

## **DEED OF CONVEYANCE**

1. Date :
2. Place : Kolkata

3. **Parties :**

3.1. **SMT. NILIMA SARKAR** [PAN- ALAPS8571P], [ AADHAAR- 9965 7239 6676 & Voter Identity Card No. CKW3962503], wife of Sri Ashim Kumar Sarkar, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Bidhan Pally, Bidhan Sarani under Post & Police Station of Madhyamgram, PIN- 700129 in the District of North 24-Parganas, hereinafter called the “**VENDOR/OWNER**” (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**,

The said Landlady/owner represented her constituted Attorney **SINHA REALTECH** [PAN- AESFS8465H], a Partnership Firm, having its Principal office at Holding No. formerly 130/1 and presently 146, Sitala Tala Road (Main Road East), P.O. New Barrackpore, Police Station Barrackpore, Kolkata- 700131, in the District of North 24-Parganas and Branch Office at 225/1, Green Park, Block- A, under Police Station of Lake Town, Kolkata- 700055 in the District of North 24-Parganas, represented by its **Managing Partner** namely **ANIRUDDHA SINHA** (having PAN : CEFPS 4136C, Aadhaar No. 7987 7514 2691, Mob : 8820258743), son of Sri Ashutosh Sinha, presently residing at 225/1, Green Park, Block-‘A’, Lake Town, P.S. Lake Town, Kolkata- 700055, District- North 24 Parganas and permanent resident of 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. Paschim Putiary, P.S. Haridevpur (previously P.S. Thakurpukur), Kolkata – 700 041, by faith Hindu, by occupation- Business, by Nationality- Indian, by a Development Power of Attorney, registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2023, Pages from 28816 to

28832, Being No. 150400706 , for the year 2023 on 24/03/2023 on her behalf as her Constituted Attorney.

- **AND** -

3.2. **SINHA REALTECH** [PAN- AESFS8465H], a Partnership Firm, having its Principal office at Holding No. formerly 130/1 and presently 146, Sitala Tala Road (Main Road East), P.O. New Barrackpore, Police Station- Barrackpore, Kolkata- 700131, in the District of North 24-Parganas and Branch Office at 225/1, Green Park, Block- A, under Police Station of Lake Town, Kolkata- 700055 in the District of North 24-Parganas, represented by its Managing Partner namely **ANIRUDDHA SINHA** (having PAN : CEFPS 4136C, Aadhaar No. 7987 7514 2691, Mob : 8820258743), son of Sri Ashutosh Sinha, presently residing at 225/1, Green Park, Block-‘A’, Lake Town, P.O. Lake Town, P.S. Lake Town, Kolkata- 700055, District- North 24 Parganas and permanent resident of 24/3, Jadunath Ukil Road, Paschim Putiary, Circus Avenue, P.O. Paschim Putiary, P.S. Haridevpur (previously P.S. Thakurpukur), Kolkata – 700 041, by faith Hindu, by occupation- Business, by Nationality- Indian, as per authorization mentioned in the Deed of Partnership executed by and between the Managing Partner and another partner - **SAGAR BANIK** (having PAN : COSPB0490R, Aadhaar No. 8972 2311 3072, Mob. 7980877754) Son of Sankar Banik, residing at 250/1, East Kodalia, P.O. New Barrackpur, P.S. New Barackpur, District- North 24 Parganas, West Bengal- PIN- 700131, by occupations – Business, by faith Hindu, by Nationality- Indian, hereinafter called the “**DEVELOPER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and/or successors in interest-in-office and assigns) of the **SECOND PART.**

- AND -

3.3. Ms. /Mr. /Mrs. \_\_\_\_\_ (having PAN: \_\_\_\_\_, Aadhaar No. \_\_\_\_\_, aged about.....)son /daughter/wife of \_\_\_\_\_, residing \_\_\_\_\_ at \_\_\_\_\_

hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their legal heirs, executors, administrators, representatives nominees and assigns) of the **THIRD PART**;

The Vendors/Owners, Developer and Purchaser/s collectively Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-**

**4. Subject Matter of Conveyance :**

**4.1. Transfer of Said Flat & Appurtenances :**

**4.1.1. Said Flat & Car Parking Space : ALL THAT** one complete and independent residential **Flat No. \_\_\_\_\_ on the \_\_\_\_\_ Floor**, measuring Carpet area \_\_\_\_\_ which super built up area of \_\_\_\_\_ **Square feet** more or less (including \_\_\_\_\_%common areas & facilities) consisting with \_\_\_\_\_ bed rooms, \_\_\_\_\_ drawing cum dining, \_\_\_\_\_ kitchen \_\_\_\_\_ toilets \_\_\_\_\_ balcony at the \_\_\_\_\_ **side, in Block-\_\_\_\_\_ (Said Flat) TOGETHER WITH one Covered Car Parking Space/ Open (Open to sky) Car Parking**

**Space No. \_\_\_\_\_, on the ground floor, (hereinafter called as the said Car Parking Space)** (the said Flat and Car Parking Space hereinafter jointly called as the said PROPERTY) which is **DEVELOPER'S ALLOCATION** described in the Second Schedule hereinafter written of the building known as '**RADHA ENCLAVE'** (**Said Building**) situated on the land more fully described in the First Schedule hereinafter written (**Said Property**).

**5. Background, Representations, Warranties and Covenants :**

**5.1. Representations and Warranties regarding Title :** The Land Owner(s)/Vendor(s) , Vendor/Developer have made the following representation and given the following warranty to the Purchaser/s regarding title.

**5.2. Purchase by Smt. Nilima Sarkar :** Vendor/Owner **Smt. Nilima Sarkar** is the owner and possessor of ALL THAT piece and parcel BASTU landed property total measuring an area of **13 (thirteen) Cottahas** more or less, lying and situated at **Mouza- SAHARA**, J.L. No.- 46, R.S. No.-3 under C.S. Khatian No.- 380, R.S. Khatian No. 578 **& L.R. Khatian Nos. 3320 & 3329** (comes under previous Khatian Nos. 2340 & 2166) comprised in R.S. Dag No.- 464 corresponding to **L.R. Dag No.- 760** under Police Station of Airport, within the local limits of Madhyamgram Municipality, PIN- 700129 under Holding No.- 66 of Ward No.- 18, in the District of North 24-Parganas, on 25.04.2012 & 23.03.2017 by virtue of 2 (two) Registered Deed [Bengali Saf Bikroy Kobala] vide Book No.- I, CD Volume No.- 18, Pages- 2220 to 2232, being No.- 05788 for the year 2012 and Book No.- I, CD Volume No.- 1502-2017, Pages- 24384 to 24407, being No.- 150200994 for the year 2017, both from Sanjib Aich, son of Late Chittaranjan Aich of 17B/1, Padmapukur Road, P.O.- Rezent Estate under Police Station of Jadavpur, Kolkata- 700092 respectively.

5.3. **L.R. Record by Smt. Nilima Sarkar :** After purchased the said land, the said Smt. Nilima Sarkar duly recorded the said land /property in the record of B.L. & LRO office being **L.R. Khatian Nos. 3320 & 3329 as absolute owner and possessor thereof.**

5.4. **Amalgamated by Smt. Nilima Sarkar :** After record the said land, the said Smt. Nilima Sarkar duly Amalgamated the said land by a registered ‘**Deed of Amalgamation**’ registered at A.D.S.R. Bidhannagar vide Book No. I, Volume No. 1504-2022, Pages from 121474 to 121491, Being No. 150402703 for the year 2022 on 04/07/2022 and after amalgamation, the said land comes as **13 (thirteen) Cottahs** more fully and particularly described in the **FFIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity be referred to as the “**SAID LANDED PROPERTY**”, free from encumbrances;

5.5. **Smt. Nilima Sarkar executed and Registered Development Agreement and development Power of Attorney :** The said Smt. Nilima Sarkar entered into one **DEVELOPMENT AGREEMENT** with the present Developer SINHA REALTECH and the said Development Agreement registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2023, Pages from 28607 to 28654, **Being No. 150400700 for the year 2023** on 24/03/2023 for such Construction of the said building and empowered to said Developer by a by a **DEVELOPMENT POWER OF ATTORNEY**, registered at the office of the Addl. District Sub-Registrar Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2023, Pages from 28816 to 28832, **Being No. 150400706 , for the year 2023** on 24/03/2023 for such construction of the said building and given rights to sell Developer’s allocation on her behalf as her constituted Attorney.

5.6. **Sanction Building Plan:** The said Developer/land owner obtained building sanctioned plan from the Authority Concern being Plan sanction No. \_\_\_\_\_ dated \_\_\_\_\_.

**6. Construction of building namely – “RADHA ENCLAVE”.**

6.1. **Construction of Building :** On the basis of the aforesaid sanction plan, the Developer, constructed the said multi storied building consisting various Blocks on the said plot of land mentioned in the First Schedule hereunder written.

6.2. **Land Share :** Undivided, impartible, proportionate and variable share in the land comprised in the said property as is attributable to the said flat (**Land share**). The land share is/shall be derived by taking into consideration the proportion which the super built up area of the said flat bears to the total super built up area of the said building.

6.3. **Share in Common Portions :** Undivided, impartible, proportionate and variable share and/or interest in the common areas, amenities and facilities of the said building is attributable to the said flat (share in common portions), the said common areas, amenities and facilities being described in the Third Schedule below (collectively **common portions**).

**7. Desire of purchase & Acceptance :**

7.1.1. **Desire of \_\_\_\_\_ for purchasing a Flat and Car Parking Space from Developer’s Allocation :** The present Purchaser/s inspected title deed, development agreement, registered General Power of Attorney, Building sanctioned plan and other related documents in respect of the said flat and car

parking space and its related Block of the said building including its amenities and facilities and areas and satisfied **himself /herself/themselves** in regards thereto and approached to the Developer to purchase the said property from the Developer's Allocation, together with land share and share in common portion.

**7.1.2. Agreement for Sale between Purchaser and the present Developer:** The Developer with a view to sell and the Purchaser with a view to purchase the said flat and car parking space (i.e. property) they have entered into an Agreement for Sale on \_\_\_\_\_.

**7.2. True and Correct Representations :** The owner and the developer are the absolute and undisputed owners of the said property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

**8. Representations, Warranties and Covenants regarding encumbrances :** The Owner/s and the Developer represent, warrant and covenants regarding encumbrances as follows :

**8.1. No Acquisition/Requisition :** The Owner/s and the Developer have not received any notice from any authority for acquisition, requisition or vesting of the said property and declare that the said property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

**8.2. No Encumbrances by Act of Owner and Developer :** The Owner and Developer have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the said Property (Flat and car parking space) or any part thereof can or may be impeached, encumbered or affected in title.



8.3. **Right, Power and Authority to Sell :** The Owner and Developer have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property to the Purchaser.

8.4. **No Dues :** No tax in respect of the said Flat is lying due in the **Madhyamgram Municipality** and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Owner and the Developer.

8.5. **No Mortgage :** No mortgage or charge has been created by the Owner and the Developer by depositing the title Deed/s or otherwise over and in respect of the said property or any part thereof.

8.6. **No Personal Guarantee :** The said property is not affected by or subject to any personal guarantee for securing any financial accommodation.

8.7. **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Developer, Owners and confirming party from selling, transferring and/or alienating the said flat or any part thereof.

9. **Transfer :**

9.1. **Hereby Made :** The Owner and Developer hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY** more fully described in the Second Schedule hereinafter written together with proportionate undivided share of land and also together with all easement rights for egress and ingress of all common

spaces, amenities and facilities (said **common portion**) in the said building, described in **Third Schedule** hereinafter written and demarcated **Floor Plan** of the flat is attached herewith.

10.2. **Consideration** : The aforesaid transfer is being made in consideration of a sum of **Rs. \_\_\_\_\_(Rupees \_\_\_\_\_)** only [i.e. cost of Flat is Rs. \_\_\_\_\_ and Cost of Car Parking space is Rs. \_\_\_\_\_ ] paid by the Purchaser to the **Developer, and the Developer received and acknowledged the same from the Purchaser** as per **Memo of Consideration** hereunder written admit and acknowledge.

## 11. **Terms of Transfer** :

11.1. **Salient Terms** : The transfer being effected by this Conveyance is :

11.1.1 **Sale** : A sale within the meaning of the Transfer of Property Act. 1882.

11.1.2. **Absolute** : Absolute, irreversible and perpetual.

11.1.3. **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever.

11.2. **Subject to** : The transfer being effected by this **Conveyance** is subject to :-

11.2.1. **Indemnification** : Indemnification by the Owner, Developer about the correctness of their title and authority to sell and this conveyance is being accepted by the Purchaser on such express indemnification by the Owner & , Developer about the correctness of the Owner's and Developer's title and the representation and authority to sell, which if found defective or untrue at any time, the Owner/Vendor & Developer shall at their costs, risk and responsibility, forthwith take all necessary steps to remove and/or rectify the same lawfully.

11.2.2. **Transfer of Property Act.** : All obligations and duties of Vendor, Developer and Purchaser as provided in the **transfer of property Act. 1882** save as contracted to the contrary hereunder.

11.3. **Delivery of Possession** : Khas, vacant and peaceful possession of the said Property has been handed over by the Vendor & Developer to the purchaser, which the Purchaser admits, acknowledges and accepts.

11.4. **Outgoings** : All statutory revenue, cess, taxes, surcharges, outgoings and levies of or on the said property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, Developer with regard to which the Vendors and the Developer hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

11.5. **Holding Possession** : The Vendor, Developer hereby covenant that the Purchaser and their respective heirs, executors, administrators, representatives and assigns, shall and may, from time to time and at all times hereafter, peacefully and quietly enter into hold possess, use and enjoy the said Property and every part thereof and receive rents issues and profits thereof and all other benefits, rights and

properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors, Developer lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors, Developer.

**11.6. No Objection to Mutation :** The Vendor & Developer hereby declare that the purchaser can fully be entitled to mutate her name in all records of the concerned authority including Madhyamgram Municipality and to pay taxes and all other impositions in their own name. The Vendor and the Developer undertake to co-operate with the Purchaser in all respect to cause mutation of the said Flat in the name of the purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

**11.7. Further Acts :** The Vendor and Developer hereby covenant that they or their legal heirs will from time to time and at all times hereafter, upon every request and costs of the Purchaser and/or her/his successors-in-interest, does and executes or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the said property by taking full consent of the Purchaser/s.

**THE FIRST SCHEDULE ABOVE REFERRED TO:-**

(Description of land with building )

**ALL THAT** piece and parcel of a plot of **bastu** land admeasuring an area of total **13(thirteen) Cottahs** be the same a little more or less with proposed G+IV storied building known as **RADHA ENCLAVE** consists with Block Nos. \_\_\_\_\_ comprised in **R.S. Dag No. 464**, corresponding to **L.R. Dag No. 760**, under C.S.

Khatian No. 380, R.S. Khatian No. 578, at present **L.R. Khatian No. 3320 & 3329** (stands in the name of present Owner) lying at Mouza- **SAHARA**, J.L. No. 46, R.S. No. 3, within the local limits of Madhyamgram Municipality, now Ward No. 26, present **Municipal Holding No. 66**, local area- **Sahara (excluding Jessore Road)**, within the jurisdiction of Airport Police Station, now **Kolkata- 700132**, in the District of North 24 Parganas, State- West Bengal and the said total land is butted and bounded as under :-

ON THE NORTH BY : Factory Shed, Dag No. 446  
 ON THE SOUTH BY : Two Storied building and Vacant land  
 ON THE EAST BY : Factory Shed, Dag No. 462  
 ON THE WEST BY : **14'-0"** wide Municipal Road.

**SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**(Residential Unit/Flat and Car Parking Space hereby SELL)**

**ALL THAT** (i) one **residential tiles/marble** flooring **Unit/Flat No. \_\_\_\_\_**, on the \_\_\_\_\_**Floor**, admeasuring and/or having Carpet area \_\_\_\_\_**Square Feet** more or less which super built up area of \_\_\_\_\_ Square Feet more or less and (ii) One cement flooring **Closed/ Covered /Open (open to sky) Car Parking Space**, measuring \_\_\_\_\_ Square feet more or less on the **Ground Floor** both of the G+IV storied Building known as '**RADHA ENCLAVE**', lying and situate at **SAHARA, Holding No. 66**, P.S. Airport, **Kolkata- 700132**, District of North 24 Parganas together with common areas and facilities of the said building along with undivided proportionate interest or share of the said land described in the First Schedule hereinabove written.

For greater clearance, floor plan/s is/are annexed herewith marked as **RED** border which will be treated as a part of this Indenture.

**THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**(Common Portions)**

1. Under Ground Water Tank: As per specification one number of underground water tank to be provided.

2. Overhead water tank: One sufficient capable overhead water tank will be provided with supply of water line to all flat and common space with one electric motor with pump for lifting of water from underground reservoir to overhead tank. One Deep Tube-well will be provided.

3. Underground Septic Tank: As per specification underground septic tank will be provided.

4. Pump Room: Water Motor Pump to be cover with iron grill gate for safety. Power supply and Meter space – Adequate power supply to be arrange and Meter space duly covered to be provided.

(5) Corridor

(6) Staircase

(7) **Lift**

(8) Ultimate Roof

**Amenity and Services:-**

1. Generator Power Back Up
3. CC TV\_ Camera
4. Automatic Lift

**FOURTH SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :**

**(Common Expenses)**

1. **Common Utilities:** All charges, costs and deposits for supply, operation and maintenance of common utilities.
2. **Electricity:** All charges for the electricity consumed for the operation of the common lighting, machinery and equipment of the Said Complex, the Said Complex, the road network, STP etc.
3. **Association:** Establishment and all other capital and operational expenses of the Association.
4. **Litigation:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Portions.
5. **Maintenance:** All costs for maintaining, operating, replacing, repairing, white-washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the Common Portions as described in 3<sup>rd</sup> Schedule herein in respect of the Said Complex [including the exterior

or interior (but not inside any Apartment) walls] and the road network, STP etc.

6. **Rates and Taxes:** Municipal Tax, Land Revenue Surcharge, Water Tax and other levies for the Said Complex **save** those separately assessed on the **Purchaser/Allottee**. Common Expenses to be borne by each Co-Owner of the building for Care taker Room and W.C
7. **Staff:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. manager, caretaker, clerk, security personnel, liftmen, sweepers, plumbers, electricians, gardeners etc. including their perquisites, bonus and other emoluments and benefits.
8. **Fire Fighting:** Costs of operating and maintaining the fire-fighting equipment and personnel, if any.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

(Rights and obligations of the Purchaser/s)

**Absolute User Right :**

The purchaser shall have full, complete and absolute rights of use in common with the other owners and/occupiers of the different flat of the building:

1. The Common areas and amenities as described in the third Schedule herein before.



2. Keeping, raising, inserting, supporting and maintaining all beams, gutters and structures on and to all walls, supporting the said flat including all boundaries and/or load bearing or dividing and/or separating and/or supporting walls, the purchaser shall have to maintain the floor of the said flat, so that it may not cause leakage or slippage to the floor underneath.
3. Obtaining telephone connection to the said Flat as well as the right of fixing television antenna and/or Radio Serials on the roof of the said property and for this purpose, the purchaser shall have the right of digging, inserting and for fixing plus and supporting clumps in all portions of the said property provided always that the purchaser shall restore forthwith such dug up holes or excavations at her own costs and expenses.
4. Maintaining, repairing, white washing or painting of the door and windows of the said flat in any part of the said flat provided any such work does not cause any nuisance or permanent obstructions to the other occupants of the said property.
5. Mutating his/her name as owner of the said property in the records of the Government or local Authority and/or have the said flat separately numbered.
6. Absolute proprietary rights such as the Vendor/developer derives from their title save and except that of demolishing or committing waste in respect of the flat described in the schedule in any manner, so as to effect the vendor or other co-owners who have already purchased and acquired or may hereafter purchase or acquire similar property rights as covered by this conveyance.
7. Sell, mortgage, lease or otherwise alienate the flat and car parking space hereby conveyed.

8. To take separate electric meter, gas and other necessary connections and/or lines for the use and enjoyment of the flat hereby purchased.

**Obligations :**

1. The Purchaser shall not store any inflammable and/or combustible articles in the said flat, but excluding items used in kitchen and personal purpose.

2. The Purchaser shall not store any rubbish or any other things in the stair case not to then common areas and/or parts causing inconveniences and also disturbances to other owners and occupiers of the building.

3. The Purchaser shall not make any additions and alterations in the Flat whereby the main building may be damaged, but the purchaser shall be entitled to erect wooden partition in the flat for the purpose of her family requirement.

4. The Purchaser shall also pay his/her/their proportionate share for insurance of the building for earthquake, fire, mob, violence and common as decided by the members of the Society with all required proposal and consent.

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

**SIGNED SEALED AND DELIVERED**

by the Parties at Kolkata in presence of :

1.

As Constituted Attorney of

NILIMA SARKAR

**SIGNATURE OF THE OWNER/VENDOR**

2.

**SIGNANTURE OF THE DEVELOPER/VENDOR**

**SIGNANTURE OF THE PURCHASER**

**Deed Drafted and prepared by:**

(As per instructions of all the parties)

( **SHAIKH SELIM ALI** )

**Advocate**

**Enrol. No. : F/1131/978/2016**

**Judges' Court, Barasat, 24 Parganas (N)**

**Mob. : 7980857969**

Composed by:

(Rahamat Shaikh)

A.D.S.R. Office – Bidhannagar Kolkata-91

**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named Purchaser, a sum of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)** **only** being the full consideration money of Second Schedule mentioned property together with common areas and facilities of the building along with undivided proportionate interest or share on the land and payment as per memo below.

**MEMO**

<b>Mode of payment</b>	<b>Date</b>	<b>Payment Details</b>	<b>Amount(Rs.)</b>

**Rs.**

(Rupees \_\_\_\_\_)

**W I T N E S S E S:**

1.

**SIGNATURE OF THE DEVELOPER**

2.