

DEED OF SALE

THIS DEED OF SALE is made on this day of , 2020
(TWO THOUSAND AND TWENTY).

BETWEEN

SMT. INDIRA CHOWDHURY (PAN- AKIPC2338K) (ADHAR NO.4304 0904 0231), wife of Sri Sukomal Chowdhury, by Faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at C-1, New Scheme, Gostotala, P.O Garia, P.S. Bansdronei, Kolkata-700084, District - South 24 Parganas, hereinafter called and referred to as the **“LAND OWNER”** (which expression shall unless exclude by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PART**;
The **LANDOWNER** is herein being represented by their constituted power of attorney holder namely **SRI. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 8624 4051 0636)**, son of Late Kshitish Chandra Bhattacharjee of N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdronei, Kolkata – 700084, District South 24 Parganas, sole proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, a Proprietorship Firm, having its registered office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdronei, Kolkata – 700084, District South 24 Parganas, **by virtue of a registered Development Power which was duly registered in the Office of the A.D. S. R. Alipore on 20th day of January, 2021 and recorded in Book No. I, Volume No. 1605-2021, Pages from 15213 to 15230, Being No. 160500209 for the year 2021.**

AND

MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R), son of Late Kshitish Chandra Bhattacharjee of N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdronei, Kolkata – 700084, District South 24 Parganas, sole proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, a Proprietorship Firm, having its registered office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdronei, Kolkata – 700084, District South 24 Parganas, 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 successors-in-office and assigns) of the **SECOND PART**

AND

1. _____ (PAN - _____) (AADHAAR NO. _____), son/daughter/wife of _____, by faith _____, by occupation - _____, by Nationality – Indian and 2. _____ (PAN- _____) (AADHAAR NO. _____), son/daughter/wife of _____, by faith _____, by occupation - _____, by Nationality – Indian, both are residing at _____, District _____, hereinafter referred to as the **“PURCHASERS”** (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **THIRD PART**.

WHEREAS the Landowner herein namely Smt Indira Chowdhury became the absolute owner of ALL THAT piece and parcel of Bagan land measuring about 03 Cotthas 13 Chittaks 27 sq.ft. more

or less situated in C.S. Dag No. 521 corresponding R.S. Dag No.521 appertaining to R.S. Khatian No. 159, Khanda Khatian No.771 in Mouza Kamdahari, J.L. No.49, Pargana Magura within Touzi No.14 of District Collectorate South 24 Parganas, R.S. No.200 within P.S. Formerly Regent Park now Bansdroni under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, District South 24 Parganas by virtue of a registered Deed of Conveyance dated on 30.04.1990 which was duly registered in the office of Additional District Sub Registrar at Alipore and recorded in Book No. I, being No. 1250 for the year 1990 from one Sri Joydeb Ghosh.

AND WHEREAS after that Smt. Indira Chowdhury mutated her name in the record of Kolkata Municipal Corporation and the premises was being known and numbered as **323, Gostatala**, being Assessee No. 31-111-09-0323-0 and also mutated her name in the record of B.L.&L.R.O. vide Memo No.18/Mut/888/BLLRO/A.T.M./Kasba/16 dated 13.02.2017 being Reference No. M/C No. 1961/16 vide **L.R. Khatian No.1974** corresponding **L.R. Dag No.521** morefully and particularly described in the Schedule "A" hereunder written.

WHEREAS That the present Owner desirous to develop the said premises by constructing a G+III (Ground plus Three) storied residential building thereon through a Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and the said owner have decided to construct a building containing several independent flats on the said premises due to paucity of fund and lack of infrastructure the said owner approached the Developer to construct such building after demolishing the existing structure standing thereon and all material collect by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be produced by the Developer from the intending buyer or others on certain terms and conditions.

WHEREAS Relating on the aforesaid representation of the owner herein the Developer namely **SRI. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 8624 4051 0636)**, son of Late Kshitish Chandra Bhattacharjee of N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District South 24 Parganas, sole proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, a Proprietorship Firm, having its registered office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, District South 24 Parganas agreed to develop **ALL THAT** piece and parcel of Bagan land measuring about **03 Cotthas 13 Chittaks 27 sq.ft.** more or less situated in C.S. Dag No. 521 corresponding R.S. Dag No.521 corresponding L.R. Dag No. 521 appertaining to R.S. Khatian No. 159, Khanda Khatian No.771 corresponding L.R. Khatian No. 1974 in Mouza Kamdahari, J.L. No.49, Pargana Magura within Touzi No.14 of District Collectorate, R.S. No.200 **being Premises No. 323, Gostatala, P.S. Formerly Regent Park now Bansdroni, being Assessee No. 31-111-09-0323-0, under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, District South 24 Parganas, A.D.S.R. Alipore, on certain terms and conditions as per the**

Development Agreement which was registered in the Office of the A.D.S.R. Alipore, on 20th day of January, 2021 and recorded in Book No. I, Volume No. 1605-2021, Page from 15032 to 15065, being No. 160500200 for the Year 2021 and subsequently a Development Power also had been registered after registered Development Agreement in the Office of the A.D.S.R. Alipore, on 20th day of January, 2021 and recorded in Book No. I, Volume No. 1605-2021, Page 15213 to 15230, Being No. 160500209 for the year 2021.

*AND WHEREAS the said Developer in the names of the Owner herein obtained a Building permit vide B.P. No. 2022110217 dated 06.08.2022, from the Kolkata Municipal Corporation for construction of a Ground Plus Three storied New Building thereon at **KMC Premises No. 323, Gostatala, P.S. Bansdroni, Kolkata - 700084, Assessee No. 31-111-09-0323-0.***

*AND WHEREAS thus the Party of the Second Part i.e. the Developer herein from Developer's Allocation wants to sale **ALL THAT** one self-contained residential Flat being **Flat No. 1B** measuring about **800 (Eight Hundred) Sq.ft. super built up area** on the **First Floor** marble flooring (**North-East-West** side) of the G+III storied building consisting with 2 (Two) Bedrooms, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 1 (One) toilet, 1 (One) W.C and 1 (One) Verandah with all fittings and fixtures at **KMC Premises No. 323, Gostatala [Mailing Address- C-1, New Scheme, Gostotala, Kolkata-700084], P.S. Formerly Regent Park now Bansdroni, being Assessee No. 31-111-09-0323-0, under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, A.D.S.R. at Alipore, in the District South 24 Parganas,** which is more fully described in **SCHEDULE "B" TOGETHER WITH** undivided proportionate, impartible share and interest in the land underneath the said building described in the **SCHEDULE "A"** with all the common rights in the passages, staircases, lobbies, roof etc. in the said premises along with the easement rights & appurtenances as also the liabilities & duties to be observed together with all easement, right, title, interest, possession, claim, profits etc. hereinafter referred to as "**said Property**".*

AND WHEREAS the Third Party/Purchaser who has come to know of the intention of the Second Party/Developer to transfer the said residential Flat and approached the Second Party/Developer to purchase the same.

*AND WHEREAS the Purchasers herein has duly taken inspection of all the title Deeds and documents relating to the said property including the Sanctioned Building Plan duly Sanctioned by the Competent Authority of the Kolkata Municipal Corporation and having satisfied himself with regard thereto as also with regards to the area, dimension and measurement and all other details concerning the said Building, have agreed to purchase **ALL THAT** one self-contained residential Flat being **Flat No. 1B** measuring about **800 (Eight Hundred) Sq.ft. super built up area** on the **First Floor** marble flooring (**North-East-West** side) of the G+III storied building*

consisting with 2 (Two) Bedrooms, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 1 (One) toilet, 1 (One) W.C and 1 (One) Verandah with all fittings and fixtures at **KMC Premises No. 323, Gostatala [Mailing Address- C-1, New Scheme, Gostotala, Kolkata-700084], P.S. Formerly Regent Park now Bansdroni, being Assessee No. 31-111-09-0323-0, under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, A.D.S.R. at Alipore, in the District South 24 Pargan, which is more fully described in SCHEDULE "B" TOGETHER WITH undivided proportionate, impartible share and interest in the land underneath the said building described in the SCHEDULE "A" and the lump-sum price of the same has been settled as Rs. _____/- (Rupees _____) only and accordingly an Agreement for Sale had been executed between the VENDOR herein and the PURCHASERS herein and the Purchasers gave Rs. _____/- (Rupees _____) Only as earnest/advance money to the VENDOR herein and the balance consideration amount i.e. Rs. _____/- (Rupees _____) Only will be paid at the time of registration of this sale deed.**

NOW THIS DEED OF SALE WITNESSETH :That in consideration of the said sum of Rs. _____/- (Rupees _____) only of good & lawful money of the Union of India, well & truly paid by the Purchasers to the Developer on or before the execution of these presents as per Memo of Consideration attached herewith and of & from the same and every part thereof do hereby acquit, release, exonerated and forever discharge the Purchasers as well as the said residential flat as more fully described in the **Schedule -"B"** hereunder written and every part thereof hereby sold **A N D** the Developer does hereby sell, grant, transfer, convey, assign & assure unto & in favour of the Purchasers herein free from all sorts of encumbrances and hereby confirm the transfer of **ALL THAT** one self-contained residential Flat being **Flat No. 1B** measuring about **800 (Eight Hundred) Sq.ft. super built up area** on the **First Floor** marble flooring (**North-East-West** side) of the G+III storied building consisting with 2 (Two) Bedrooms, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 1 (One) toilet, 1 (One) W.C and 1 (One) Verandah with all fittings and fixtures at **KMC Premises No. 323, Gostatala [Mailing Address- C-1, New Scheme, Gostotala, Kolkata-700084], P.S. Formerly Regent Park now Bansdroni, being Assessee No. 31-111-09-0323-0, under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, A.D.S.R. at Alipore, in the District South 24 Pargan, as more fully and particularly mentioned in the Schedule - "B" hereunder written TOGETHER WITH the right to use the common areas, facilities, amenities & installations and other fittings & fixtures in the said building as more fully described in the **Schedule - "C"** hereunder written in common with all other Owner/Occupier of the said building for the purpose of uninterrupted egress & ingress and for other beneficial use & enjoyment of the said land, building & premises (the residential space as mentioned above is more fully & particularly shown in the Plan or Map annexed hereto and therein bordered with **RED** colour and hereinafter referred to as the "Said Unit"), free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments & trust **WHATSOEVER OR HOWSOEVER****

OTHERWISE the said Unit or Premises or any part thereof, now are or is hereafter or heretofore was or were situated, butted, bounded, called, known, numbered, described and/or distinguished **TOGETHER WITH** structures, walls, yards, paths, passages, court yards, ways, sewers, drains, water, water courses, lights, rights, liberties, privileges, easements, benefits, advantages & appurtenances whatsoever thereto or therewith usually held, used, occupied, enjoyed, reputed to know as part & parcel thereof or appurtenant thereto, the said land, premises or unit hereby sold, conveyed, transferred, assured & assigned **UNTO AND TO** the Purchasers herein and reversion or reversions, remainder or remainders and rents, issues & profits thereof and all estate, right, title, interest, inheritance, trust, use, possession, property, claim & demand whatsoever both at law and in equity of the Owner, upon and every manner or condition of the said land, premises or unit hereby conveyed, transferred and assured unto and to the use of the Purchasers and every part thereof **TOGETHER WITH** all deeds, pattahs, muniments, writings, evidences of title and all other documents exclusively relating to or concerning the said land, building, residential flat & premises or any part thereof which now are or at any time hereafter shall or may be in the care, custody or Power or possession of the Owner or any person or persons from whom the Owner or any other person/s from whom they can or may procure the same without any action or suit at Law or in Equity **TO HAVE AND TO HOLD** the said land, building, premises & unit, more fully described in the Schedule 'A' hereunder written and hereby sold, granted, transferred, conveyed, assigned or assured or expressed or intended so to be unto and to the use or benefit of the Purchasers herein, absolutely & forever as & when and for an absolute & indefeasible & perfect estate analogous thereto and without any manner of condition, use, trust or other things whatsoever to alter, defeat, encumber and make void the same **A N D** free from all encumbrances, charges, liens, claims, demands, liabilities, trust, acquisition, requisition & alignment/s whatsoever.

AND THE DEVELOPER/VENDOR DO HEREBY COVENANT WITH THE PURCHASERS HEREIN AS FOLLOWS :

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Developer/Vendor done or executed or knowingly suffered by them to the contrary, they lawfully, rightfully and absolutely seized & possessed of or otherwise well and sufficiently entitled to the said property hereby sold, granted, transferred & conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible & absolute title or estate of inheritance without any manner of condition, use, trust or things whatsoever to alter, defeat, encumber or make void the same.
- b) That notwithstanding any such act, deed, matter or thing whatsoever as aforesaid the Developer / Vendor has good right, full power & absolute authority or indefeasible title to sell, grant, transfer, convey, assign & assure the said property hereby sold, granted, transferred and conveyed or expressed and/or intended so to be unto and to the use of the Purchasers in the manner aforesaid.
- c) That the said Unit and the undivided proportionate share or interest in the land comprised in the said premises is free from all charges, encumbrances, liens, lispensens or any attachments

whatsoever and that the said land, messuage & premises, as per the knowledge of the Developer/Vendor herein, is not subject to any litigation and there is no case, suit or proceeding is pending before any Court of Law against the said Unit and the said impartible undivided proportionate share or interest in the land comprised in the said premises.

d) That the Purchasers shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property and/or unit hereby sold, granted or conveyed, subject to payment of proportionate costs & expenses for maintaining the said building and will be eligible to receive the rents, issues & profits thereof without any lawful eviction, interruption, hindrances, claims or demands whatsoever by the Developer/Vendor or any person or persons having lawfully or equitably claiming any right, title and interest whatsoever from, under or in trust for them.

e) The Developer/Vendor and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said property or any part thereof, from under or in trust for them and will from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchasers make do and execute or caused to be done and executed all such further and other lawful & reasonable acts, deeds, things and assurances whatsoever for further better and more perfectly assuring and conveying the said property and every part thereof and the said impartible, undivided and proportionate share & interest in the land comprised in the said premises unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

f) That the Developer/Vendor shall and will at all times hereafter indemnify and keep the Purchasers indemnified of from and against any and/or every types of losses and/or sufferings whatsoever the Purchasers may suffer in future for any type of action or any defect in the title of the Developer/Vendor to the said property or for any encumbrances to which the said property is, can or may be the subject to.

g) That the said Premises is neither hit by the provisions of the Urban Land (Ceiling and Regulations) Act 1976 nor the same is hit by the provisions of the Calcutta Thika Tenancy Act nor any notice for acquisition or requisition has ever been served upon the Owner / Vendor.

h) That the Developer/Vendor shall and will at all times hereafter at the request and at the costs & arrangements of the Purchasers produce or cause to be produced to the Purchasers or as the Purchasers shall direct all the original title deeds, documents and papers for comparing with the copies which are already supplied to them for the purpose of evidencing the title in respect of the said land & premises as mentioned in Schedule - "A" and at the like request and costs of the Purchasers to make and deliver the certified copies or extracts, thereof and in the meantime to keep the said original title deeds and documents unless prevented by fire or otherwise saved, unobliterated and uncancelled.

That the Developer/Vendor does hereby accord its consent to the Purchasers towards mutating & separating and/or apportioning the said property in his name in the Assessment Register of the Kolkata Municipal Corporation at the cost and expenses of the Purchasers.

AND FURTHER the Developer/Vendor does hereby covenant with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and to

have and to hold & enjoy the said residential flat including impartible, undivided, & proportionate share in the land and premises and all the easement rights and that the Purchasers shall be entitled to sell, transfer, convey, lease out, let out or deal with or dispose of the said property including the undivided proportionate share of land and premises to any other person, at any price as may be decided by the Purchasers which they shall deem proper.

AND ALSO without any interruption, disturbances, claims or demands from or by the Developer/Vendor or any other person or persons claiming through, under or in trust for them but must be along with all the covenants, liabilities and responsibilities as set forth in this said document.

The Purchasers shall apply for and get his name mutated as the Owner in respect of the said residential flat in the books and records of the Kolkata Municipal Corporation.

THE PURCHASERS DOES HEREBY COVENANT WITH THE DEVELOPER/VENDOR AS FOLLOWS :

- a) The Purchasers shall hold, occupy, own and enjoy the said undivided, proportionate and impartible share or interest of the land hereby sold and conveyed in common and inconsistent with the rights and interests of the Owner and/or Occupiers of other undivided shares in the said premises and all other persons lawfully entitled to the use the common areas and facilities now, exist or hereafter to be existed in the said premises and to pay proportionate share of maintenance cost of the common facilities and/or amenities to be used and enjoyed by these Purchasers.
- b) The Purchasers does hereby undertake to pay the proportionate share of tax as assessed by the Competent Authority of the Kolkata Municipal Corporation until the property sold under this Deed is assessed separately and on and from that date onwards the Purchasers herein named will remain liable and / or responsible for the payment of the same directly to the Competent Authority.
- c) To keep the property sold under this instant Deed in good and reasonable condition.
- d) The Purchasers shall not claim any right, title or interest excepting the property purchased by them.
- e) The Purchasers shall become and remain a member of the Association or Society in existence or to be formed in future.
- f) The Purchasers shall observe and perform strictly the terms and conditions, bye-laws and rules & regulations of the Association/Society in existence or to be formed in future.
- g) The Purchasers may use the property sold and conveyed for the purpose as required by them but obviously without creating any obstruction towards the peaceful use and enjoyment of their respective property by the other Occupiers of the building and obviously with the proper permission and/or license from the Competent Authority and the Owner and/or Occupiers of the Other Part of the premises will have no right to oppose for anything in that respect illegally.

IT IS FURTHER AGREED BY AND BETWEEN THE DEVELOPER/VENDOR & PURCHASERS AS FOLLOWS :

- a) That the undivided proportionate share in the land of the said premises and the property hereby sold, transferred, conveyed, granted, assured and assigned unto and in favour of the Purchasers shall always remain impartible.
- b) The Purchasers shall not throw or accumulate or allow to be thrown or accumulated any rubbish, tit-bits, night soils, etc. and various unused materials in the common areas, passages, except the place fixed for the same.
- c) The Purchasers shall not create or permit to be created any annoyance or disturbance to the peaceful living of the other occupiers of the said premises but may do and/or perform any needful and/or additional works for further protection and/or better enjoyment of his purchased portion or the approach towards that portion at their own cost and without creating any such disturbances to the common right of use of the other Owner and Occupiers of the premises.
- d) Proportionate costs and expenses for maintaining, repairing, renovating and decorating etc. of the main structure and in particular main gate, drains, water pipes, electric wire, in, under or upon the said building enjoyed and used by the Purchasers in common with other Owner of the said building and also the entrance, passage, path ways, drive ways, boundary walls and compounds etc. of the said land, building and premises.
- e) Proportionate costs of cleaning and lighting the passage, main entrance, drive ways and other common parts of the building as enjoyed and used by the other Owner.
- f) Proportionate share towards the salaries and wages of watch man, sweepers etc.
- g) The Purchasers must not individually and without consulting with the other co-owner or other occupiers of the building paint the outer portion of their property.

SCHEDULE-'A'
(Description of the land)

ALL THAT piece and parcel of land measuring about **03 Cotthas 13 Chittaks 27 sq.ft.** more or less along with an under-construction G+III storied building standing thereon situated in C.S. Dag No. 521 corresponding R.S. Dag No.521 corresponding L.R. Dag No. 521 appertaining to R.S. Khatian No. 159, Khanda Khatian No.771 corresponding L.R. Khatian No. 1974 in Mouza Kamdahari, J.L. No.49, Pargana Magura within Touzi No.14 of District Collectorate South 24 Parganas, R.S. No.200 within P.S. Formerly Regent Park now Bansdroni, being Premises No. 323, Gostatala, being Assessee No. 31-111-09-0323-0 under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, District South 24 Parganas, A.D.S.R. Alipore, her property is butted and bounded as follows:-

<u>ON THE NORTH</u>	:By Land of R.S. Dag No.521;
<u>ON THE SOUTH</u>	:By 18 ft wide K.M.C. Road;
<u>ON THE EAST</u>	:By Land of R.S. Dag No. 521;
<u>ON THE WEST</u>	:By 16 ft wide K.M.C. Road;

SCHEDULE-'B'

(Description of the said residential flat)

ALL THAT one self-contained residential Flat being **Flat No. 1B** measuring about **800 (Eight Hundred) Sq.ft. super built up area** on the **First Floor** marble flooring (**North-East-West** side) of the G+III storied building consisting with 2 (Two) Bedrooms, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 1 (One) toilet, 1 (One) W.C and 1 (One) Verandah with all fittings and fixtures at **KMC Premises No. 323, Gostotala [Mailing Address- C-1, New Scheme, Gostotala, Kolkata-700084], P.S. Formerly Regent Park now Bansdroni, being Assessee No. 31-111-09-0323-0, under Kolkata Municipal Corporation Ward No.111, Kolkata-700084, A.D.S.R. at Alipore, in the District South 24 Parganas TOGETHER WITH** undivided proportionate, impartible share and interest in the land underneath the said building with all the common rights in the passages, staircases, lobbies, roof etc. in the said premises along with the easement rights & appurtenances as also the liabilities & duties to be observed together with all easement, right, title, interest, possession, claim, profits etc.

SCHEDULE-'C'

(Common Area/Service Area/Easement and Facilities)

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
5. Common electrical Wiring, fittings and fixtures, generators (excluding those as is installed for any particular unit).
6. Drainage and sewers.
7. Boundary walls and main gates.
8. Such other common parts, areas, equipment, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units it common and as may be specified and/ or terrace and areas.
9. Roof on the top floor.
10. Lift

IN WITNESS WHEREOF the Parties hereof have set and subscribed their respective hands, and signature on the day, month and year first above written, willfully and voluntarily after going

through the contents herein, understanding the meaning of the same and realizing the result thereof.

IN THE PRESENCE OF :

1.

(as the lawful constitutional power of Attorney of
SMT. INDIRA CHOWDHURY)

2.

(SIGNATURE OF THE LAND
OWNER)

(SIGNATURE OF THE
DEVELOPER/VENDOR)

(SIGNATURE OF THE
PURCHASERS)

Drafted by:

(BODHISATWA BASU)

ADVOCATE

Enrl No. WB-2138/2009

ALIPORE POLICE COURT,

KOLKATA700084

Mobile No. 9831528996/8777290339

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers the total settled consideration amount of **Rs.**
_____/- (Rupees _____) **only** as per the Memo below :

<u>Date</u>	<u>Chq. No.</u>	<u>Bank</u>	<u>Amt.</u>
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Total : Rs. _____/- (Rupees _____) **only**

WITNESSES :

1.

2.

(SIGNATURE OF THE DEVELOPER)