

Pr. 8.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this day of
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BETWEEN

G S ELECTROCOM PRIVATE LIMITED

Sucheta Goswami

Authorised Signatory

P.T.O

1) **SAMASTH INFOTAINMENT PRIVATE LIMITED**, (CIN NO. U74900WB2009PTC135363) / (PAN AANCS1174R), 2) **SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED** (CIN NO. U32109WB1979PLC031942) / (PAN NO. AAEC54335F), 3) **SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED** (CIN: U72200WB2007PLC115201) / (PAN AAKCS8592A) And 4) **G. S. ELECTROCOM PRIVATE LIMITED** (CIN NO. U40106WB2010PTC151363) / (PAN NO. AADCG8881H) all companies are incorporated under the provisions of the Companies Act, 1956, having their respective registered Office at Godrej Genesis Building, 2nd Floor, Block EP & GP, Sector – V, Salt Lake Electronics Complex, P.O Sech Bhawan P.S. Electronics Complex Kolkata – 700091, hereinafter, jointly, called and referred to as the “**VENDORS**” being represented, jointly or severally, by its Authorised Signatory and constituted Attorney **Ms. ALOLIKA GHOSH (PAN BRBPG7255G)**, daughter of Mr. Amitava Ghosh (which expression shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to mean and include their successors or successors-in-office and/or agents etc.) of the **FIRST PART**.

AND

Ms. PRATITI CHOWDHURY, (PAN: AIWPC6259R) Daughter of Mr. Fhula Bhusan Chowdhury, by faith Hindu, By Nationality Indian, residing at Flat No. 4, Block B, D/29/2 Rabindrapally, Bagajatin, Kolkata 700086, hereinafter referred to as the “**PURCHASERS**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, successors, executors and/or assigns etc.) of the **SECOND PART**.

AND

SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (CIN: U72200WB2007PLC115201) / (PAN AAKCS8592A), (hereinafter referred to as “**SIMOCO SYSTEMS**”), a public limited company incorporated under the Companies Act, 1956, which expression shall, unless excluded by or repugnant to the meaning or the context thereof, be deemed and having Registered Office at Godrej Genesis Building, 2nd Floor, Block EP & GP, Sector-V, Salt Lake Electronics Complex, Kolkata - 700091

G S ELECTROCOM PRIVATE LIMITED

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Authorised Signatory

P.T.O

P.S. Electronics Complex, hereinafter, called and referred to as **THE DEVELOPER/ CONFIRMING PARTY** being represented, jointly or severally, by its Authorised Signatory and constituted Attorney **Ms. ALOLIKA GHOSH (PAN BRBPG7255G)**, daughter of Mr. Amitava Ghosh, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partner or Partners, successors-in-office and assigns etc.) of the **THIRD PART**.

WHEREAS the **VENDORS** herein sized and possessed and/or well and sufficiently entitled and sole and absolute owners of **ALL THAT** piece and parcel of Bastu land measuring **213.30 Decimal equivalent to 2.13 Acre equivalent to 8634.38 sq.mt** situate at Mouza Satuli, J.L. No. 49, L.R. Khatian Nos 2129, 2166, 2175 and 2181, R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P), 1350(P), 1353(P), 1384(P), P.S. Kashipur (formerly Bhangar), P.O Pithapukur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded with the Office of the BL&LRO, Bhangar in State of West Bengal and enjoying the said property without any let or hindrance.

(Chain / Report on Title)

1. By a Deed of Sale dated the 25th day of May, 2015, made between Joydeb Mandal, Bhudeb Mandal and Ashima Mandal, therein referred to as the Vendors of the One Part, and Simoco Telecommunications (South Asia) Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 1901-2015, Pages from 4349 to 4979 Being No. 04201 for the year 2015; said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. Whereas Vendor - 1, Joydeb Mandal, sold all the piece or parcel of the land, L.R Khatian No - 463, R.S Dag No - 1384, area 11 Decimal out of 89 Decimal in share 1235, Whereas Vendor - 2, Bhudeb Mandal, sold all the piece or parcel of the land, L.R Khatian No - 464, R.S Dag No - 1384, area 11 Decimal out of 89 Decimal in share 1235, and Whereas Vendor - 3, Ashima Mandal, sold all the piece or parcel of the land, L.R Khatian No - 1308, R.S Dag No - 1384, area 11 Decimal out of 89 Decimal in share 1235; lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

G S ELECTROCOM PRIVATE LIMITED

P.T.O

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2. By another Deed of Sale dated the 07th day of May, 2015, made between Debendra Nath Mondal and Renuka Rani Mondal, therein referred to as the Vendors of the One Part, and Simoco Telecommunications (South Asia) Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 1901-2015, Pages from 16424 to 16446 Being No. 04623 for the year 2015; said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. Whereas Vendor - 1, Debendra Nath Mondal, sold all the piece or parcel of the land, L.R Khatian No - 466, R.S Dag No - 1345, area 22 Decimal out of 44 Decimal in share 5000, R.S Dag No - 1355, area 5.67 Decimal out of 100 Decimal in share 567, R.S Dag No - 1384, area 8.82 Decimal out of 89 Decimal in share 991, and R.S Dag No - 1401, area 09 Decimal out of 18 Decimal in share 5000, AND Vendor - 2, Renuka Rani Mondal, sold all the piece or parcel of the land, L.R Khatian No - 1988, R.S Dag No - 1372, area 05 Decimal out of 20 Decimal in share 2500; lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

3. By another Deed of Sale dated the 19th day of June, 2015, made between Harendranath Mondal, Naren Mandal, Arabindu Mandal, Shashdhar Mandal alias Shashbindo Mandal, Subodh Mandal alias Subodh bala Mandal, Anita biswas, Arati Mondal, and Minati Parbat, therein referred to as the Vendors of the One Part, and Simoco Telecommunications (South Asia) Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 1901-2015, Pages from 32650 to 32694 Being No. 05039 for the year 2015; said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. Whereas Vendor-1 herein namely HARENDRANATH MONDAL is the originally L. R. recorded owner, being Khatian No. 1309, sold all the piece or parcel of the land in R.S Dag No - 1384, area 03 Decimal out of 89 Decimal in share 337, more fully and particularly described in the SCHEDULE - A thereunder written; Whereas VENDOR - 2, herein namely, NAREN MANDAL alias NARENDRANATH MANDAL is the originally L. R. recorded owner, being

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami
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Khatian No. 1990, sold all the piece or parcel of the land in R.S Dag No – 1384, area 02 Decimal out of 89 Decimal in share 225, more fully and particularly described in the SCHEDULE – B thereunder written; Whereas VENDOR – 3, herein namely, ARABINDU MANDAL is the originally L. R. recorded owner, being Khatian No. 1991, sold all the piece or parcel of the land in R.S Dag No – 1384, area 02 Decimal out of 89 Decimal in share 225, more fully and particularly described in the SCHEDULE – C thereunder written; Whereas VENDOR – 4, herein namely, SHASHDHAR MANDAL alias SHASHABINDO MANDAL is the originally L. R. recorded owner, being Khatian No. 1989, sold all the piece or parcel of the land in R.S Dag No – 1384, area 02 Decimal out of 89 Decimal in share 225, more fully and particularly described in the SCHEDULE – D thereunder written; WHEREAS DHIREN MANDAL is one of the recorded owner of the DANGA LAND in R. S. Dag No. 1384, under L. R. Khatian No. 465, admeasuring an area of 9 Decimal more or less, WHEREAS while seized and possessed of the landed PROPERTY, the said DHIREN MANDAL, died intestate leaving behind his Widow here in VENDOR No- 5, namely SUBODH MANDAL alias SUBODH BALA MANDAL, and Five sons, namely NIRAPADA MANDAL, HARENDRANATH MONDAL, NAREN MANDAL alias NARENDRANATH MANDAL, ARABINDU MANDAL, SHASHDHAR MANDAL alias SHASHBINDO MANDAL, and Three Daughters namely ANITA BISWAS, ARATI MONDAL, and MINATI PARBAT as his legal heir or representative as per his share according to the HINDU LAW OF SUCCESSION; WHEREAS VENDORS herein his wife (VENDOR No- 5), Four sons (VENDOR Nos- 1, 2, 3 and 4) and Three Daughters (VENDOR Nos- 6, 7 and 8), inherited 8/9th share in R. S. Dag Nos. 1384, and they sold all the piece or parcel of the land in R.S Dag No – 1384, area 08 Decimal out of 89 Decimal in share 992, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the SCHEDULE – (E) thereunder written;

4. By another Deed of Sale dated the 11th day of July, 2014 made between Ashtapada Mandal, therein referred to as the Vendor of the One Part, and Simoco Telecommunications (South Asia) Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 15, Pages from 3270 to 3286, Being No. 06317 for

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami
Authorised Signatory

the year 2014 said Vendor for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. Whereas Vendor, Ashtapada Mandal, sold all the piece or parcel of the land, L.R Khatian No – 468, R.S Dag No – 1354, area 0.44 Decimal out of 12 Decimal in share 0371, R.S Dag No – 1355, area 3.71 Decimal out of 100 Decimal in share 0371, R.S Dag No – 1372, area 7.50 Decimal out of 20 Decimal in share 3750, R.S Dag No – 1384, area 3.30 Decimal out of 89 Decimal in share 0371 and R.S Dag No – 1389, area 19 Decimal out of 39 Decimal in share 4880, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

5. By another Deed of Sale dated the 17th day of August, 2014 made between 1. ADAR ROY alias ADAR BALA ROY, 2 TARULATA BISWAS, 3. NAMITA MONDAL alias NAMITA ROY, 4. BISWANATH MANDAL, 5. SUBRATA MANDAL alias SONAI MANDAL and 6. BINOY KUMAR MONDAL alias BINOY MONDAL, therein referred to as the Vendors of the One Part, and Simoco Telecommunications (South Asia) Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 1901-2015, Pages from 84919 to 84967, Being No. 06797 for the year 2015 said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. WHEREAS VENDOR – 1, herein namely, ADAR ROY alias ADAR BALA ROY is the originally L. R. recorded owner, being Khatian No. 723, sold all the piece or parcel of the land, R.S Dag No – 1384, area 3.30 Decimal out of 89 Decimal in share 0371, and R.S Dag No – 1397, area 1.77 Decimal out of 48 Decimal in share 0370, more fully and particularly described in the SCHEDULE – A thereunder written; WHEREAS VENDOR – 2, herein namely, TARULATA BISWAS is the originally L. R. recorded owner, being Khatian No. 724, sold all the piece or parcel of the land, R.S Dag No – 1384, area 3.29 Decimal out of 89 Decimal in share 0370, and R.S Dag No – 1397, area 1.77 Decimal out of 48 Decimal in share 0370, more fully and particularly described in the SCHEDULE – B thereunder written; WHEREAS VENDOR – 3, herein namely, NAMITA MONDAL alias NAMITA ROY is the originally L. R. recorded owner, being Khatian No. 725, sold all the piece or parcel of the land, R.S Dag No – 1384, area 3.29

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami
Authorised Signatory

Decimal out of 89 Decimal in share 0370, and R.S Dag No – 1397, area 1.77 Decimal out of 48 Decimal in share 0370, more fully and particularly described in the SCHEDULE – C thereunder written; WHEREAS VENDOR – 4, herein namely, BISWANATH MANDAL is the originally L. R. recorded owner, being Khatian No. 467, sold all the piece or parcel of the land, R.S Dag No – 1384, area 3.30 Decimal out of 89 Decimal in share 0371, more fully and particularly described in the SCHEDULE – D thereunder written; WHEREAS AMODI BALA DASI alias AMODI MONDAL is the originally L.R. recorded owner, being Khatian No. 470, admeasuring an area of 4.29 Decimal more or less, of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, AND WHEREAS while seized, possessed the landed property the aforesaid AMODI BALA DASI alias AMODI MONDAL gifted her own share, 4.29 Decimal more or less to her One Son and Six Grand Sons, by virtue of Gift Deed, which was recorded at Sub Registry office Bhangar, South 24 Parganas, Gift Being No - 6318 for the year 2006, Volume – 114, Page - 13 to 22, Book No - I; WHEREAS Two Grand Sons out of One Son and Six Grand Sons, herein VENDORS No – 5 and 6, namely SUBRATA MANDAL alias SONAI MANDAL and BINOY KUMAR MONDAL alias BINOY MONDAL are the owner of DANGA LAND admeasuring an area of 1.22 Decimal more or less in R. S. Dag Nos. 1384 & 1397, under L. R. Khatian No. 470 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District – South 24 Parganas, more fully and particularly described in the SCHEDULE – E thereunder written;

6. By another Deed of Sale dated the 19th day of June, 2015 made between 1. HARENDRANATH MONDAL, 2. NAREN MANDAL alias NARENDRANATH MANDAL, 3. ARABINDU MANDAL, 4. SHASHDHAR MANDAL alias SHASHBINDO MANDAL, 5. SUBODH MANDAL alias SUBODH BALA MANDAL, 6. ANITA BISWAS, 7. ARATI MONDAL and 8. MINATI PARBAT therein referred to as the Vendors of the One Part, and G. S. Electrocom Private Limited., therein referred to as the Purchaser of the Other Part, duly registered in the office of the ARA – 1, Kolkata and recorded in Book-I, Volume No. 1901 - 2015, Pages from 32608 to 32659 Being No. 05038 for the year 2015 said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said G. S. Electrocom Private Limited.

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami

Authorised Signatory

Whereas Vendors, sold all the piece or parcel of the land, R.S. Dag Nos.1345 and 1354 under L.R. Khatian Nos. 465, 1383 and 1989, area 25.8 Decimal, WHEREAS VENDOR – 4, therein namely, SHASHDHAR MANDAL alias SHASHBINDO MANDAL is the originally L. R. recorded owner, being Khatian No. 1989, DANGA LAND admeasuring an area of 02 Decimal more or less in R. S. Dag No. 1354, more fully and particularly described in the SCHEDULE – A thereunder written; WHEREAS VENDOR – 5, therein namely, SUBODH MANDAL alias SUBODH BALA MANDAL is the originally L. R. recorded owner, being Khatian No. 1383, SALI LAND admeasuring an area of 22 Decimal more or less in R. S. Dag No. 1345, under L. R. Khatian No. 1383, more fully and particularly described in the SCHEDULE – B thereunder written; WHEREAS DHIREN MANDAL is one of the recorded owner of the DANGA LAND in R. S. Dag No. 1354, under L. R. Khatian No. 465, admeasuring an area of 02 Decimal more or less, WHEREAS while seized and possessed of the landed PROPERTY, the said DHIREN MANDAL, died intestate leaving behind his Widow here in VENDOR No- 5, namely SUBODH MANDAL alias SUBODH BALA MANDAL, and Five sons, namely NIRAPADA MANDAL, HARENDRANATH MANDAL, NAREN MANDAL alias NARENDRANATH MANDAL, ARABINDU MANDAL, SHASHDHAR MANDAL alias SHASHBINDO MANDAL, and Three Daughters namely ANITA BISWAS, ARATI MANDAL, and MINATI PARBAT as his legal heir or representative as per his share according to the HINDU LAW OF SUCCESSION; WHEREAS VENDORS therein his wife (VENDOR No- 5), Four sons (VENDOR Nos- 1, 2, 3 and 4) and Three Daughters (VENDOR Nos- 6, 7 and 8), inherited 8/9th share of DANGA LAND admeasuring an area of 02 Decimal more or less in R. S. Dag No. 1354, under L. R. Khatian No. 465 (originally recorded in the name of Dhiren Mandal), more fully and particularly described in the SCHEDULE – (C) thereunder written; lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the SCHEDULES – [(A), (B) & (C)] thereunder written.

7. By another Deed of Sale dated the 20th day of June, 2014 made between Polani Mandal and Brihaspati Biswas, therein referred to as the Vendors of the One Part, and Simoco Systems and Infrastructure Solution Limited, therein referred to as the Purchaser of the Other Part, duly registered in the office of the ARA – 1, at Kolkata and recorded in

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami

Authorised Signatory

Book-I, CD Volume No. 13, Pages from 481 to 498 Being No. 05749 for the year 2014 said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Systems and Infrastructure Solution Limited. Whereas Vendors, WHERE AS POLANI MANDAL Alias RENUBALA MANDAL is the L. R. recorded owner, being Khatian No. 836, of DANGA LAND admeasuring an area of 5.70 Decimal more or less in R. S. Dag No. 1349, under L. R. Khatian No. 836 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, WHEREAS the VENDOR - 1 therein namely POLANI MANDAL Alias RENUBALA MANDAL, is the owner of ALL THAT piece and parcel of DANGA LAND, measuring an area about 5.70 Decimal, more or less, equivalent to 3.45 Cottah more or less out of 49 Decimal, more or less, of the land, lying and situated at Village – Satuliya, in Mouza – Satuliya, J.L. No.49, R.S. Dag No.1349 under L.R. Khatian No.836, more fully and particularly described in the SCHEDULE - A hereunder written; WHERE AS BRIHASPATI BISHWAS is the L. R. recorded owner, being Khatian No. 837, of DANGA LAND admeasuring an area of 5.70 Decimal more or less in R. S. Dag No. 1349, under L. R. Khatian No. 837 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, WHEREAS the VENDOR - 2 herein namely BRIHASPATI BISHWAS, is the owner of ALL THAT piece and parcel of DANGA LAND, measuring an area about 5.70 Decimal, more or less, equivalent to 3.45 Cottah more or less out of 49 Decimal, more fully and particularly described in the SCHEDULE - B hereunder written, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedules thereunder written.

8. By another Deed of Sale dated the 27th day of June, 2014 made between MAHADEB MANDAL, therein referred to as the Vendor of the One Part, and Simoco Systems and Infrastructure Solution Limited, therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 11, Pages from 2014 to 2034 Being No. 03535 for the year 2014 said Vendor for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Systems and Infrastructure Solution Limited. Whereas Vendor, MAHADEB MANDAL, sold all the piece or parcel of the land, L.R Khatian No – 1384, R.S Dag No – 1348, area 3.5

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami

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Decimal, WHEREAS LATE. CHARUBALA MANDAL was the originally L. R. recorded owner, being Khatian No. 1384, DANGA LAND admeasuring an area of 3.5 Decimal more or less in R. S. Dag No. 1348, under L. R. Khatian No.1384. WHEREAS while seized and possessed of the landed PROPERTY, the said LATE. CHARUBALA MANDAL died intestate leaving behind her only one son, namely MAHADEB MANDAL as her legal heirs or representatives as per their share according to the HINDU LAW OF SUCCESSION, and the land lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

9. By another Deed of Sale dated the 20th day of June, 2014 made between ANANDA MANDAL, therein referred to as the Vendor of the One Part, and Systems and Infrastructure Solution Limited, therein referred to as the Purchaser of the Other Part, duly registered in the office of the ARA – 1 at Kolkata and recorded in Book-I, CD Volume No. 13, Pages from 220 to 236 Being No. 05736 for the year 2014 said Vendor for the consideration therein mentioned sold transferred and conveyed unto and to the said Systems and Infrastructure Solution Limited. Whereas Vendor, ANANDA MANDAL sold all the piece or parcel of the land, admeasuring a total area of about 70 Decimal, more or less, equivalent to 02 Bigha 02.42 Cottah more or less, R.S. Dag No.1341 & 1346 under L.R. Khatian No. 222, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

10. By another Deed of Sale dated the 30th day of June, 2014 made between 1. RAOMANI MANDAL, 2. UDAY MANDAL, 3. BIJAY MANDAL, 4. SUJAY MANDAL, 5. LAKSHI, 6. KALPANA RAY, 7. SABITRI MANDAL, therein referred to as the Vendors of the One Part, and Simoco Telecommunications (South Asia) Ltd, therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 11, Pages from 6236 to 6256 Being No. 03632 for the year 2014, said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. WHEREAS LATE. PANCHURAM MANDAL is the originally L. R. recorded owner, being Khatian No. 707, DANGA LAND admeasuring an area of 12.62 Decimal, more or

G S ELECTROCOM PRIVATE LIMITED P.T.O

Snehate Goswami
Authorised Signatory

less, equivalent to 7.64 Cottah more or less in R. S. Dag No. 1347 and 1353, under L. R. Khatian No.707 of Mouza – Satuli, J. L. No- 49, Police Station – Kashipur (Formerly Bhangar) & A.D.S.R.O. – Bhangar, District - South 24 Parganas. WHEREAS while seized and possessed of the landed PROPERTY, the said LATE. PANCHURAM MANDAL died intestate leaving behind his widow, herein VENDOR NO- 1 namely RAOMANI BALA MANDAL, three sons, herein VENDOR NOS- 2, 3 and 4, namely UDAY MANDAL, BIJAY MANDAL, SUJAY MANDAL and three daughters, herein VENDOR NOS- 5, 6 and 7 namely LAKSHI ROY, KALPANA RAY and SABITRI MONDAL as her legal heirs or representatives as per their share according to the HINDU LAW OF SUCCESSION. Whereas Vendors, sold all the piece or parcel of the land, L.R Khatian No – 707, R.S. Dag No. – 1347 DANGA area 8.50 Decimal out of 34 Decimal in share 2500, and. R.S. Dag No. – 1353 DANGA area 4.12 Decimal out of 33 Decimal in share 1250, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

11. By another Deed of Sale dated the 30th day of June, 2014 made between SUBOL MANDAL therein referred to as the Vendor of the One Part, and Simoco Telecommunications (South Asia) Ltd, therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 11, Pages from 6367 to 6388 Being No. 03638 for the year 2014 said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. WHEREAS the VENDOR therein namely SUBOL MANDAL, was the originally L. R. recorded owner of ALL THAT piece and parcel of DANGA LAND, admeasuring total area of about 21.62 Decimal, more or less, equivalent to 13.10 Cottah more or less, of the land at R.S. Dag Nos.1347, 1353 and 1359 under L.R. Khatian No. 708. Whereas Vendors, sold all the piece or parcel of the land, L.R Khatian No – 708, R.S. Dag No. – 1347 DANGA area 8.50 Decimal out of 34 Decimal in share 2500, R.S. Dag No. – 1353 DANGA area 4.12 Decimal out of 33 Decimal in share 1250, R.S. Dag No. – 1359 DANGA area 9 Decimal out of 27 Decimal in share 3333, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur

G S ELECTROCOM PRIVATE LIMITED

Sucheta Goswami
Authorized Signatory

P.T.O

(Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

12. By another Deed of Sale dated the 30th day of June, 2014 made between CHANCHURAM MANDAL therein referred to as the Vendor of the One Part, and Simoco Telecommunications (South Asia) Ltd, therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 11, Pages from 6346 to 6366 Being No. 03635 for the year 2014 said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. WHEREAS the VENDOR therein namely CHANCHURAM MANDAL, was the originally L. R. recorded owner of ALL THAT piece and parcel of DANGA LAND, admeasuring total area of about 21.62 Decimal, more or less, equivalent to 13.10 Cottah more or less, of the land at R.S. Dag Nos.1347, 1353 and 1359 under L.R. Khatian No. 706. Whereas Vendors, sold all the piece or parcel of the land, L.R Khatian No – 706, R.S. Dag No. – 1347 DANGA area 8.50 Decimal out of 34 Decimal in share 2500, R.S. Dag No. – 1353 DANGA area 4.12 Decimal out of 33 Decimal in share 1250, R.S. Dag No. – 1359 DANGA area 9 Decimal out of 27 Decimal in share 3333, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

13. By another Deed of Sale dated the 30th day of June, 2014 made between DUKHIRAM MANDAL therein referred to as the Vendor of the One Part, and Simoco Telecommunications (South Asia) Ltd, therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 12, Pages from 0079 to 0100 Being No. 03636 for the year 2014 said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. WHEREAS the VENDOR herein namely DUKHIRAM MANDAL, is the originally L. R. recorded owner, total area of about 43.12 Decimal, more or less, equivalent to 1 Bigha 6.13 Cottah more or less, at R.S. Dag Nos.1340, 1347, 1353 and 1359 under L.R. Khatian No. 709, Whereas Vendors, sold all the piece or parcel of the land, L.R Khatian No – 709, R.S. Dag No. – 1340 SALI area

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Sucheta Goswami

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21.50 Decimal out of 43 Decimal in share 5000, R.S. Dag No. – 1347 DANGA area 8.50
 Decimal out of 34 Decimal in share 2500, R.S. Dag No. – 1353 DANGA area 4.12
 Decimal out of 33 Decimal in share 1250, R.S. Dag No. – 1359 DANGA area 9 Decimal
 out of 27 Decimal in share 3334, lying and situate at Mouza - Satuli, J.L. No. 49, Police
 Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and
 particularly described in the Schedule thereunder written.

14. By another Deed of Sale dated the 27th day of August, 2014 made between
 PHANTU MANDAL alias PHANTURAM MANDAL therein referred to as the Vendor
 of the One Part, and Simoco Telecommunications (South Asia) Ltd, therein referred to as
 the Purchaser of the Other Part, duly registered in the office of the Add. District Sub
 Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD
 Volume No. 16, Pages from 1471 to 1487 Being No. 04969 for the year 2014 said
 Vendors for the consideration therein mentioned sold transferred and conveyed unto and
 to the said Simoco Telecommunications (South Asia) Ltd. WHEREAS PHANTU
 MANDAL alias PHANTURAM MANDAL, was the originally L. R. recorded owner of
 area of about 5.71 Decimal, more or less, equivalent to 3.46 Cottah more or less, at R.S.
 Dag No. 1349 under L.R. Khatian No. 509, Whereas Vendors, sold all the piece or parcel
 of the land, L.R Khatian No – 509, R.S. Dag No. – 1349 DANGA area 5.71 Decimal out
 of 49 Decimal in share 1166, lying and situate at Mouza - Satuli, J.L. No. 49, Police
 Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and
 particularly described in the Schedule thereunder written.

15. By another Deed of Sale dated the 29th day of August, 2014 made between 1.
 MANTU ROY, 2. MALATI ROY, 3. RAM MOHAN RAY and 4. GAUTAM RAY
 therein referred to as the Vendors of the One Part, and Simoco Telecommunications
 (South Asia) Ltd, therein referred to as the Purchaser of the Other Part, duly registered in
 the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar
 and recorded in Book-I, CD Volume No. 16, Pages from 424 to 445 Being No. 04911 for
 the year 2014 said Vendors for the consideration therein mentioned sold transferred and
 conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. WHERE
 AS MANTU ROY L. R. recorded owner, being Khatian No. 499, sold all the piece or
 parcel of the land, admeasuring an area of 7.35 Decimal more or less in R. S. Dag Nos.
 1349, more fully and particularly described in the SCHEDULES – (A) thereunder

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Sucheta Goswami
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written; WHERE AS MALATI ROY, L. R. recorded owner, being Khatian No. 190, sold all the piece or parcel of the land, admeasuring an area of 2.84 Decimal more or less in R. S. Dag Nos. 1349, 1363, more fully and particularly described in the SCHEDULES – (B) hereunder written; WHERE AS RAM MOHAN RAY, L. R. recorded owner, being Khatian No. 191, sold all the piece or parcel of the land, an area of 2.84 Decimal more or less in R. S. Dag Nos. 1349, 1363, more fully and particularly described in the SCHEDULES – (C) hereunder written; WHERE AS GAUTAM RAY, L. R. recorded owner, being Khatian No. 205, sold all the piece or parcel of the land, admeasuring an area of 2.45 Decimal more or less in R. S. Dag Nos. 1349, more fully and particularly described in the SCHEDULES – (D) thereunder written, all the lands lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

16. By another Deed of Sale dated the 25th day of April, 2015 made between KAUSHALYA MANDAL, therein referred to as the Vendor of the One Part, and Simoco Samasth Infotainment Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 07, Pages from 1370 to 1389 Being No. 02386 for the year 2014 said Vendor for the consideration therein mentioned sold transferred and conveyed unto and to the said Samasth Infotainment Pvt. Ltd. Whereas KAUSHALYA MANDAL was the original L.R. Record Owner being Khatian No – 2116. and sold all the piece or parcel of the land, at R.S Dag No – 1352, area 03.44 Decimal out of 31 Decimal in share 111, R.S Dag No – 1357, area 5.44 Decimal out of 48 Decimal in share 1111, R.S Dag No – 1382, area 4.336 Decimal out of 49 Decimal in share 0834, lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

17. By another Deed of Sale dated the 09th day of June, 2014 made between GANGADHAR MANDAL and BANGSHIDHAR MANDAL, therein referred to as the Vendors of the One Part, and Samasth Infotainment Pvt. Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub

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P.T.O

Sucheta Goswami

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Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 10, Pages from 929 to 952 Being No. 03068 for the year 2014, said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Samasth Infotainment Pvt. Ltd. WHERE AS BIPAD TARINI MANDAL Alias BIPATTI MANI DASHI (deceased) the L. R. recorded owner, being Khatian No. 618, admeasuring an area of 45.75 Decimal more or less in R. S. Dag Nos. 1351 & 1356, WHEREAS while seized and possessed of the landed PROPERTY, the said BIPAD TARINI MANDAL Alias BIPATTI MANI DASHI, died intestate leaving behind her only inheritance namely Pachuram Mandal, as her legal heir or representative. After the demise of BIPAD TARINI MANDAL Alias BIPATTI MANI DASHI, the said Pachuram Mandal, became the absolute owner/occupier of the LAND by virtue of inheritance from BIPAD TARINI MANDAL Alias BIPATTI MANI DASHI as per their share according to the HINDU LAW OF SUCCESSION, WHEREAS while seized and possessed of the landed PROPERTY, the said PACHURAM MANDAL, died intestate leaving behind his two sons, herein the VENDOR NOS - 1 and 2, namely 1. GANGADHAR MANDAL & 2. BANSHIDHAR MANDAL as his legal heirs or representatives; after the demise of PACHURAM MANDAL, the present VENDORS, became the absolute owners/occupiers by virtue of inheritance from their father PACHURAM MANDAL (deceased) as per his share according to the HINDU LAW OF SUCCESSION; WHEREAS VENDORS sold all the piece or parcel of the land, at R.S. Dag No. - 1351, Dag area 34 Decimal out of 34 Decimal in share 10000, R.S. Dag No. - 1356, Dag area 11.75 Decimal out of 47 Decimal in share 2500 lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

18. By another Deed of Sale dated the 08th day of July, 2015, made between 1. ASHTAPADA MANDAL and 2. MADHUSUDAN MANDAL, therein referred to as the Vendors of the One Part, and G. S. Electrocom Pvt Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 1901-2015, Pages from 41346 to 41370 Being No. 05684 for the year 2015; said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco

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Sucheta Goswami

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Telecommunications (South Asia) Ltd. WHEREAS VENDOR – 1, herein namely, ASHTAPADA MANDAL is the originally L. R. recorded owner, being Khatian No. 424, and sold all the piece or parcel of the land in R.S Dag No – 1350, area 15.5 Decimal out of 31 Decimal in share 5000, more fully and particularly described in the SCHEDULE – A thereunder written; WHEREAS VENDOR – 2, herein namely, MADHUSUDAN MANDAL is the originally L. R. recorded owner, being Khatian No. 701, and sold all the piece or parcel of the land in R.S Dag No – 1350, area 15.5 Decimal out of 31 Decimal in share 5000, more fully and particularly described in the SCHEDULE – B thereunder written; The Land lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

19. By another Deed of Sale dated the 17th day of December, 2015 made between 1. HANSAPADA MONDAL, 2. NABAKUMAR MONDAL, 3. PRAMILA MONDAL, 4. PARIBALA MANDAL alias PARUL MANDAL, 5. ALAKA NASKAR alias ALAKA MONDAL, therein referred to as the Vendors of the One Part, and G S Electrocom Private Limited., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. Registrar of Assurance - I, Kolkata and recorded in Book-I, CD Volume No. 1901-2015, Pages from 190359 to 190402 Being No. 09947 for the year 2015, said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said G S Electrocom Private Limited. WHEREAS VENDOR NO – 1, namely HANSAPADA MONDAL is the originally L. R. recorded owner, being Khatian No. 475, DANGA LAND admeasuring an area of 3.43 Decimal more or less in R.S. Dag No.1349, under L. R. Khatian No. 475, more fully and particularly described in the SCHEDULE – (A) thereunder written; WHEREAS VENDOR NO – 2, namely NABAKUMAR MONDAL is the originally L. R. recorded owner, being Khatian No. 476, DANGA LAND admeasuring an area of 3.43 Decimal more or less in R.S. Dag No.1349, under L. R. Khatian No. 476, more fully and particularly described in the SCHEDULE – (B) thereunder written; WHEREAS VENDOR NO – 3, namely PRAMILA MONDAL is the originally L. R. recorded owner, being Khatian No. 477, DANGA LAND admeasuring an area of 3.43 Decimal more or less in R.S. Dag No.1349, under L. R. Khatian No. 477, more fully and particularly described in the SCHEDULE – (C) thereunder written; WHEREAS VENDOR NO – 4, namely

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PARIBALA MANDAL alias PARUL MANDAL is the originally L. R. recorded owner, being Khatian No. 478, DANGA LAND admeasuring an area of 3.43 Decimal more or less in R.S. Dag No.1349, under L. R. Khatian No. 478, more fully and particularly described in the SCHEDULE – (D) hereunder written; WHEREAS VENDOR NO – 5, namely ALAKA NASKAR alias ALAKA MONDAL is the originally L. R. recorded owner, being Khatian No. 479, DANGA LAND admeasuring an area of 3.43 Decimal more or less in R.S. Dag No.1349, under L. R. Khatian No. 479; more fully and particularly described in the SCHEDULE – (E) hereunder written; WHEREAS the VENDORS – (1, 2, 3, 4 & 5) namely 1. HANSAPADA MONDAL, 2. NABAKUMAR MONDAL, 3. PRAMILA MONDAL, 4. PARIBALA MANDAL alias PARUL MANDAL, 5. ALAKA NASKAR alias ALAKA MONDAL, have executed power of attorney in favour of 1. LAKSHIKANTA MONDAL son of Sri Hanshapada Mondal, Religion – Hindu, Occupation - Cultivation, residing at Vill – Langalbenki, PO – Pithapur, PS – Kashipur, Dist – South 24 Parganas, Pin – 743502, and 2. PARITOSH MONDAL son of Sri Nabakumar Mondal, Religion – Hindu, Occupation - Cultivation, residing at Vill – Langalbenki, PO – Pithapur, PS – Kashipur, Dist – South 24 Parganas, Pin – 743502, registered with the Additional District Sub-Registrar, Bhangar, Book – IV, Volume No – 1621-2015, Page no - 2173 to 2204, Being No – 199 of 2015; And has authorized the Power of attorney holder to execute the deed of conveyance, in respect of the schedule property, own by VENDORS - (1, 2, 3, 4 & 5), and receive consideration on sell on their behalf, and give acknowledgement of the same.; all the lands lying and situate at Mouza - Satuli, J.L. No. 49, Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

20. By another Deed of Sale dated the 25th day of July, 2014 made between Joydeb Mandal, Bhudeb Mandal and Ashima Mandal, therein referred to as the Vendors of the One Part, and Simoco Telecommunications (South Asia) Ltd., therein referred to as the Purchaser of the Other Part, duly registered in the office of the Add. District Sub Registrar of Bhangar, South 24-Parganas at Bhangar and recorded in Book-I, CD Volume No. 13, Pages from 4823 to 4850 Being No. 04149 for the year 2014; said Vendors for the consideration therein mentioned sold transferred and conveyed unto and to the said Simoco Telecommunications (South Asia) Ltd. Whereas Vendor - 1, Joydeb

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Sucheta Goswami
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Mandal, sold all the piece or parcel of the land, L.R Khatian No – 463, R.S Dag Nos – 1390, area 11 Decimal out of 31 Decimal in share 3333, and R.S Dag No – 1391, area 19 Decimal out of 38 Decimal in share 5000, Whereas Vendor – 2, Bhudeb Mandal, sold all the piece or parcel of the land, L.R Khatian No – 464, R.S Dag Nos – 1390, area 12 Decimal out of 31 Decimal in share 3333, and R.S Dag No – 1391, area 19 Decimal out of 38 Decimal in share 5000, and Whereas Vendor – 3, Ashima Mandal, sold all the piece or parcel of the land, L.R Khatian No – 1308, R.S Dag Nos – 1390, area 12 Decimal out of 31 Decimal in share 3334; lying and situate at Mouza - Satuli, J.L. No. 49. Police Station: Kashipur (Formerly Bhangar) in the District South 24-Parganas, more fully and particularly described in the Schedule thereunder written.

21. By virtue of the above, said SAMASTH INFOTAINMENT PVT. LTD., G S ELECTROCOM PRIVATE LIMITED, SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LTD. and SIMOCO SYSTEMS AND INFRASTRUCTURE SOLUTIONS LIMITED are become absolutely seized and possessed of, or otherwise well and sufficiently entitled to All That piece and parcel of land admeasuring an area aggregating to totalling of 213.30 Decimal equivalent to 2.13 Acre equivalent to 8634.38 sq.mt at Mouza Satuli, J.L. No. 49, L.R. Khatian Nos 2129, 2166, 2175 and 2181. R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P), 1350(P), 1353(P), 1384(P), P.S. Kashipur (formerly Bhangar), P.O Pithapukur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded / are being recorded with the Office of the BL&LRO, Bhangar in state of West Bengal, morefully, described in the Land Schedule hereinabove written ("Said Land").

22. The land owners herein thereafter applied before the appropriate authority to permit the change of existing character/ classification and/or for conversion of all its aforesaid plots of land into **Bastu** (Commercial) for development thereof and the ADM & DL & LRO, South 24 Parganas, Alipore through Block-Divisional Land & Land Reforms Officer, Bhangar-II, South 24 Parganas, under Section 4C of the West Bengal Land Reforms Act 1955, accorded his permission to change the existing character/ classification and/or conversion of the land.

AND WHEREAS the **VENDORS** mutated their names in the records of **B.L. & L.R.O.** Bhangar II, and got their L.R.Record of rights and it was recorded under L.R. Khatian Nos 2129, 2166, 2175 and 2181, R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P),

P.T.O

G S ELECTROCOM PRIVATE LIMITED

Sucheta Goswami
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1350(P), 1353(P), 1384(P), and the vendors for deriving optimum benefit and returns from their land entered into a Development Agreement on dated 13th March 2015, registered with **A.D.S.R. Bhangar, South 24 Parganas, vide Book-1, CD Volume Number 7, Pages from 4999 to 5032, being No. 2541/15** for the year 2015 in respect of land owned by them recorded with the Office of the BL & LRO at Bhangar -II more fully described in the **FIRST SCHEDULE** for development. Therein the Developer has assigned **SIMOCO SYSTEMS** to market and sell Flats / Units in the Project more fully described below; assign

A General Power of Attorney Registered on dated 02.07.2015 executed by "SAMASTI", "TELECOM" and "G. S. ELECTROCOM." in favour of "SIMOCO SYSTEMS" registered with **A.R.A - III, Kolkata, vide Book- IV, CD Volume Number 1903-2015, Pages from 14554 to 14581, being No. 3584/15 for the year 2015**, for doing all the works required for construction of the Complex and transferring the title of the flats, car parking spaces to the purchaser of the same on behalf of the **VENDORS**.

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

AND WHEREAS the Developer obtained approved building plan of the project consisting of G+IV storied buildings vide building Plan No. **482/612/KMDA** dated **06/02/2018** from the appropriate authority of South 24 Parganas Zilla Parishad.

AND WHEREAS SIMOCO SYSTEM has undertaken the construction works of the project on the said land by constructing buildings in accordance with the approved building plan No. **482/612/KMDA** dated **06/02/2018** and complying with general specification of construction.

AND WHEREAS the **Developer** and the owners of the land offered the purchaser herein to sell a flat and a two wheeler parking space from developer's allocation

G S ELECTROCOM PRIVATE LIMITED P.T.O

Sucheta Goswami

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identified by **No.1B on the 1st Floor, Block 2B8, Under Precinct-08** covering a Carpet area of **484.61 Sq. Ft.**, Consisting 2 (Two) Bed Room, 1(one) Living / Dining Room, 1(one) Kitchen, 2 (Two) Toilet, and One Balcony of **23.17 Sq. Ft.**, along with **Parking Space No. TW5, Block No.2B8** for Two Wheeler having area of approx. **24.21 Sq.Ft** and **Parking Space No. C2, Block No.2B8** for Four Wheeler having area of approx. **135 Sq. Ft**; the said building at a price or consideration of **Rs.16,36,890/- (Rupees Sixteen Lakh Thirty Six Thousand Eight Hundred Ninety only)** Plus other charges details are given in the schedule, free from all encumbrances.

AND WHEREAS the **PURCHASER**, the second party herein, has gone through the Title Deeds, and inspected the building plan and other relevant papers and documents and being fully satisfied to the title of the property, building plan and clear marketability of the property agreed to purchase the **Flat No. 1B on the 1st Floor, Block 1B8, Under Precinct-08** measuring Carpet Area **484.61 Sq.Ft.**, Balcony **23.17 Sq.ft.** and **Parking Space No. TW4, Block No.1B8** for Two Wheeler having area of approx. **24.21 Sq.Ft** and **Parking Space No. C2, Block No.1B8** for Four Wheeler having area of approx. **135 Sq. Ft** more or less, lying and situated at Mouza Satuli, J.L. No. 49, L.R. Khatian Nos 2129, 2166, 2175 and 2181, R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P), 1350(P), 1353(P), 1384(P), P.S. Kashipur (formerly Bhangar), P.O Pithapukur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded with the Office of the BL&LRO, Bhangar in State of West Bengal, fully described in **FIRST SCHEDULE** hereunder written together with undivided proportionate share of land and right to use and enjoying the common areas and facilities of the building and premises more fully described in the **SECOND SCHEDULE** hereunder written and for greater clearance of the map or plan annexed herein, as fully completed unit/flat in good and decent condition.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

In pursuance of the said Agreement and consideration of the said sum of **Rs.16,36,890/- (Rupees Sixteen Lakh Thirty Six Thousand Eight Hundred Ninety only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor (receipt whereof the Vendor do hereby as also the Memo of Consideration written herein below admit and acknowledge and from the same and every part thereof hereby acquit, release and forever discharge the Purchaser and the property hereby sold and transferred

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Sucheta Goswami

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the Vendor do hereby sell, grant, transfer and the property hereby sold and transferred) the Vendor/Vendor do hereby sell, grant transfer, convey, assign and assure unto the Purchaser ALL THAT piece and parcel of **Flat No.1B** on the **1st Floor, Block 1B8, Under Precinct-08** covering a Carpet Area **484.61 Sq.Ft**, Balcony **23.17 Sq.ft.** and a of the said G+IV Storied building together with undivided impartible proportionate share of land mentioned in the **FIRST SCHEDULED** herein under and the said Building now known as **"1B8"** lying and situated at Mouza Satuli, J.L. No. 49, L.R. Khatian Nos 2129, 2166, 2175 and 2181, R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P), 1350(P), 1353(P), 1384(P), P.S. Kashipur (formerly Bhangar), P.O Pithapukur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded with the Office of the BL&LRO, Bhangar in State of West Bengal (more fully and particularly described in the '**FIRST SCHEDULED**' hereunder written) together with the undivided proportionate share of the land and the building, and enjoyment of the said flat including the uninterrupted A N D free access to other common areas, portions amenities and facilities hereunder written (hereinafter collectively referred to as the SAID FLAT OR HOWSOEVER OTHERWISE THE SAID FLAT now is or at any time or times hereto before was situated, butted bounded, called, known numbered described and distinguished TOGETHER WITH all fixtures, walls, passages, water courses and all manner of former or other rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the said any part thereof usually occupied or enjoyed or reputed to belonging or be appurtenant therein AND the reversion or reversions, remainder or remainders and the rents issues and profits thereof and every part thereof and all the estate, rights, title, interest, claims, use, inheritance, trust property or demand whatsoever of the vendors do at law or in equity into and upon the said flat or any part thereof TOGETHER WITH their and every of their respective rights manner and appurtenances whatsoever unto the purchaser absolutely and forever free from all encumbrances, trusts, charges, liens, lispensens, attachments, acquisition and requisition by the Govt. or any Govt. Agency or other concern and all other liabilities whatsoever including however right to convey or transfer the said flat, if necessary at any time subject nevertheless to the easement or quasi-easements and other stipulations or provisions in connection with the beneficial use and enjoyment of the said flat hereunder written and excepting and reserving unto the vendors and other owners in the said

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Snehate Goswami
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building such easements or quasi-easements and rights and privileges as are mentioned and hereunder written also subject to the Purchaser covenant to bear and pay his proportionate share of common expenses to the Association / Society / Company formed by the owners / occupiers of the flat of the said building for maintenance of the flat of the said building as mentioned and hereunder written. The **SECOND and THIRD SCHEDULE** hereunder written shall offer the interests, easements, quasi-easements, exceptions, reservations and privileges of the flat owners / occupiers only and not of the flat owners of the said building.

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

- a) That the said land/ flat (hereinafter referred to as **FIRST SCHEDULE**) and every part thereof are not attached in any proceedings started by or at the instance of Estate duty, Income Tax, Wealth Tax or Gift Tax Authorities and all rents, rates and taxes of concerned Authorities are duly paid and /or be paid accordingly or department of or under the provision of the Public Demand Recovery Act or otherwise and that to the knowledge of the Vendors certificate has been filed in the office of the Certificate Officer under the provisions of the execution of any certificate at the instance of Income Tax and/or Wealth Tax and /or Estate Duty Authority.
- b) That notwithstanding any act, deed, matter or thing by the vendors or by any of his ancestors or predecessors-in-title done executed or knowingly suffered or permitted or suffered the contrary, vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flat and/or premises together with the said sanctioned plan hereby sold, granted conveyed, transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or conditions, use, trust or other thing what so ever alter, defect, encumber or make void the same **AND THAT NOT WITHSTANDING** any such act, deed, matter or thing whatsoever as aforesaid the Vendors has now good rightful power and lawful absolute authority to sell, grant, convey, transfer, assign and assure the said flat hereby sold, granted, conveyed, transferred, assigned and assured or

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expressed so to be unto and to the use of the Purchaser absolutely in the manner aforesaid free from all encumbrances and liabilities whatsoever.

- c) That notwithstanding any act, deed or thing whatsoever here to before done, committed or knowingly suffered by the vendor and to the contrary the vendors has good rightful power absolute authority and indefeasible title and or otherwise well and sufficiently entitled to sell, grant, transfer, convey, assign and assure the said flat unto the purchaser in the manner aforesaid.
- d) That it shall be lawful for the purchaser at all time hereafter to Peaceably and quietly enter into and upon and hold, occupy and enjoy the said flat and receive the rents, issued and profit thereof without any lawful eviction interruption, hindrance, disturbances, shut, claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully or equitably claiming any estate, right, title and interest whatsoever in the said flat from under through or in the trust for the Vendor and free from and forever discharge or otherwise and by and at the cost of the vendors well and sufficiently made harm less and indemnified of from and against all charges, liens, lispences, attachments by the vendors or any person or persons lawfully or equitable claiming as aforesaid.
- e) That the vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the said flat from through under or in trust for the vendors and/or his predecessors in title or any of them shall and well from time to time and at all times hereafter upon every reasonable request at and the cost of the purchasers cause to be done made acknowledged and executed all such further and other acts, cause, thing and assurances whatsoever for further, better and more perfectly assuring the said flat sold, granted, transferred, conveyed assigned and assured and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
- f) The purchaser shall be entitled to sell, transfer, mortgage, lease, rent, assign and/ or deal with the said flat along with undivided proportionate share of the land and right of common spaces /part /portion /amenities/conveniences hereby acquired as described in the Schedules hereunder in such manner as the Purchaser shall think fit and proper subject to the terms and conditions herein without any consent or objection of any other co-owners or the vendors who have acquired

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before or who may hereafter acquire any right, title or interest similar to those contained by the Purchasers.

- g) The common portion / parts / amenities / conveniences, general or restricted shall remain undivided and that no owner shall bring any action for portion or division thereon forever.
- h) The percentage of the undivided interest in the land and in the General or restricted common portions / parts / amenities / conveniences shall not be altered at any point of time.

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

- a) That the right of the Purchaser shall remain restricted to the said flat undivided proportionate share of the land and properties appurtenant thereto described in the first, second and third schedule hereunder.
- b) That the vendor shall pay all outgoing taxes etc. and/or any other dues/debt whatsoever in nature payable to the competent authority and/or to the Government of West Bengal before Registration of the aforesaid Flat.
- c) That before separate Electric Meter is provided by the WBSEDCL to the purchaser, the purchaser shall pay to the vendor proportionate amount of the electric bill for consumption of electric energy for his flat on proper receipt, failing which the electric line will be disconnected. The payment shall be made month-by-month basis. The proportionate amount shall be mutually agreed upon, between owner and the purchaser depending upon the quantum of electricity energy consumed by the purchaser.
- d) That the purchaser shall bear equal share with other flat owners of electricity consumed for all common purposes, viz. to run the pump, lights at stair case, passages, main entrance of the building and/or any other such places which shall be deemed necessary. This share of common expenses also include service charges viz. sweeper, guard etc., and shall pay the stipulated amount to the vendor or the association or the society which shall be formed soon after the registrations of all the flats of the aforesaid building. The payment shall be made in advance month-by-month within a stipulated date as mutually agreed upon. On failure, the payment shall be recovered from the

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purchaser with costs and the costs shall be mutually agreed upon between the parties or by the proposed building committee when it shall constitute the laws and rules for forming the committee.

- e) That as water will be supplied to all the flats from the common source, the purchaser shall bear the equal share of the common expenses, if any, of water supply inclusive of electricity charges and repair/maintenance charges of the pump/s or any other expenses which may have to incur at any time but not mentioned here to in the guide lines of the building committee's rules and regulations. The stipulated share of the expenses shall be paid to the vendor or the association or the society in advance month by month within a stipulated date as mutually agreed upon.
- f) For running the water pump(s) and illuminating the building as stated above, a separate electric meter shall be installed and maintained.
- g) The purchaser shall use the said purchased flat exclusively for residential purpose.
- h) The purchaser or any other flat owners in the said building shall not be entitled to keep or store any articles or goods in the common spaces or in roof of the building or in any open spaces, on stair cases, landing etc. etc. in any way.
- i) The purchaser and other owners/ occupiers of the said building shall form Society, Association or Company for maintaining the said building and the common areas of the said building and shall abide by building and the common areas of the said building and common parts/portions/amenities/conveniences thereof and shall observe and perform all rules and bye-laws of such Society, Association or Company.
- j) The purchaser will be liable and agree to make payment of the proportionate share of maintenance and service charges regularly and punctually to the said Society, Association or Company.
- k) In the event of any Capital expenditure for repairs, maintenance etc. for common purpose the Purchaser shall be liable to make payment of the proportionate share as shall be determined by the said Society, Association or Company.

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- l) The purchaser shall have the absolute right to mutate their names in the Local Panchayat Office and B.L. & L.R.O. Office and pay the taxes of his/her/their respective portion to be separately assessed by the Authorities.
- m) To use in common with other occupiers and owners of other flat of the building, the common areas and facilities as described in the Third Schedule hereinafter written.

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

- a) THAT LAND: shall mean the land more fully described in the FIRST SCHEDULE hereunder written.
- b) That UNDIVIDED SHARE: shall mean that entire undivided variable impartible share in the land attributable to the unit beneath the building. Such undivided share shall be determined by the vendor and thereafter owners association in its absolute discretion and in the event of any further construction, the said undivided share shall stand reduced and/or varied.
- c) That PLANS: shall mean and include building plan duly sanctioned by the Bhagwanpur Gram Panchayat and vetted by Zilla Parishad, South 24 Parganas for construction of the said building and shall also include the revised and/or other plans, elevations, designs, the said buildings and as may from time to time sanctioned and/or approved by the appropriate authorities and/or departments and/or as may be deemed necessary by the Architect/vendor.
- d) That the area of the flat hereby agreed to be transferred, the owner is not entitled to make any addition, alteration or made any extension.
- e) After possession of the said flat is taken over by the purchaser the purchaser shall be entitled to bring to the notice of the promoter about any complaint in the event of any structural defect or any defect in workmanship or inferior quality of material used in the said flat or in the building within a period of 5 (Five) years from the date of handing over possession/deemed possession and it shall be the duty of the promoter to rectify such defect without further charge.
- f) The right of the purchaser shall remain restricted to the said unit mentioned in the Schedule B and in no event, the purchaser shall be entitled to and hereby agrees not to claim any right in respect of any other parts or portions of the said building

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and the said premises except what is mentioned in the **SECOND SCHEDULE** hereunder written.

- g) From the date of intimation of delivery of possession all proportionate rates, charges and maintenance charges in respect of the said unit including the common areas shall be borne, paid and discharged by the purchaser to the Vendor (until building committee is formed).
- h) The proportionate share of the purchaser in the various matters referred herein shall be such as be determined by the owner/vendor and the purchaser shall be bound to accept the same.
- i) The purchaser shall have right to go to the ultimate roof for purpose of maintenance of the same or the maintenance of water line etc. he may go to roof. But neither any one will have any right to keep/dump anything whatsoever on roof nor will have the right to make garden on roof nor drying garment. No structure (permanent or temporary) can be constructed on roof.
- j) The vendor shall have right to raise further construction upon the roof after taking proper sanction from the competent authority and the purchaser shall have no right to raise any objection to that effect.
- k) Common running Expenses:
The Purchaser or unit holder will share equally with other flat owners the total 'common running expenses' for common electric charges for water pump, common passage lighting, sweeper's salary, chowkider's salary. The Purchaser will pay this amount to the Secretary of Building committee month by month to meet up the monthly expenses. Share of this common running expense will be as decided by the association /committee.
- l) Major repair/maintenance expenses:
The expenses for outside colouring, major repair works of the common areas/outside walls of the building, replacement of water pump etc. etc. are will be in this head. The purchaser has to pay share of the total expenses of this purpose as and when required. Share of this major repair/maintenance expenses will vary with the size of flats area as consumed.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

("the said Premises/ Property/Land")

ALL THAT PIECE AND PARCEL OF LAND situate at Mouza Satuli, J.L. No. 49, L.R. Khatian Nos 2129, 2166, 2175 and 2181, R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P), 1350(P), 1353(P), 1384(P), P.S. Kashipur (formerly Bhangar), P.O Pithapukur under Bhagwanpur Gram Panchayat, District South 24 Parganas recorded with the Office of the BL&LRO, Bhangar in State of West Bengal totalling **213.30 Decimal equivalent to 2.13 Acre equivalent to 8634.38 sq.mt** (Part I – 4.11 Decimal equivalent to 0.04 Acre, Part II - 122.6 Decimal equivalent to 1.22 Acre, Part III - 31.40 Decimal equivalent to 0.31 Acre and Part IV - 55.19 Decimal equivalent to 0.55 Acre.).

PART – I

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

L.R. Khatian No. 2129

1. L.R./R.S. Dag No. **1384** **4.11** Decimal

TOTAL - 4.11 Decimal equivalent to 0.04 Acre.

(TOTAL FOUR POINT ONE ONE DECIMAL)

PART – II

SIMOCO TELECOMMUNICATIONS (SOUTH ASIA) LIMITED (CIN NO. U32109WB1979PLC031942) (PAN NO. AA ECS4335F)

L.R. Khatian No. 2166

1. L.R./R.S. Dag No. **1384** **64.19** Decimal

2. L.R./R.S. Dag No. **1345** **22.00** Decimal

3. L.R./R.S. Dag No. **1349** **20.41** Decimal

4. L.R./R.S. Dag No. **1353** **16.00** Decimal

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TOTAL - 122.6 Decimal equivalent to 1.22 Acre.

(TOTAL ONE HUNDRED TWENTY TWO POINT SIX DECIMAL)

PART - III

SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED (CIN NO. U72200WB2007PLC115201) (PAN NO. AAKCS8592A)

L.R. Khatian No. 2175

- | | | | |
|----|-------------------|-------------|----------------------|
| 1. | L.R./R.S. Dag No. | 1346 | 20.00 Decimal |
| 2. | L.R./R.S. Dag No. | 1349 | 11.40 Decimal |

TOTAL - 31.40 Decimal equivalent to 0.31 Acre.

(TOTAL THIRTY ONE POINT FOUR DECIMAL)

PART - IV

G. S. ELECTROCOM PRIVATE LIMITED (CIN NO. U40106WB2010PTC151363) / (PAN NO. AADCG8881H)

L.R. Khatian No. 2181

- | | | | |
|----|-------------------|-------------|----------------------|
| 1. | L.R./R.S. Dag No. | 1345 | 22.00 Decimal |
| 2. | L.R./R.S. Dag No. | 1349 | 02.19 Decimal |
| 3. | L.R./R.S. Dag No. | 1350 | 31.00 Decimal |

TOTAL - 55.19 Decimal equivalent to 0.55 Acre.

(TOTAL FIFTY FIVE POINT ONE NINE DECIMAL)

BUTTED AND BOUNDED BY:

- | | |
|--------------|--|
| ON THE NORTH | : L.R./R.S. Dag No. 1349(P), 734, 735. |
| ON THE SOUTH | : 8mt wide Road. |
| ON THE EAST | : 12m wide Road. |
| ON THE WEST | : Sanhita Precinct 7. |

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THE SECOND SCHEDULE ABOVE REFERRED TO:

(THE FLAT BEING SOLD HEREIN)

ALL THAT piece and parcel of one No.1B on the 1st Floor, Block 2B8, Under Precinct-08 covering a Carpet area of 484.61 Sq. Ft., Consisting 2 (Two) Bed Room, 1(one) Living / Dining Room, 1(one) Kitchen, 2 (Two) Toilet, and One Balcony of 23.17 Sq. Ft. and Parking Space No. TW5, Block No.2B8 for Two Wheeler having area of approx. 24.21 Sq.Ft and Parking Space No. C2, Block No.2B8 for Four Wheeler having area of approx. 135 Sq. Ft, of the said G+4 Storied building together with undivided impartible proportionate share of land mentioned in the "First Scheduled" hereinabove and the said Building now known as "Block 1B8, Under Precinct-08" lying and situated at Mouza Satuli, J.L. No. 49, L.R. Khatian Nos 2129, 2166, 2175 and 2181, R.S./L.R. Dag Nos. 1345(P), 1346(P), 1349(P), 1350(P), 1353(P), 1384(P), P.S. Kashipur (formerly Bhangar), P.O Pithapukur under Bhagwanpur Gram Panchayat, Kolkata 700135, District South 24 Parganas recorded with the Office of the BL&LRO, Bhangar in State of West Bengal and the flat and car parking space to be conveyed are delineated in the map or plan annexed hereto and depicted by RED border lines together with all facilities, amenities and utilities in all common areas comprised in the said building as well as in said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO:

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

Foundation & super structure:

Piling work for 3BHK/2BHK building /R.C.C. Foundation for 1BHK Block/Studio Apartment & R.C.C Frame Structure.

Masonry Works :

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

Flooring:

Living, Dining, Bed rooms : Vitrified Tiles flooring.

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

Dado:

- Toilets : Ceramic Glazed wall tiles up to 3'¹/₅' height as per Architect's design.
- Kitchen : Ceramic Glazed wall tiles up to 2' height over Kitchen Counter.

Doors:

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

Windows & Railings:

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

Sanitary & Plumbing:

- Water Supply : Concealed UPVC/CPVC Water Pipes .
- Sewerage & Drainage : PVC Soil & Waste Pipes/R.C.C hume pipe.
- Toilet Fixtures : White colour Ceramic Basin and European Style WC with PVC Cistern of standard make.

- CP Fittings & Fixtures : CP Fittings & fixture of standard make.
- Kitchen Sink : Stainless Steel of standard make without Drain Board.

Electrical :

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

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

SIGNED AND DELIVERED

In the presence of

WITNWSSES :-

1.

SIGNATURE OF THE VENDORS

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASERS

Drafted a Drafted and prepared by me

()

Advocate

High Court at Calcutta

Enrollment No –

G S ELECTROCOM PRIVATE LIMITED

Sucheta Goswami
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P.T.O

MEMO OF CONSIDERATION

RECEIVED from the named **PURCHASER (S)** a sum of **Rs.16,36,890/- (Rupees Sixteen Lakh Thirty Six Thousand Eight Hundred Ninety only)** towards consideration Agreement for sale of the said flat as aforesaid as per this Memo of Consideration as under as advance.

Advance Details			
Cheque No	Date	Bank	Amount(Rs.)
Total			

WITNESS

1.

2.

(VENDOR)

SIMOCO SYSTEMS & INFRASTRUCTURE SOLUTIONS LIMITED for Self as well as the Constituted **Attorney of SAMASTH, TELECOM, G.S. ELECTROCOM** and **SIMOCO SYSTEMS** through its Authorized Representative
Ms. ALOLIKA GHOSH at **Kolkata**

G.S. ELECTROCOM PRIVATE LIMITED

Sucheta Goswami
Authorized Signatory

P.T.O