

DEED OF CONVEYANCE

THIS INDENTURE is made on the day of Two
thousand Twenty Four (2024 A.D.).

BETWEEN

SRI SAMIT KUMAR MITTER ALIAS SAMIT MITTER (PAN: AEKPM8410L), (Aadhar No. 3498 0132 6036) son of Late Salil Kumar Mitter, by caste Hindu, by Nationality Indian, by occupation Business, residing at 13/1B, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, hereinafter called and referred to as the “**LAND OWNER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors administrators and permitted assigns) of the **FIRST PART**.

(**THE OWNER** namely **Sri Samit Kumar Mitter alia Samit Mitter**, represented through his Lawful Constituted Attorney **SRI TARUN BANERJEE** son of Late Chandra Sekhar Banerjee of 21A, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, vide registered Power of Attorney dated 15.05.2018 and registered in the office of the A.R.A.-III, Kolkata and recorded in Book No.IV, Volume No.190302884, Pages 84335 to 84354, being No.190302884, for the year 2018)

AND

“**KAIZEN BUILD CON**” as a Sole Proprietor having its registered office at 21, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, represented by its sole Proprietor **SRI TARUN BANERJEE** (Aadhar No. 3696 7398 1965) (PAN:AFIPB2724D) son of Late Chandra Sekhar Banerjee, by faith Hindu, by occupation business. by Nationality Indian and residing at 21A, Balaram Ghosh Street, P.S. Shyampukur, Kolkata-700004, hereinafter referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the **SECOND PART**.

AND

SRI. _____ (Aadhar No. _____)
 (PAN: _____) son of Shri _____, by
 faith - _____, by Nationality - Indian, by occupation -
 _____, residing at
 _____, hereinafter referred to as
 the “**PURCHASER**” (which expression shall excluded by or repugnant to the
 context be deemed to mean and include their respective heirs, executors,
 administrators, legal representatives and assigns) of the **THIRD PART**.

W H E R E A S by virtue of a registered Deed of Conveyance dated
 28.02.1962, which was registered in the office of the Assurances of Calcutta and
 recorded in Book No. I, Volume No.152, Pages 79 to 95, being No.5064 for the
 year 1962, the then owner Sri Rabin Kumar Basu, sold conveyed and
 transferred the property **ALL THAT** the two storied brick built and messuage
 dwelling house and premises togetherwith the piece and parcel of land
 measuring about 6(six) cottahs and 9(nine) chittacks be the same a little more or
 less situated and lying at Premises No.13/1B, Balaram Ghosh Street, P.S.
 Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata
 Municipal Corporation under Ward No.10, in favour of Smt. Dalia Mitter wife
 of Late Salil Kumar Mitter absolutely and forever.

AND WHEREAS since then the said Smt. Dalia Mitter became the sole
 and absolute owner of the said Premises No.13/1B, Balaram Ghosh Street, P.S.
 Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata
 Municipal Corporation under Ward No.10, morefully described in the First
 Schedule hereunder.

AND WHEREAS while the said Dalia Mitter seized possessed of and/or
 well sufficiently entitled to the said Premises, by virtue of a registered Deed of

Gift dated 16.10.2007, which was registered in the office of the A.R.A.-II, Kolkata and recorded in Book No.I, CD Volume No.82, Pages 1280 to 1294, being No.8006 for the year 2008, the said **SMT. DALIA MITTER**, out of natural love and affection gifted and transferred, two storied brick built and messuage dwelling house and premises togetherwith the piece and parcel of land measuring about 05(five) cottahs and 01(one) chittack and 22(twenty two) square feet be the same a little more or less being Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata Municipal Corporation under Ward No.10, morefully and particularly described unto and in favour of her son **SRI SAMIT KUMAR MITTER** absolutely and forever.

AND WHEREAS thus by virtue of the above mentioned Deed of Gift, the said **SRI SAMIT KUMAR MITTER** has become the sole and absolute owner in respect of the said property **ALL THAT** the two storied brick built and messuage dwelling house and premises togetherwith the piece and parcel of land measuring about 05(five) cottahs and 01(one) chittack and 22(twenty two) square feet be the same a little more or less situated and lying at Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata Municipal Corporation under Ward No.10, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS due to the dilapidated condition of the said premises it became necessary to develop the same but due to lack of experience and paucity of funds, the owner herein could not proceed further and finding no other alternative but to appoint the Developer the party of the Second part herein to undertake the aforesaid Development.

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AND WHEREAS with a view to construction of a new building at the said Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata Municipal Corporation under Ward No.10, as aforesaid the Owner **SRI SAMIT KUMAR MITTER** entered into an Development Agreement with the Developer **KAIZEN BUILD CON represented by its sole Proprietor SRI TARUN BANEREE**), on 15th day of May, 2018 and the said Development Agreement was registered in the office of the A.R.A.-II, Kolkata and recorded in Book No.1, Volume No.1902-2018, Page from 61445 to 61478, being No.190201707 for the year 2018.

AND WHEREAS the landowner **Sri Samit Kumar Mitter** also executed a registered General Power of Attorney dated 15th day of May, 2018, which was registered in the office of the A.R.A.-III, Kolkata and recorded in Book No. IV, Volume No.1903-2018, Page 84335 to 84354, being No.190302884 for the year 2018, in the name of **Sri Tarun Banerjee**, son of Late Chandra Sekhar Banerjee being the sole proprietor of **KAIZEN BUILD CON** for construction, sale and other necessary works or any acts, deeds and thing mentioned therein.

AND WHEREAS in terms of the Development Agreement and the said General Power conferred upon the Developer herein got the sanctioned Building Plan vide **Plan No. 2022020005, dated. 28-04-2022** from the Kolkata Municipal Corporation in the name of the owner to construct the new building on and over the said land at Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata Municipal Corporation under Ward No.10, morefully described in the first schedule hereunder.

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AND WHEREAS the Developer herein has already stated the construction therein as per said Building plan of Kolkata Municipal Corporation and now going to complete.

AND WHEREAS during course of construction the Developer expressed their intention to sell flats out of their allocation to complete the building out of consideration/booking to be raised from the intending purchaser/s and accordingly the owner and the Developer herein agreed to enter into an Agreement to sell with intending purchaser/s upon the terms and conditions may be agreed upon between the parties.

AND WHEREAS the Developer have agreed to sell from his allocation and the purchaser has agreed to purchase the **Flat No. _____**, on the **_____ Floor** of **_____ side** measuring about **_____ square feet** Carpet Area (**_____ square feet** super built up area) more or less and **_____ number Garage** measuring about **_____ square feet** area more or less, morefully and particularly mentioned in the Second Schedule hereunder written including undivided proportionate share or interest in land fully mentioned in the First Schedule below together with proportionate right in common areas and facilities described in the third Schedule hereunder written and the purchaser/s have agreed to purchase the same free from all encumbrances and attachments whatsoever at a total consideration price of **Rs. _____ (Rupees _____ only)**, excluding GST as applicable time to time by Government, free with from all encumbrances and attachments whatsoever.

AND WHEREAS accordingly the Developer entered into an Agreement for Sale dated to sell a compact residential **Flat No. _____**, on the **_____ Floor** of **_____ side** measuring about **_____ square feet** Carpet Area (**_____ square feet** super built up area) more or less and **_____ number Garage** measuring about **_____ square feet** area more

or less, morefully and particularly mentioned in the Second Schedule hereunder written, from his allocation in favour of the purchaser herein, which was registered on in the office of the A.R.A.-II, Kolkata and recorded in Book No....., Volume No....., Pages from to Being No..... for the year 2022.

NOW THIS INDENTURE WITHNESSETH that in pursuance of the said registered Sale Agreement dated day of 2022, the Purchaser herein has paid the consideration amount of Rs. _____/= (Rupees seventy lakhs) only excluding the GST to the Developer herein on or before the execution of these presents (the receipt whereof the Developer do hereby admit and acknowledge) and of and from the same and every part thereof to acquit, release and discharge the Purchaser, his heirs, executors, successors, representatives and assigns and every one of his and also the said property, described in the second schedule hereunder, the Developer, do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, his heirs, executors, successors, administrators, representatives and assigns free from all encumbrances, attachment and other defects in title **ALL THAT** the self contained **Flat No.** _____, on the _____ **Floor** of _____ **side** measuring about _____ **square feet** Carpet Area (_____ **square feet** super built up area) more or less and _____ number **Garage** measuring about _____ **square feet** more or less, on the ground floor, morefully and particularly mentioned in the Second schedule hereunder and hereinafter referred to as the said "PROPERTY" written together with undivided proportionate share or interest in land fully mentioned in the First schedule below together with proportionate right in common areas and facilities described in the Third schedule hereunder written **OR HOWSOEVER OTHERWISE** the said property now or heretofore were or was situated, butted, bounded, called,

known numbered described and distinguished **TOGETHER WITH** the proportionate share of land or ground whereupon or on part whereof the same is erected and built together with further with all houses, outhouses, fixtures, walls, open area and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereof AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together with furthermore all the estate, right, title inheritance use, claim and demand whatsoever both at law and in equity of the Landowners/developer into and upon the said property or every part thereof and all deeds, pattahs, muniments, writings and evidence of title which in any ways relate to the said property or any part or parcel thereof and which now are hereafter shall or may be in the custody, power or possession of the Landowners/Developer, their successors, executors, administrators or representatives of any persons from whom he or they can or may procure the same without action or suit at law or in equity AND also together with the right to the Purchasers their heirs executors and administrators in interest to pass and repass along with the common passage of the said premises **AND TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns for ever freed and discharged from or otherwise by the Developer/Landowners as owners well and sufficiently indemnified or and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Developer from to those presents **AND** the Developer do hereby for its successors, executors, administrators and representatives covenant with the Purchaser his heirs executors, administrators

and representatives and assigns **THAT** notwithstanding any act deed or thing whatsoever, by the Developer and Landowners or by any or their predecessors and ancestors in title done or executed or knowingly suffered to the contrary they the Developer and Landowners had all material times heretofore and now have good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold conveyed and transferred to expressed or intended so to be, unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Flat and Garage and every part thereof and receive the rents issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the Developer/ Landowners or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and release or otherwise by and at the cost and expenses of the Developer/Landowners well and sufficiently save indemnified or from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Developer/Landowners or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Developer/ Landowners and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under the Vendors/Landowners or from or under any of its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser his heirs, executors, administrators, representatives and assigns do and execute cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of

the Purchaser his heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these present as shall or may be reasonably required.

THE PURCHASER DO HEREBY COVENANT WITH THE LANDOWNERS/DEVELOPER HEREIN AS FOLLOWS:

(A) Save and except in respect of the said property hereby sold and covered the Purchaser shall have no exclusive claim or right of any nature or kind over or in respect of all common portions of the said buildings, but shall have undivided proportionate share in common areas.

(B) The Purchaser from time to time and at all times hereby agree to contribute and pay his proportionate share towards the costs expenses and outgoings in respect of the matters specified in the Third schedule hereto and also pay separately any other taxes or outgoings to be levied hereafter, the apportionment shall be made by the Landowners/Developer and/or Association of the building, on the basis on the areas purchased by the Purchaser.

(C) So long as each apartment or flat and parking space of the said building is not be separately assessed for Municipal Taxes, the Purchaser shall pay a proportionate share of the Municipal taxes assessed on the whole building such apportionment shall be made by the Landowners/Developer on the basis of the area purchased by the Purchaser from the date of possession of the said property.

(D) The Purchaser hereby agrees that in the event of any amount being required to be paid by the Landowners/Developer by way of premium on any account whatsoever to the competent Authority or any other payments of a similar nature the same shall be paid by the Purchaser to the Landowners/

Developer/Association herein in proportion to the area of the apartment or flat purchased by the Purchaser and in determining such amount the decision of the Association, from the date of possession.

(E) The Purchaser shall maintain at the Purchaser's own costs the apartment or flat acquired by the Purchaser in the same good condition state or order in which it has been delivered to the Purchaser and shall abide by all laws bye-laws rules and regulations of the Government, Kolkata Municipal Corporation and/or of any other authority and local body and shall attend, answer and be responsible for all deviations violations or breach of any of the conditions or laws bye-laws or rules and regulations and shall observe and perform all the terms and conditions contained in this Indenture.

(F) The Purchaser shall not keep or store in the said apartment or flat any inflammable or combustible articles as explosives, chemicals films or any offensive articles such as hides or manures or food grains or any other articles giving an offensive smell nor shall the Purchaser do anything which shall be or constitute any nuisance or annoyance to the occupiers of the other flats, or open spaces.

(G) The Landowners/Developer herein shall insure the entire premises against loss of damage by the fire and earthquake and the proportionate share of the amount of premium payable in respect of such insurance shall be received by the Association from the Purchaser, if required. The said proportionate share shall be calculated on the basis of the area of the apartment or flat acquired by the Purchaser and in determining such amount the decision of the Association shall be conclusive final and binding.

(H) The Purchaser shall keep the apartment or flat walls and partition walls, sewers, drains, pipes and other fittings and fixtures and appurtenances thereto

belonging in good working conditions, in good tenantable repair and conditions, and in particulars so as to support shelter and protect the part of the building other than apartment or flat of the Purchasers.

(I) The Purchaser shall permit the Developer or the authority of Association and its surveyor of agents with or without workman and others at all reasonable times to enter into and upon the apartment or flat of the Purchaser or any part thereof to view and examine the state and conditions thereof and the Purchaser shall be liable to make good within three months from the receipts of notice of all such defects decays and wants or repair of which notice in writing shall be given by the Vendors/Developer or Association to the Purchaser.

(J) That after registration and take possession of the flats, the purchaser and/or other Flat owner shall have right to form a Flat Owners Association for the purpose of making repairing maintaining, cleaning, rebuilding, freeing, closing, lighting and keeping in order and goods conditions all services drains, pipes, cables, water courses, gutters, wires, parts structures or other conveniences belonging to or used for the said building and also for the purpose of maintaining repairing and testing drainages, water pipes, electric wires and for similar or any other purpose.

(K) The Purchaser shall not use the apartment or flat or any portion thereof in such manner which may be or is likely to cause nuisance or annoyance to the occupiers of the other apartments or flats in the said building to the owners or occupiers of adjoining or neighboring properties nor shall use the same for any illegal or immoral purposes.

(L) The Purchaser shall not any time demolish or damage or cause to be demolished the apartment or flat acquired by the Purchaser, nor will the Purchasers at any time make or cause to be made any addition or alteration or

whatsoever nature to the said apartment or flat or any part thereof without the written consent of the Vendors/Developer or Association previously obtained. The Purchaser shall not permit the closing of Verandah or lounges or balconies nor shall permit any alteration in the elevation and outside colour scheme of the apartment or flat acquired by the Purchasers.

(M) The Purchaser shall not throw or accumulate any dirt, rubbish rags or refuse or permit the same to be thrown or allow the same to be accumulated in the Purchaser's flat or in the compound or any portion of the building and/or flat and shall not use coal or coke in the apartment or flat for cooking or any other purpose whatsoever.

(N) The entire ultimate roof of the building shall have right to use by all the Flat owners commonly and shall have no right to any construction on the roof in any manner whatsoever without the written consent of the Developer or Flat Owners Association.

(O) That after getting the possession of the flat by the purchaser herein, the purchaser shall have no objection if the developer shall make any construction which is still undergoing construction, but without obstruction for ingress and egress of the flat owners of the building.

(P) The Developer shall handover the Completion Certificate of the building to the purchaser at the time possession or Registration of Sale Deed for mutation of the property in the name of the purchaser.

(Q) All expressions of the Purchaser/s in the masculine shall include the feminine and the neuter gender and similarly the description in the singular shall also include the plural.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROEPRTY)

ALL THAT the Ground plus Four storied brick built and message dwelling house and premises togetherwith the piece and parcel of land measuring about 05(five) cottahs and 01(one) chittack and 22(twenty two) square feet be the same a little more or less situated and lying at Premises No.13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata Municipal Corporation under Ward No.10, Assessee No....., which is butted and bounded as follows:-

ON THE NORTH : By Premises No.13/2, Balaram Ghosh Street;
 ON THE SOUTH : By Premises No.13/1B/2, Balaram Ghosh Street;
 ON THE EAST : By KMC Swear Ditch and thereafter Premises No.
 2 & 34, Padmanath Lane;
 ON THE WEST : By 10 feet wide Balaram Ghosh Street;

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID UNIT)

ALL THAT one self contained residential **Flat No.** _____, on the _____ **Floor** of _____ **side** measuring about _____ **square feet** Carpet Area (_____ **square feet** super built up area) consisting of three bed rooms, one Drawing-cum-Dining room, one kitchen, two Toilets, one privy and togetherwith _____ **number Covered Garage** measuring about _____ **square feet** area more or less, situated and lying at Premises No. 13/1B, Balaram Ghosh Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, within the limits of Kolkata Municipal Corporation under Ward No.10, which is delineated in the site plan annexed hereto with the marked as **RED colour**

border and **TOGETHER WITH** proportionate impartible and/or undivided share or interest in land comprised in the said premises mentioned in the First Schedule above and togetherwith the proportionate undivided share or interest in the common area and facilities provided to the said building mentioned in the Third Schedule below.

THE THIRD SCHEDULE ABOVE REFERRED TO

(PARTICULARS OF COMMON AREAS AND FACILITIES)

1. All boundary walls and main gate;
2. Space for letter boxes in the lobby on the ground floor or near the staircase;
3. Staircase on all floors;
4. Staircase and landing on all floors;
5. Common entrance passage on the ground floor;
6. Water pump, water tank, water pipes and other common plumbing installations;
7. Electric wiring and safety chambers;
8. Drains, sewers and pipes must be outlet system from the building to the corporation drains/duck;
9. Lift and its accessories;
10. Ultimate roof of the building;
11. Car in and out space to and from covered garage of the purchaser;
12. Such other common parts, areas equipments, installations, fixtures fittings and spaces on or about the said residential apartments area necessary for the user and occupancy of the flat/unit in common and as specified by the flat owner's association to the common part.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Proportionate expenses for Common areas, amenities and facilities)

1. Undivided proportion share in the foundation footing columns, girders, beams, supports, exterior walls of the said building, side or interior land bearing walls, concrete floor, slab, roof slab and all concrete ceiling and in the said building.
2. Stair cases with landing passages, entrance with all fittings and fixtures and open spaces around the said building.
3. Water pump, water tank at the roof, deep tube-well, water pipes, fittings and installations and other common plumbing installations.
4. Electric and sanitary lines pipes leading wiring fittings fixtures and installation both underground and overhead in the said building but excluding those that are installed inside the said flat and exclusively meant for the said flat.
5. The expenses of maintaining repairing, re-decorating of the main structure and in particular the roof, rain water pipes, water pumps, Lift and electric installation use in common by the owners of the flats the said entrance passage landing and staircases, compounds terrace, water motor water tank etc.
6. The cost of cleaning and lighting the passages, landing staircases and other parts of the said building including the open space.
7. The cost of decoration repairing and painting the exterior of the said building.

8. The salaries of clerks, chowkidars / darwans, sweepers, electrician, pumping etc.
9. The Kolkata Municipal Corporation and other taxes related to the said flat.
10. The cost of water or electric meter and/or any deposit or electricity charges for common rights, water pumps etc.
11. Service, maintenance and repair charges of pump and motor.
12. Such other Capital or recurring expenses as are necessary or incidental for the maintenance and upkeep of the said building open spaces and all other amenities of common nature to be enjoyed by the owners/vendors with the purchaser or occupants of the other flats in the said building.

THE FIFTH SCHEDULE ABOVE REFERRED TO
EASEMENT

The co-owners allow to each other the following rights, Easements, quasi easements privilege and/or appurtenances:

- a. The right of common passages in all the common portions.
- b. The right of passages or utilities including connections for telephone, pipes, cables etc. through each and every portion of the building including said unit.
- c. Right or support and protection of each portion of the building by other and/or other thereof.
- d. The absolute unfettered and unencumbered right over the common portions subject to the terms and conditions herein contained.

- e. Such right, supports, easements and appurtenances as are usually held, used, occupied or enjoyed as part or parcel of the said undivided proportionate share of the said land and/or the said Flat/Unit.
- f. The right with or without any necessary materials to enter flat/unit or any other of flat/ unit for the purpose of repairing any of the common portions of any appurtenances to any unit and/or anything comprised in any unit in so far as the same cannot be carried out without such entry and in all such cases exception emergency upon giving 48 hours previous notice in writing to the co-owner affected thereby.
- g. In case of any transfer: If the Purchaser/s diverse ownership of the said flat then such transfer shall be accompanied by the transfer of all shares of interest that the Purchasers may have in the building and such transfer shall be subject to the condition that the transferee shall abide by all its obligations and pay all amounts payable of and by the purchaser/s hereunder and such transferee may have hereunder. Moreover any transfer shall not be in any manner inconsistent herewith and the covenants herein shall run with the land.
- h. The Purchaser/s shall apply for an have the said flat separately assessed for the purpose of assessment of Municipal rates mid taxes if any in so far as the same are allowable in law and shall also apply for mutation in their name as Purchasers and/or co-owner in the relevant Municipal and other records.
- i. Besides the amount of such Municipal, rates, taxes and impositions the Purchaser/s shall also boar and pay all other/taxes and impositions including multi-storied tax, water taxes, if any, etc. in respect of the building proportionately and/or the said unit from the date of purchase.

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

SIGNED SEALED AND DELIVERED UP
AT KOLKATA IN THE PRESENCE OF:

1.

AS CONSTITUTED ATTOTNEY OF
SRI SAMIT MITTER
SIGNATURE OF THE LAND OWNERS.

2.

SIGNATURE OF THE DEVELOPER

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED of and from within named purchaser the total consideration price of Rs. _____ (Rupees _____) only, **excluding GST** in respect of the above mentioned second schedule property and acknowledged by the within named Developer, as per memo below:

Sl. No.	Mode of Payment	Instrument No.	Instrument Date	Basic Amount of Unit (Rs.)	GST Amount (Rs.)	Total Amount (Rs.)
1						
2						
3						
4						
5						

(RUPEES _____ ONLY)

WITNESSES:

1.

SIGNATURE OF THE DEVELOPER

2.

DRAFTED BY

(Bijay Kumar Datta)
 ADVOCATE. HIGH COURT. KOLKATA.
 8, OLD POST OFFICE STREET
 KOLKATA-700001.
 Reg.No.WB/764/1992.