

SAYAK DEVELOPER

*Buddha denfy*  
Partner

**DEED OF CONVEYANCE**

**District** : **PaschimBardhaman**  
**Mouza** : **Shankarpur**  
**Area of Flat** : **Sq. Ft. [Carpet]**  
**135 Sq. Ft. [Parking]**  
**Flat No** :  
**Sale Value** :  
**Market Value** :

THIS SALE DEED IS MADE ON THIS THE \_\_\_ DAY OF \_\_\_, 2021

BETWEEN

- (1) **Smt. SULEKHA PAUL [PAN-CDHPP5469G] [AADHAAR : 481314735055]** Wife of Sri Asim Paul daughter of Mahadeb Paul, by faith-Hindu, by Occupation- Housewife, by Nationality- Indian, resident of Jharna Pally, P.O.- ABL, P.S.- New Township, Dist- Paschim Bardhaman, PIN-713206, WB
- (2) **Smt. KUHELI MAITY [PAN - AJUPM7068B] [AADHAAR : 205077311872]** D/o Chittaranjan Maity W/O Sri Koushik Ghoshal, by faith-Hindu, by Occupation- Housewife, by Nationality- Indian, resident of 1/A, Ramkrishna Pramahansadeva Road, Belghoria, Alam Bazar, Kamarhati, District : North 24 Pargana, Pin - 700035, WB
- (3) **Mr. SUBHASH BAURI [PAN - BMNPB6783P] [AADHAAR : 783464128699]** S/o Late Gopal Bauri, by Occupation - Business by Nationality- Indian
- (4) **Mr. BIKASH BAURI [PAN - EWOPB1071E] [AADHAAR : 455228989447]** s/o Late Gopal Bauri, by Occupation - Business, by Nationality- Indian
- (5) **Mrs. MITHU BAURI [PAN - BRVPB7181E] [AADHAAR : 621694529776]** w/o Sanjoy Bauri D/o Late Gopal Bauri, by Occupation - Housewife, by Nationality- Indian : (Sl. No. 5 to 7 being the resident of Ambedkar Colony, V.K. Nagar, MAMC, Durgapur - 713210, Dist : Paschim Bardhaman, WB

**Mrs. PARUL BAURI [PAN - EHYPB8897P] [AADHAAR : 216989100449]** w/o Dharam Bauri d/o Late Gopal Bauri, by Occupation - Business, by Nationality- Indian, being the resident of Amlakuri, Lokepur, PS : Khoyrasole, Suri, Dist : Birbhum, Pin 731123, WB; represent by their lawfully constituted attorney Partner of **SAYAK DEVELOPER (PAN No.: ADXFS6480J)** a partnership firm having its registered office at D-11B, Prem Residency, Sec. 2B, Shastri Avenue, Post Office: Bidhannagar, Police Station: New Township, Durgapur, District- Paschim Bardhaman, Pin - 713212, West Bengal, India represented by its Partners namely: -

- 1) **Mr. Buddhadev Roy (PAN No. AMTPR5589G) (AADHAAR No.690275579909)** Son of Lakshmi Kanta Roy.
- 2) **Mr. Apurba Shyam (PAN No. BATPS2762K) (AADHAAR No. 757869704771)** Son of Narayan Chandra Shyam.

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- 3) Mr Ranjit Roy (PAN No. AQQPR4684P) (AADHAAR No.: 506582759964) Son of Mr Ajay Roy
- 4) Mr Shuvro Chattaraj (PAN No. AFMPC9030R) (AADHAAR No.: 388641659084) Son of Mr Nabani Chattaraj
- 5) Mr. Moloy Karmakar (PAN No. AOFPK0606R) (AADHAAR No. 950472262562) Son of Mr. Srikanta Karmakar
- 6) Mr. Prasenjit Paul (PAN No. BCGPR5049H) (AADHAAR No. 806184320683) Son of Mr. Basudev Paul
- (7) Mr Bapi Mazumdar (PAN No. ANHPM2778B) (Aadhaar No.: 365297045566) Son of Mr Mantu Mazumdar ; all of the above from Sl. No.: 01 AND 02 are by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Vill + PO: Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India Sub-Division & A.D.S.R. Office Durgapur, District Paschim Bardhaman, and the same has been duly registered before the (1) A.D.S.R. Durgapur Vide Development Agreement Deed No. 020607418 for the year 2019, Volume No. 0206-2019, Page from to and Vide Development Power of Attorney Deed No. 020600124 for the year 2020, Volume No. 0206-2020, Page from 9194 to 9222, (2) A.D.S.R. Durgapur Vide Development Agreement Deed No. 020607809 for the year 2019, Volume No. 0206-2019, Page from to and Vide Development Power of Attorney Deed No. 020600007 for the year 2020, Volume No. 0206-2020, Page from 6651 to 6679, (3) A.D.S.R. Durgapur Vide Development Agreement Deed No. 020600014 for the year 2020, Volume No. 0206-2020, Page from 6825 to 6880 and Vide Development Power of Attorney Deed No. 020601118 for the year 2020, Volume No. 0206-2020, Page from 30989 to 31023 herein after referred to as "THE OWNER" (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

**AND**

**SAYAK DEVELOPER (PAN No.: ADXFS6480J)** a partnership firm having its registered office at 118, Prem Residency, Sec. 2B, Shastri Avenue, Post Office: Bidhannagar, Police Station: New Township, Durgapur, District:- Paschim Bardhaman, Pin - 713212, West Bengal, India (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

**AND**

(1) \_\_\_\_\_ [PAN - \_\_\_\_\_] S/O, D/O, W/O \_\_\_\_\_, by faith- \_\_\_\_\_, by nationality \_\_\_\_\_, by Profession \_\_\_\_\_ (2) \_\_\_\_\_ [PAN - \_\_\_\_\_] S/O, D/O, W/O \_\_\_\_\_, by faith- \_\_\_\_\_, by nationality \_\_\_\_\_, by Profession \_\_\_\_\_, both are resident of \_\_\_\_\_, Post Office: \_\_\_\_\_, City:- \_\_\_\_\_, P.S.- \_\_\_\_\_, District:- \_\_\_\_\_, West Bengal, India, PIN \_\_\_\_\_, herein after referred to as "THE PURCHASER" (which term shall include his heirs, executors, representatives and assigns) of the **THIRD PART.**

**WHEREAS** the Landed property as described in schedule hereunder was possessed by Sri Chandan Dome s/o Kali Dome and Smt. Sumitra Dome w/o Kali Dome who was having ROR in their favour and being in lawful possession and ownership over the said schedule property the one Sri Chandan Dome s/o Kali Dome and Smt Sumitra Dome w/o Kali Dome transferred an area admeasuring in schedule below to Smt. Sulekha Paul, being the present Vendor hereinbefore, vide Deed of Sale Being No. I-2442 for the year 2005 recorded in Vol. No. 95 registered before the Office of the ADSR at Durgapur and as such recorded her name before the Office of the BL & LRO (Faridpur-Durgapur) in L.R. Khatian 797 vide Mutation Case 2069/2005.

**WHEREAS** thereafter while in lawful possession and ownership over the said schedule property the one said Smt. Sulekha Paul, being the present Vendor hereinbefore has obtained Land use NOC from ADDA of the said Plot of Land over RS Plot No. 141 (P) appertaining to LR Plot No. 499 and since then the recent aforesated Vendor is/are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, lines and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he/she/they become the owner(s) of the land and forming part of the R.S. Plot No. 141 more-fully described in the schedule hereto.

**WHEREAS** the Landed Property as described in schedule hereunder was owned and possessed by Sri Rajib Dome s/o Sri Kali Dome of Shankarpur, Durgapur - 713212 who has purchased the said plot of land vide Deed being No. 4275 for the year 2002 and being in lawful possession and ownership over the said schedule property the one Sri Rajib Dome transferred an area admeasuring in schedule below to Smt Rakhi Sarkar W/O Arun Sarkar of Bhiringi, Nachan Road, Durgapur - 713213 vide Deed of Sale Being No. I-2882 for the year 2007 recorded in Vol. No. 107 registered before the Office of the ADSR at Durgapur and as such recorded her name before the Office of the BL & LRO (Faridpur Durgapur) in LR Khatian No. 1635, Aftermath of which being in lawful possession and ownership over the said schedule property the one Smt Rakhi Sarkar W/O Arun Sarkar transferred an area admeasuring in schedule below to the present landowner being Smt. Kuheli Maity vide Deed of Sale Being No.I-06320 in Serial No.

6594 for the year 2014 recorded in CD Vol No. 17 from pages 500 to 520 registered before the Office of the BL&LRO (Faridpur-Durgapur) in L.R. Khatian No. 2139

**WHEREAS** thereafter while in lawful possession and ownership over the said schedule property the one said Smt. Kuheli Maity has obtained Land use NOC from ADDA and aftermath of which has converted the land from Baid to Bastu of the said Plot of Land over RS Plot No. 141 appertaining to L.R. Plot No. 499 vide Conversation Case No. CN/2019/2302/398 and since then the recent aforetasted Vendor is/are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, lines and appendages thereto and without any interferences objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he/she/they became the owners of the land and forming part of the R.S. Plot No. 141 more-fully described in the schedule hereto.

**WHEREAS** the landed property as described in schedule hereunder was owned and possessed by Peace Co-Op Housing Society Limited and being in lawful possession and ownership over the said schedule property the Chairman of the said Peace Co-op Housing Society Limited Mr Sunil Kumar Banerjee S/O Late Balaram Banerjee and Secretary of the said Peace Co-op Housing Society Limited Sri Sanjit Kr Mitra transferred an area admeasuring 5.70 Katha in R.S. Plot No. 141 to Mr. Rakhil Chandra Mukherjee S/o Late Shripati Mukherjee being the member of the said Peace Co-op Housing Society Limited vide Deed of Sale Being No. I-4909 for the year 1997 registered before the Office of the ADSR at Durgapur.

**WHEREAS** thereafter while in lawful possession and ownership over the said schedule property the one Mr. Rakhil Chandra Mukherjee S/o Late Shripati Mukherjee transferred an area admeasuring 5.70 Katha or 9.4 Decimal more or less in RS Plot No. 141 to Mr. Gopal Bauri S/o Late Ranjan Bauri Deed of Sale Being No. I-2698 for the year 2002 registered before the office of the ADSR at Durgapur and as such records his name before the Office of the BL&LRO (Faridpur Durgapur) in LR Khatian No. 1046. While in lawful possession and ownership over the said schedule property the recorded owner Mr. Rakhil Chandra Mukherjee S/o Late Shripati Mukherjee died intestate dated 13/01/2018 and his wife Smt. Puspa Rani Bouri dated 20/09/2001 and aftermath of which has left behind the aforestated recent Vendors as his/their only legal heirs in the said Estate as per Law of Succession thereof, of which and until now they're in uninterrupted possession having every right, title, interests over the schedule permission thereon.

**WHEREAS** thereafter while in lawful possession and ownership over the said schedule property all the legal heirs of Mr. Rakhil Chandra Mukherjee S/o Late Shriati Mukherjee as aforestated being the current Vendors thereof has recorded all of their names in the

LRROR being LR Khatian Nos. 2517, 2518, 2519 and 2520 respectively and has obtained Land use NOC from ADDA of the said Plot of Land over RS Plot No. 141 (P) appertaining to L.R. Plot No. 499 and since then the recent aforesated Vendor is/are being in lawful possession and enjoyment over the said property and paying taxes and levies thereon and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he/she/they become the owners of the land and forming part of the R.S. Plot No. 141 more-fully described in the schedule hereto.

**WHEREAS** the First Party(s) as aforementioned is/are the absolute and lawful owners of the immovable property as schedule below and since then he/they is/are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is recorded property in the L.R.R.O.R. the aforesated vendors; of which the said property was entered in the name(s) of the First Party(s) in the records of the Landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

**ANDWHEREAS** the first party(s) is described to get the aforesaid landed property developed into Multi-storied Building complex constructed thereon through any sincere, Responsible and reputed builder and the Second Party after having come to known of such intentions of the First Party; approached the First Party with regard to the development & construction of the proposed Multi-storied Building complex.

### FIRST SCHEDULE

#### (Said Land)

("OWNER") is the absolute and lawful owner of piece and parcels of Bastu Land, The Plot of land measuring about **762.82 sq.mt or 8207.94 sq.ft or 11.40 Katha** more or less comprising within appertaining to L.R. Plot No. 499, L.R. Khatian Nos. 797, 2517, 2518, 2519, 2520, 2139, Mouza : Shankarpur, J.L. No.109, P.S. New Township under Jemua Gram Panchayat, A.D.S.R. Office- Durgapur & Sub-Division- Durgapur, District- Paschim Bardhaman, West Bengal, under (more fully and particularly mentioned and described in the First Schedule hereunder written) within the limit of Jemua Gram Panchayat, which is developed by **SAYAK DEVELOPER** as per Sanction Plan bearing **Memo No. JGP/133/2020 Date 02/09/2020** has been issued by the **JEMUA GRAM PANCHAYAT**.

SAYAK DEVELOPER

Budhadar Roy  
Partner

AND WHERE AS the plan has been sanctioned and approved by JEMUA GRAM PANCHAYAT for the construction of G+6 storied building as per Memo No. JGP/133/2020 Date 02/09/2020

AND WHERE AS the purchaser being interested to purchase a flat in the "SULOCHONA APARTMENT" approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

NOW THIS DEED WITNESSTH that in consideration of Rs. (Rupees ) only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the PURCHASER ALL THAT Flat bearing No-\_\_\_\_ , on the ( ) \_\_\_\_ Floor having Carpet Area of ( ) Square Feet with / without a medium size Car Parking space at "SULOCHONA APARTMENT" at Shankarpur particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof TO HAVE AND TO HOLD the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that notwithstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly possess and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office, administrators, legal representatives and assignee from door cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed..

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., FARIDPUR-DURGAPUR during settlement And

further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

**BUTTED AND BOUNDED BY:**

<b>ON THE NORTH</b>	<b>: 16 Feet Wide Road &amp; Rajib Dom</b>
<b>ON THE SOUTH</b>	<b>: Lambudhar Ghosh</b>
<b>ON THE EAST</b>	<b>: Land of Mitra Babu &amp; Gopal Bouri</b>
<b>ON THE WEST</b>	<b>: Land of Rakhal Chandra Mukherjee &amp; Bhowmick Babu</b>

**SECOND SCHEDULE**

**PART-I**

**(Said Flat)**

All that the unit being **Apartment No.** on **\_\_\_\_\_ Floor**, measuring **(\_\_\_) Square Feet**, be the same a little more or less of Super Built up area, Tiles flooring in **"SULOCHONA APARTMENT"** at Shankarpur at the land as described in the First Schedule with proportionate undivided share of the land enjoyment at common areas amenities and facilities (as described in part- I & Part - II of the schedule - Three hereunder).

**PART-II**

**(Parking Space)**

All that right to park a medium size car at open/ covered parking space measuring about more or less **135 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

**THIRD SCHEDULE**

**PART-I**

**(Share in Specific Common Portion)**

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of **"SULOCHONA APARTMENT"** at Saptarshi Park.

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*Budha deo Roy*  
Partner



2. Corridors of "SULOCHONA APARTMENT" at Shankarpur. (Save inside any unit).
3. Drains & Swears of "SULOCHONA APARTMENT" at Shankarpur. (Save inside any unit).
4. Exterior walls of "SULOCHONA APARTMENT" at Shankarpur.
5. Electrical wiring and Fittings of "SULOCHONA APARTMENT" at Shankarpur. (Save inside any unit).
6. Overhead Water Tanks of "SULOCHONA APARTMENT" at Shankarpur.
7. Water Pipes of "SULOCHONA APARTMENT" at Shankarpur.
8. Lift Well, Stair head Room, Lift Machineries of "SULOCHONA APARTMENT" at Shankarpur.
9. Pump and Motor of "SULOCHONA APARTMENT" at Shankarpur.

## PART-II

### (Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of " SULOCHONA APARTMENT" at Shankarpur.
2. Drains & Sewages of " SULOCHONA APARTMENT" at Shankarpur. (Save inside the Block).

## FOURTH SCHEDULE

### 'RIGHTS OF THE PURCHASER'

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses and all common areas available for use of the said premises.
- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER"

or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.

- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint forever with the owners of the other flats of the said Complex namely " **SULOCHONA APARTMENT**" at Shankarpur.

**FIFTH SCHEDULE**  
**'PURCHASER'S/S' COVENANTS'**

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:
- a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
  - b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;
  - c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;
  - d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
  - e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
  - f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;
  - g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise

- h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
  - i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
  - j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
  - k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
  - l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
  - m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and
2. On and From the Date of Possession, the Purchaser/s agrees and covenants:
- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
  - b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
  - c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;

- d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
- e) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
- f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
- g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
- h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

### MEMO OF CONSIDERATION

Received on or before executing this agreement Rs. \_\_\_\_\_  
 ( Rupees \_\_\_\_\_ ) only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these wile treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written

WITNESSES:

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the OWNER (S)

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the Developer (S)

SAYAK DEVELOPER

*Buddha dev Roy*  
\_\_\_\_\_  
Partner

\_\_\_\_\_  
SIGNED AND DELIVERED  
By the PURCHASER (S)

Drafted by me and Typed at my office &  
I read over & Explained in Mother Languages to all  
Parties to this deed and all of them admit that the  
Same has been correctly written as per their instruction

SAYAK DEVELOPER  
*Buddha dev Roy*  
Partner