

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this
the day of _____, 2024 (Two thousand twenty four).

B E T W E E N

SUMUKHAA CONSTRUCTION, PAN – ABGFS0602R, a Partnership Firm, having its Principal Official address at 10, Canning Street, P.S. Hare Street, Kolkata 700 001, represented by its Partners 1) **RAHUL BAID**, PAN – AFZPB3269G, Aadhaar Card no.2558 2797 8147, Mobile no. 9831041971, son of Karan -Singh Baid, and 2) **SAURABH BAID**, PAN – AGEPB7177P, Aadhaar Card no.7032 2536 4502, Mobile no. 9647327264, son of Anand Singh Baid, both of 10, Canning Street, P.O. & P.S. Hare Street, Kolkata 700 001, represented by their Constituted Attorney Proprietor **SHRI JALADHAR CHATTERJEE**, PAN – AFKPC4216P, Aadhaar Card no. 3894 5185 6031, Mobile no. 9903449661, son of late Ambika Charan Chatterjee, of 76, Braun Field Row, P.S. Ekbalpore, Kolkata – 700027, proprietor of **M/S LOKENATH CONSTRUCTION**, by virtue of registered General Power of Attorney dated dated 25th day of August, 2017, which was registered at the office of A.D.S.R Alipore, vide Book No.I, Volume No. 1605-2017, Pages from 147627 to 147642, Being No. 160505452, for the year 2017, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the **FIRST PART**.

AND

MS. SRIJITA CHATTERJEE, PAN – CRLPC1048N, Aadhaar No. 4089 4492 5114, daughter of Sri Jaladhar Chatterjee, by faith Hindu, Indian Citizen, by occupation Student, residing at 76, Braun Field Row, P.S. Ekbalpore, Kolkata – 700027, District – South 24 Parganas, hereinafter to be referred as the "**PURCHASER**" (which expression shall, unless excluded by or repugnant to the context or the subject, always be deemed to mean and to include her heirs, executors, administrators, representatives, receivers, nominees and assigns) of the **SECOND PART**.

AND

M/S LOKENATH CONSTRUCTION, having its office at 8B, Braun Feld Row, P.O. Mominpur, P.S. Ekbalpore, Kolkata - 700027, a Proprietorship Firm, represented by its Proprietor **SHRI JALADHAR CHATTERJEE**, PAN - AFKPC4216P, Aadhaar Card no. 3894 5185 6031, Mobile no. 9903449661, son of late Ambika Charan Chatterjee, of 76, Braun Field Row, P.S. Ekbalpore, Kolkata - 700027, hereinafter to be jointly called and referred as the '**DEVELOPER**' (which expression shall always be deemed to mean and to include its successor-in-office executors, administrators, representatives, receivers, nominees and assigns) of the **THIRD PART**.

WHEREAS :-

- A. One (Smt.) Bimala Sundari Deb, since deceased, wife of Late Munindra Nath Deb, was the absolute owner and was absolutely seized and possessed of, inter alia, 1) **ALL THAT** the piece and parcel of revenue redeemed land totally admeasuring 9 (Nine) Cottahs, a bit more or less together with tiled shed structures with chitebera walls standing thereon lying and situate at the Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. previously New Alipore presently Chetla, Calcutta 700 027, out of which 5 (Five) Cottahs, a bit more or less lying and situate at the Premises No. 42D, Jainuddin Mistry Lane, Calcutta - 700 027, **AND 2) 4 (Four)** Cottahs, a bit more or less lying and situate at the Premises No. 42A, Jainuddin Mistry Lane, Calcutta - 700 027, are free from all encumbrances, charges and lien whatsoever.
- B. During her lifetime the said Bimala Sundari Deb executed her last Will and Testament on 25th January, 1953 whereby she devised and bequeathed all her properties in favour of her four daughters named (Smt.) Renu Prova Bosu Mallick, (Smt.) Anuprova Bose, (Miss.) Jyoti Prova Deb and (Miss.) Gouri Deb after her death and

partitioned the said properties in such manner so that all her daughters shall get the demarcated portions of land after her death. In the said Will the said Bimala Sundari Deb devoid her daughter (Smt.) Labanya Prova Ghosh and her heirs, successors any right in any of her properties.

- C. The said Bimala Sundari Deb died and after her death, the Executors of her last Will and Testament, (Smt.) Anuprova Bose, (Miss.) Jyoti Prova Deb and (Miss.) Gouri Deb filed an application, praying for granting of Probate of the last Will and Testament left by the said Bimala Sundari Deb before the Learned Court of the District Delegate at Alipore in Act 39, Probate Case No. 213 of 1972 (P) and the Ld. Court was pleased to grant Probate of the said Will and Testament as per the wishes of the Testator, by his Order dated 17th April, 1973.
- D. In the said last Will and Testament of the said Bimala Sundari Deb devised and bequeathed the demarcated plots of land being Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. Chetla, Calcutta in favour of her unmarried fourth daughter (Miss.) Jyoti Prova Deb absolutely and forever with the right to sell, convey, transfer assign and assure all her right, title and interest in the said properties and partitioned the said properties in such manner so that there should not be any difficulties amongst her daughters.
- E. By virtue of the Probate of the said Will and Testament of the said Testator, Bimala Sundari Deb, her daughter (Miss.) Jyoti Prova Deb, became the absolute owner and is absolutely seized and possessed of **ALL THAT** the piece and parcel of revenue redeemed land totally admeasuring 9 (Nine) Cottahs, a bit more or less together with tiled structures standing thereon lying and situate at the Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S.

previously New Alipore presently Chetla, Calcutta out of which 4 (Four) Cottahs, a bit more or less lying and situate at the Premises No. 42A, Jainuddy Mistry Lane, Calcutta and another adjacent plot measuring about 5 (Five) cottahs, a bit more or less lying and situate at the Premises No. 42D, Jainuddy Mistry Lane, Calcutta both fully occupied by tenants/occupiers/trespassers, morefully described in the Schedule - 'A' & 'B' hereunder written.

AND WHEREAS by an Indenture of Conveyance dated 11th October, 2007 and registered in the office of the District Sub-Registrar-I at Alipore and recorded in Book No.I, Volume No.65, pages from 197 to 210, Being No. 00996, for the year 2008 and made between Miss. Jyoti Prabha Deb, therein as the Vendor of the One Part **AND** M/S Sumukha Construction, therein called the purchaser of the Other Part, sold, conveyed, transferred, assigned and assured unto and in favour of the purchaser therein **ALL THAT** the piece and parcel of land admeasuring 4 (four) cottahs, a bit more or less lying and situate at the Premises No. 42A, Jainuddin Mistry Lane, P.S. Chetla, Kolkata - 700 027, free from all encumbrances, charges and lien whatsoever.

AND WHEREAS by another Indenture of Conveyance dated 11th October, 2007 and registered in the office of the District Sub-Registrar - I, Alipore and recorded in Book No.I, C.D. Volume No.7, Pages from 1043 to 1057, Being No. 00050, for the year 2013 and made between Miss. Jyoti Prava Deb therein called the Vendor of the One Part and M/S Sumukha Construction, therein called the purchaser of the Other Part, the vendor Miss. Jyoti Prava Deb, sold, conveyed, transferred, assigned and assured unto and in favour of the purchaser therein **ALL THAT** the piece or parcel of land ad-measuring 5 cottahs, a bit more or less lying and situate at Premises No.42D, Jainuddin Mistry Lane, P.S. Chetla, Kolkata - 700 027, free from all encumbrances, charges and lien whatsoever.

In the manner as aforesaid M/S Sumukhaa Construction became the absolute owner and is absolutely seized and possessed of and / or otherwise well sufficiently entitled in respect of two Premises No. 42A & 42D, Jainuddin Mistry Lane, under K.M.C. Ward No. 82, P.S. Chetla, Kolkata – 700 027,

AND WHEREAS the present owner having been desirous of the development of their respective aforesaid properties had entered and executed a Development Agreement dated 25th day of August, 2017 with the Developer/Confirming Party hereto in respect of two Premises no.42A and 42D, Jainuddin Mistry Lane in favour of the Developer / Confirming Party herein and the said Development Agreement was registered at the office of A.D.S.R., Alipore and recorded therein Book No. I, Volume No. 1605-2017, Pages from 146886 to 146927, Being No. 160505449, for the year 2017, and also a Power of Attorney was executed in favour of the Developer / Confirming Party hereto and the same was registered at A.D.S.R Alipore, vide Book No.I, Volume No. 1605-2017, Pages from 147627 to 147642, Being No. 160505452, for the year 2017.

AND WHEREAS the Developer / Confirming Party has started construction of G+III storied building upon the **FIRST SCHEDULE** property as per Sanctioned Building Plan Sanctioned by the Kolkata Municipal Corporation being **Building Sanctioned Plan No. 2021090076, dated 23.02.2022 valid up to 22.02.2027**, in respect of **ALL THAT** the piece and parcel of land admeasuring 5 (five) cottahs, a bit more or less together with proposed G+III storied building standing thereon lying and situate at the Premises No.42D, Jainuddin Mistry Lane, Kolkata – 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District – South 24 Parganas.

AND WHEREAS the Developer/Confirming Party has declared to sell (out of Developer's Allocation) in respect of **ALL THAT** piece and parcel of one self contained residential flat being **Flat No.2A**, on the **Second Floor, South-Eastern side, measuring about 1200 square feet super built up area, (vitrified tiles flooring)**, consisting of **3 (three) bed rooms, 1 (one) living-cum-dining room, 1 (one) kitchen, 2 (two) bathrooms, and 1 (one) balcony, 1 (one) thakurghar and one covered car parking space measuring an area more or less 120 square feet on the ground floor**, of the said proposed G+III storied building, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at Premises no. 42D, Jainuddin Mistry Lane, within the Kolkata Municipal Corporation Ward no.082, P.S. Chetla, Kolkata - 700 027, more fully described in the **FIRST SCHEDULE** hereunder written, according to the terms and conditions and /or from Developer's Allocation as mentioned in the said Development Agreement dated 25th day of August, 2017 in consideration of Rs.84,00,000/- (Rupees Eighty Four Lakhs) only and the Purchaser have offered to purchase the said flat and one car parking space, more particularly described in the **SECOND SCHEDULE** written hereunder, at and for the aforesaid price and the Developer / Confirming Party has agreed to sell the same to the Purchaser.

NOW, THIS AGREEMENT FOR SALE WITNESSETH as follows:-

1. The Purchaser has agreed to purchase and the Developer/Confirming Party has agreed to sell from its allocation of **ALL THAT** piece and parcel of one self contained residential flat being **Flat No.2A**, on the **Second Floor, South-Eastern side, measuring about 1200 square feet super built up area, (vitrified tiles flooring)**, consisting of **3 (three) bed rooms, 1 (one) living-cum-dining room, 1 (one) kitchen, 2 (two) bathrooms, and 1 (one) balcony, 1 (one) thakurghar and one covered car parking space measuring an area more or less 120**

square feet on the ground floor, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at Premises no. 42D, Jainuddin Mistry Lane, within the Kolkata Municipal Corporation Ward no.082, P.S. Chetla, Kolkata – 700 027, more fully described in the **FIRST SCHEDULE** hereunder written.

2. The Purchaser shall pay to the Developer / Confirming Party hereto, the price /consideration of the said flat and car parking space Rs.84,00,000/- (Rupees Eighty Four Lakhs) only together with the proportionate undivided share of land in the **FIRST SCHEDULE** property together with all common, right, common easement right including common facilities and amenities to use the common parts and portions of the said building more particularly described in the **THIRD SCHEDULE** written hereunder with the Owners and the other occupiers of the said building;
3. The Purchaser agree to pay to the Developer/Confirming Party, the said price strictly on the dates specified herein after and the time in this regard shall be deemed to be the Essence of Contact

SCHEDULE OF PAYMENT

<u>Particulars</u>		<u>Amount (Rs.)</u>
i) At the time of the execution of this Agreement	..	10,00,000/-
ii) At the time of delivery of possession or registration of Deed of conveyance which is earlier on.	..	74,00,000/-
		Total Rs.84,00,000/- =====

4. The Purchaser shall not use the said flat and car parking space in such manner which may or is likely to cause nuisance or annoyance to the occupation of others, nor shall use the same for any illegal or immoral, purposes;

5. The Developer / Confirming Party has already started construction of the said G+III storied building as well as the said flat and car parking space as per the plan and specifications and the said specifications.
6. The cost of maintenance only, replacing, repairing, white washing, painting decorating the main structure or the said building the exterior there of and in particular the common portion of the roof, terrace, landing and structure of the building and rain water pipes, water tanks, motor pumps, lift and electrical wiring, sewerage, drain and all other common parts or the fixtures, fittings and equipments in, under or upon the building, enjoyed or used in common by the Purchaser or Occupier thereof shall be borne jointly by them and the Purchaser shall pay the proportionate said basic warranty from the date of possession of the said flat and car parking space.
7. The cost of cleaning, lighting the main entrance, staircase and other parts of the building as enjoyed in common by the Purchaser and the Occupiers will bear jointly and proportionately; and the Purchaser shall pay the said common expense from the date of possession of the said flat car parking space and from the date of registration of the said flat and car parking space which will take place earlier.
8. The cost of sweepers etc. shall be borne proportionately by the Purchaser and other occupiers of the building; and the Purchaser shall pay the said common expense from the date of possession of the said flat and car parking space.

9. The cost of repairs replacement and maintenance of light and other plumbing work including all other services rendered in common to all other occupiers/ shall also be borne by the Purchaser and the other occupiers proportionately and the Purchaser shall pay the said common expense from the date of possession of the said flat and car parking space which will take place earlier.
10. After the Developer / Confirming Party has duly received all the dues payable to if under this Agreement by the Purchaser and the Purchaser have duly performed and observed all terms under the Agreement, the Developer/vendor shall execute and register a Sale Deed at the cost of the Purchaser in respect of the said flat and car parking space in favour of the Purchaser together with undivided proportionate share and interest in the land mentioned in the **FIRST SCHEDULE** hereunder written, but the cost and expenses of the registration will be borne by the Purchaser;
11. The Purchaser hereby covenants to keep the said flat and car parking space partition walls/ sewerage, drains, pipes and other appurtenances of the said building in good working condition and order and in particulars so as to support and protect the other parts of the building and also the rights and interest of the Vendor/Developer / Confirming Party and occupiers of the flats of the said building ;
12. The Purchaser agree and bind themselves to pay for the following costs on or before taking possession of the said flat and car parking space :-
 - (a) The cost and expenses in connection with installation of electric meter in the name of the Purchaser and any security deposit required to be paid thereof and for Such separate meter, it is

to be borne by the Purchaser exclusive of the price of the said flat and car parking space.

- (b) All costs of registration and conveyance including stamp duties, legal fees incidental charges shall be borne by the Purchaser and all the legal works shall be done by as per the choised Advocate / Solicitor of the purchaser.
13. The Purchaser hereby agrees that the roof shall be deemed to be the property of all the flat owners and also the Purchaser shall use the roof only for the common purpose;
14. The Purchaser shall not keep or store in the said flat and car parking space any inflammable combustible or any offensive articles which shall be or constituted any nuisance or annoyance to the occupiers/ other flat owners of the said building. The Purchaser shall abide by the terms and conditions of the Developer's Agreement dated
15. That the Purchaser shall not be entitled to deal with the said flat and car parking space in any manner whatsoever, until and unless, the aforesaid consideration/price of the said flat and car parking space is fully paid to the Developer, but, the Purchaser, if necessary, shall be entitled to obtain house building loan from any recognized financial institution for purchasing the said flat and car parking space and in that case, the Developer / Confirming Party shall co-operate with them;
16. That the purchaser shall also pay the costs and expenses including the Security Deposit for the installation of electric meter into the electric meter room, in his or their names, in respect of the said flat and car parking space of the said new G+IV storied building

excluding the aforesaid consideration / price of the said flat and car parking space.

17. That, it is specifically and mutually agreed upon by the parties hereto that the Owner shall not have any financial liability under this Agreement and shall not be made liable for non-performance of any obligations by either the Developer / Confirming Party or the Purchaser in any cost, save and except, the Owner at the request of the Developer, shall execute and register the Deed of Conveyance at the expenses of the Purchaser to transfer the undivided impartible proportionate share of land, described in the **FIRST SCHEDULE** hereunder written.
18. That notwithstanding anything contained hereinbefore any aggrieved party shall be entitled to sue for specific performance of contract and/or before any other forum against the other party, who has neglected or failed to perform any obligation in his part in terms of this Agreement ;
19. Both parties herein also agreed that the price of the said flat and car parking space which also mentioned in **SECOND SCHEDULE** hereunder.
20. The Vendor and Developer / Confirming Party herein declare that the said land /property or flat in part or full of the building are free from all encumbrance and be it mentioned that the said property and being constructed flat is not mortgaged or leased to any party or any financial institution. If anything found regarding title, or any dispute in that event the Purchaser shall be entitled to rescind or cancel this Agreement for Sale and Developer / Confirming Party shall refund the entire advance money so received by him to the Purchaser.

21. Neither Owner/Vendor, Purchaser and Developer / Confirming Party or any flat owners will have the right to use any common space or roof space or proportionate share of common space for commercial purpose.
22. The owner has no either financial liability or default in performance of obligations on the part of the Developer / Confirming Party save and except the owners shall transfer the undivided proportionate share of land as vendor in the deed of conveyance in favour of the Purchaser at the request of the developer.
23. That the said G+III storied built to be completed within 3 (three) months from the date of execution of this Agreement for Sale and shall register the **SECOND SCHEDULE** flat in favour of the Purchaser within **31st day of December, 2025** and shall deliver physical possession of the **SECOND SCHEDULE** property.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the entire premises)

ALL THAT the piece and parcel of land admeasuring 5 (five) cottahs, a bit more or less together with proposed G+III storied building standing thereon lying and situate at the Premises No.42D, Jainuddin Mistry Lane, Kolkata – 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District – South 24 Parganas, butted and bounded in the manner as follows :-

- ON THE NORTH** : By Premises No.40B,
Jainuddin Mistry Lane and partly Premises No.
3/1C, Jainuddin Mistry Lane.
- ON THE SOUTH** : By the KMC Road named Gobinda
Auddy Road;
- ON THE EAST** : Premises No.42A, Jainuddin Mistry Lane;
- ON THE WEST** : Premises No.42E, Jainuddin Mistry Lane.

THE SECOND SCHELDULE ABOVE REFERRED TO

(Description of the Flat and car parking space hereby conveyed)

ALL THAT piece and parcel of one self contained residential flat being **Flat No.2A**, on the **Second Floor**, **South-Eastern side**, measuring about **1200 square feet super built up area, (vitrified tiles flooring)**, consisting of **3 (three) bed rooms, 1 (one) living-cum-dining room, 1 (one) kitchen, 2 (two) bathrooms, and 1 (one) balcony, 1 (one) thakurghar and one covered car parking space measuring an area more or less 120 square feet on the ground floor**, more fully described in the **SECOND SCHEDULE** hereunder written together with undivided proportionate share of land lying and situated at Premises no. 42B, Jainuddin Mistry Lane, within the Kolkata Municipal Corporation Ward no.082, P.S. Chetla, Kolkata – 700 027, more fully described in the **FIRST SCHEDULE** hereunder written altogether with the common right to use with other occupiers of the building, the common parts and portions of building, described in the **THIRD SCHEDULE** written hereunder along with all easement and quasi-easement right annexed to the said proposed building and to pay common expenses proportionately as described in the **FOURTH SCHEDULE** written hereunder.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common parts and portions of the building to be enjoyed by all the occupiers of the building the owners and the Developer)

1. Entrance and exit gate and roof of the building.
2. Boundary walls and main gate and surrounding open space to the Sky of the building, pillars, cantilevers, partition walls, exterior walls, girder walls, etc.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and staircase landing and lift

6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.
11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession as per mutual consent between Developer / Confirming Party and the owners.

THE FOURTH SCHEDULE REFERRED TO AS ABOVE

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, lift and electric pipes, wires and installation, under or upon the building and enjoyed or used by the Purchaser in common with the Owners and the other occupier/ Purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the Purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.

2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the Purchaser /s in common as aforesaid.
3. The costs of the decorating the exterior of the building.
4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

THE FIFTH SCHEDULE REFERRED TO AS ABOVE

(SPECIFICATION)

1. Super structure will be R.C.C. frame structures - ISO.
2. The external walls shall be 200mm thick; the internal walls will be 75 mm thick.
3. The flooring will be vitrified tiles finish in bed rooms, living - cum dining, kitchen, toilet & balcony.
4. Flush door at the each entrance of each flat with necessary fittings.
5. Internal doors & each flat will be flush doors with necessary fittings.

6. Windows of each flat will be glass fitted Aluminium sliding windows along with grill.
7. Kitchen counter will be finished with granite, 6 feet height glazed tiles (as per the choice of the Purchaser) on your kitchen counter with granite finishing.
8. Water connector from over head tank with necessary paints.
9. Wall putty for inside walls and ceiling of each flat.
10. Bathroom and Toilets will having six feet height glazed tiles, fix concealed hot and cold water lines with bibcock European commode and wash basin.
11. One light point and one bell point at the main door.
12. In each bedroom there will be three light points, one fan point and one plug point, AC point all bedrooms and additional plug point.
13. In living - cum - dining room, there will be three light points, one fan point, one 15 Amp. Plug point.
14. In the toilet there will be one light point and one exhaust fan point, one geyser point, 2 plug point at basin.
15. In the balcony there will be two light point and one 5 Amp. Plug point.
16. One steel sink a tkitchen.
17. Doors and windows :- Frames will be of Sal wooden 4" x 2¹/₂" & 6' - 6" height with plywood flash door will be provided.
18. Any extra cost of tiles, plumbing goods and electrical points and wooden work which chosen by the occupiers, shall be borne by the occupier.

IN WITNESS WHEREOF all the parties put their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

in presence of **WITNESSES** :

1.

M/S. LOKNATH CONSTRUCTION
Under Proprietor

JALADHAR CHATTERJEE

Lokenath Construction

Attorney on Behalf of

SUMUKHAA CONSTRUCTION

under Partnership Firm

Proprietor
1) RAHUL DAID 2) SAURABH DAID

Jaladhar Chatterjee

**SIGNATURE OF THE OWNER
/VENDOR**

2.

SIGNATURE OF THE PURCHASER

Lokenath Construction

Jaladhar Chatterjee

Proprietor

**SIGNATURE OF THE DEVELOPER
/CONFIRMING PARTY**

Drafted by :

Advocate
Alipore Judges' Court,
Kolkata - 700 027.

Computer typed by :

Alipore Judges' Court,
Kolkata - 700 027.

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchaser by the within named Developer/Confirming Party the within mentioned sum of Rs.10,00,000/- (Rupees Ten Lakhs) only as earnest money / Advance money out of total consideration of Rs.84,00,000/- (Rupees Eighty Four Lakhs) only as per Memo below :-

<u>Cheque No.</u>	<u>Date</u>	<u>Name of the Bank / Branch</u>	<u>Amount (Rs.)</u>
Total Rs.10,00,000/-			=====

(Total Rupees Ten Lakhs only)

Witnesses :-

1.

Lokenath Construction

Proprietor

2.

**SIGNATURE OF THE DEVELOPER
/CONFIRMING PARTY**