ব্যানার্জী

Sex

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Age as on 1.1.2005

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Address:

99 / 3 Jadab Ghosh Road 127 Thakurpukur South 24 -Parganas 700061

ठि<del>रा</del>ना :

৯৯/ত বাদৰ বোৰ হোত ১২৭ ঠাকুনপুকুর দক্ষিপ ২৪ পরস্বা ৭০০০৬১

Assembly Constituency: 113-Behala West

় ! বিধানসভা নিৰ্বাচন ক্ষেত্ৰ : ১১৩–ৰেহালা পশ্চিম

District:South 24 - Parganas **জেলা:** দক্ষিণ ২৪ প্রথণ

RABINDRA SANKAR BANERJEE

आयकर विमाम मारत सरकार
INCOMETAX DEPARTMENT GOVT OF INDIA
FALGUNI CHATTERJEE
SISIR SARKAR
GSM3/1974
Pennacent Account Number
APIPC7793K
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Falgani Chally



भारत सरकार Government of India

FALGUNI CHATTERJEE Father: LATE SISIR SARKAR

DOB: 05/03/1974

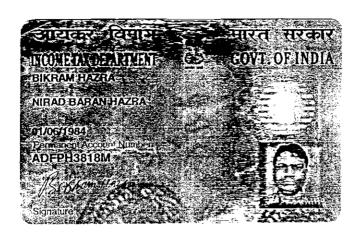
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8207 8501 0536

मेरा आधारु, मेरी पहचान

Falgani Cheth



Vi fram Hara



Government of India Burning India Father India DOB Chile 1984 Male



4655 4058 7055

आधार - आम आदमी का अधिकार



भारतायम्भवाशिकः प्रह्यानः प्राधिकरण Unique Identification Authority of India

Address: GOPALPUR, Bandra, Barddhaman, Gopalpur, West Bengal, 713212

4655 4058 7055



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MiGram Har.



RABINDRA SANKAR BANERJEE

### BETWEEN

MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED

**LAND OWNER** 

**AND** 

N.N. CONSTRUCTION

**DEVELOPER** 

<u>Deed of Declaration</u>

Indira Chatterjee Advocate High Court, Calcutta



# ভারতের নির্বাচন কমিশন পরিচয় পর ELECTION COMMISSION OF INDIA IDENTITY CARD

NAM1006535



নির্বাচকের নাম ফাল্নী ঢ্যাটাৰ্জী

Elector's Name Falguni Chatterjee

স্বাধীর নাম প্রদীপ চ্যাটাজী

Husband's Name Pradip Chatterjee

লি₹/Sex **बी/**F

জন্ম তারিখ Date of Birth 05/03/1974

Falguri Chall

NAM1006535

146/A, দেওয়ন গাড়ী রোড, বালী, বালী, হাওড়া-711201

Address: 146/A, DEWANGAZI ROAD, BALLY, BALLY, HOWRAH-711201

Date: 12/03/2015

169-বালী নিৰ্বাচন ক্ষেত্ৰের নিৰ্বাচক নিৰছন আধিকান্ত্রিকর

যানভা অনুষ্ঠি Facsimile Signature of the Electoral Registration Officer for

169-Bally Constituency

क्षित्रन परिवर्णन राण पुरूष विकासक (अपनेन चित्रे नव (अपन ७ जरूर नक्षत्रक पुरूष परिवर्षक पाठकात्र कम् निर्मेट कर्म ८३ पतिकरणवस भवति केदान करून

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

## Major Information of the Deed

Deed No :	i-1904-08415/2019	Date of Registration	30/08/2019	
Query No / Year	1904-1000193091/2019	Office where deed is re	egistered	
Query Date 30/08/2019 2:46:37 PM		A.R.A IV KOLKATA, District: Kolkata		
Applicant Name, Address & Other Details	INDIRA CHATTERJEE Thana: Purba Jadabpur, District: Sot 8240335921, Status: Advocate	uth 24-Parganas, WEST E	BENGAL, Mobile No.	
Transaction		Additional Transaction		
[0901] Declaration, Declara	tion relating to immovable property			
Set Forth value		Market Value		
		Rs. 1,28,86,860/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 10/- (Article:4)		Rs. 73/- (Article:E, M(a),	M(b), I)	
Remarks Received Rs. 50/- (FIFTY only ) from the applicant for issuing the assement sarea)				

## Land Details:

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Gopalmath Main Road, Mouza: Gopalmath J: No: 3, Pin Code: 713217

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	LR-452	LR-988	Baid	Baid	54.65 Dec			Property is ch Road
L2	LR-451	LR-988	Baid	Baid	10 Dec		9,33,830/-	Property is on Road
L3	LR-430	LR-988	Baid	Baid	21 Dec		19,61,044/-	Property is or Road
L4	LR-428	LR-988	Baid	Baid	2.35 Dec		2,19,451/-	Property is on Road
L5	LR-429	LR-988	Baid	Baid	50 Dec			Property is on Road
		TOTAL:			138Dec	0 /-	128,86,860 /-	
	Grand	Total:	 		138Dec	0 /-	128,86,860 /-	

## Declarant Details:

SI No	Name, Address, Photo, Finger print and Signature
1	SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED , 35, KALIGHAT ROAD, MATRIKA APARTMENT, GR FLOOR, P.O BHAWANIPORE, P.S Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025. PAN No.:: AAKCS1255L, Aadhaar No Not Provided by UIDAI, Status:Organization, Executed by: Representative.
2	N N CONSTRUCTION  , BALAKA PARK, BIDHANNAGAR, DURGAPUR, P.O BURDWAN, P.S Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, PAN No.:: ADFPH3818M, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

## Representative Details:

SI No

Name, Address, Photo, Finger print and Signature

IAO				
1	Name	Photo	Finger Print	Signature
:	Mrs FALGUNI CHATTERJEE (Presentant) Daugther of Mr PRADIP CHATTERJEE Date of Execution - 30/08/2019, , Admitted by: Self, Date of Admission: 30/08/2019, Place of Admission of Execution: Office			Falguri Chall
		Aug 30 2019 5:07PM	ЕП 30/08/2019	30/08/2019

. 146A, DEWANGAZI ROAD, SWAPNARAJ, Flat No: 301, 2ND FLOOR, P.O:- HOWRAH, P.S:- Bally. District:-Howrah, West Bengal, India, PIN - 711201, Sex: Female, By Caste: Hindu, Occupation: Business. Citizen of: India, , PAN No.:: APIPC7793K, Aadhaar No: 82xxxxxxxxx0536 Status: Representative, Representative of: SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED (as CONSTITUTED ATTORNEY)

Name	Photo	Finger Print	Signature
Mr BIKRAM HAZRA Son of Mr NIRAD BARAN HAZRA Date of Execution - 30/08/2019, Admitted by: Self, Date of Admission: 30/08/2019, Place of Admission of Execution: Off	ice		Ahram Hone
	Aug 30 2019 5:08PM	LTI 30/08/2019	30/08/2019

, OCD-2, NORTH J N AVENUE, DURGAPUR, P.O:- BURDWAN, P.S:- Burdwan, District:-Burdwan. West Bengal, India, PIN - 712243, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ADFPH3818M, Aadhaar No: 46xxxxxxxxx7055 Status: Representative, Representative of: N CONSTRUCTION (as PROPRIETOR)

#### Identifier Details:

Name	Photo	Finger Print	Signature
Mr RABINDRA SANKAR BANERJEE Son of Mr MIHIR KUMAR BANERJEE . 99/3, J G ROAD, P.O:- SARSUNA, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700061			California Sandifle
	30/08/2019	30/08/2019	30/08/2019

Identifier Of Mrs FALGUNI CHATTERJEE, Mr BIKRAM HAZRA

## Land Details as per Land Record

District Burdwan P.S.- Durgapur, Municipality, DURGARLE WID Fical Godalmain Main Road Mouza; Godalmain No: 3 Pin Code 713217

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
<u>L</u> 1	LR Plot No:- 452, LR Khatian No:- 988	Owner সাইমা ভিনাজী ওমার জলিউদর প্রা লিঃ, Gurd an ডাই। - জনী সাহ, Address রিজ : Class feation বাইন, Area:0.32000000 Acre	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 451, LR Khatian No:- 988	Owner:সাইমা সিনাজী ওয়ান সলিউসন প্রাঃ লিঃ, Gurdian:ডাইঃ- সন্দী সাহ, Address:নিজ , Classification:বাইদ, Area:0.38000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 430, LR Khatian No:- 988	Owner:সাইমা সিনার্জী ওয়ান সলিউসন প্রাঃ লিঃ, Gurdian:ডাইঃ– সন্দী সাহ, Address:নিজ , Classification:বাইদ, Area:0.10000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 428, LR Khatian No:- 988	Owner:সাইমা সিনার্জী ওয়ান সলিউসন প্রাঃ লিঃ, Gurdian:ডাইঃ- সন্দী সাহ, Address:নিজ , Classification:বাইদ, Area:0.500000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 429, LR Khatian No:- 988	Owner:সাইমা সিনার্জী ওয়ান সলিউসন প্রাঃ লিঃ, Gurdian:ডাইঃ- সন্দী সাহ, Address:নিজ , Classification:বাইদ, Area:0.38000000 Acre,	Seller is not the recorded Owner as per Applicant.

#### Endorsement For Deed Number: I - 190408415 / 2019

#### On 30-08-2019

# 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 : 4

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

Presented for registration at 16:56 hrs on 30-08-2019, at the Office of the A.R.A. - IV KOLKATA by Mrs FALGUN! CHATTERJEE ..

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

Execution is admitted on 30-08-2019 by Mrs FALGUNI CHATTERJEE, CONSTITUTED ATTORNEY, SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED (Private Limited Company), , 35, KALIGHAT ROAD, MATRIKA APARTMENT, GR FLOOR, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr RABINDRA SANKAR BANERJEE, . , Son of Mr MIHIR KUMAR BANERJEE, , 99/3, J G ROAD, F C SARSUNA, Thana: Behala, , City/Town: KOLKATA. South 24-Parganas, WEST BENGAL, India, PIN - 700061. b. caste Hindu, by profession Others

Execution is admitted on 30-08-2019 by Mr BIKRAM HAZRA. PROPRIETOR, N N CONSTRUCTION (Sole Proprietoship), , BALAKA PARK, BIDHANNAGAR, DURGAPUR, P.O.- BURDWAN, P.S.- Durgapur, District:-Burdiet West Bengal, India, PIN - 713206

Indetified by Mr RABINDRA SANKAR BANERJEE... Son of Mr MIHIR KUMAR BANERJEE, , 99/3, J G ROAD 😑 🕽 SARSUNA, Thana: Behala., City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700061. c. caste Hindu, by profession Others

#### Payment of Fees

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this occurrent is Rs 10 - and Stamp Duty paid by Stamp Rs 10/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 139508. Amount: Rs 10 -. Date of Purchase: 30/08/2019, Vendor name: S. Chatterjee

Tridip Misra

ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

-Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2019, Page from 400957 to 400985
being No 190408415 for the year 2019.



Digitally signed by TRIDIP MISRA Date: 2019.09.03 16:50:32 +05:30 Reason: Digital Signing of Deed.

- Distr

(Tridip Misra) 03-09-2019 16:50:11

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

∴est Bengal.

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