

## DEED OF SALE

District Paschim Medinipur, P.S.-  
Kharagpur(L), A.D.S.R.O.- Kharagpur,  
Barkola Gram Panchayat, Mouza –  
Ruisanda, J.L. No.211, L.R. Khatian No.  
1439,1441,1442, R.S. & L.R. Plot No. 24(P),  
Area of land – 64.0 Decimal or 2589.988  
Sq. M.



**WHEREAS:**

**Title of the Land:**

The piece of Land measuring 94 dec. Mouja- Ruisanda, J.L. No. 211, Plot no. 24, Khatian No.46 was in peaceful possession of Hazi Entaj Ali Khan. The property was acquired by Partition Deed vide No. 5111 of 1990, executed and registered in the office of A.D.S.R. Sadar Midnapore.

Whereas Hazi Entaj Ali Khan transferred 40.08 dec. land out of 94 dec. to Khurshed Ali Khan and Majid Ali Khan by Sale Deed no.3382 dated 11-06-2004 and gave them possession.

Whereas Khurshed Ali Khan and Majid Ali Khan transferred 33 dec. land out of 40.08 dec. to Sri Bijoy Sharma by Sale Deed no.6142 dated 05-05-2006 and gave him possession.

Whereas Sri Bijoy Sharma transferred 33 dec. land to Sri Anant Kr. Malu, by Sale Deed No. 6191 of 2009 and gave him possession.

Whereas Mr. Anant Kr. Malu, one of the partners on behalf of Siddhartha Construction Executed One Deed of Reconstitution vide No. 121 dated 01-04-2015 and thereafter he transferred 33 dec. land in favour of Mr. Debabrata Ghosh by Sale deed vide No. 2560 dated 27-04-2016 and gave him possession.

Whereas Mr. Debabrata Ghosh executed one Registered Power of Attorney vide no. 1233 dated 03-02-2021 in favour of Mr. Bhaskar Goswami for transferring the said and other Landed Properties.

Whereas Mr. Debabrata Ghosh transferred 4 dec. Land out of 33 dec. to Mr. Tusar Kanti Mondal by Gift Deed vide no. 789 dated 26-02-2021 and gave him possession.

Whereas Mr. Bhaskar Goswami on behalf of Mr. Debabrata Ghosh transferred 23 dec. Land out of 33 dec. to Mr. Tusar Kanti Mondal by Sale Deed vide No. 833 dated 01-03-2021 and gave him possession.

The property of Mouja- Ruisanda, J.L. No. 211, Plot no. 24, Khatian No.1042, area- 1 Acre 57 dec. was in peaceful possession of Msd. Mamtaj Ara Begum and Six others which was acquired through partition Deed no. 5111 of 1990.

Whereas the above noted persons executed one General Power of Attorney vide no. 21 dated 02-03-2005 in favour of Mst. Mamtaj Ara Begumm W/o Late Azad Ali Khan for transferring the said land.

Whereas Mst. Mamtaj Ara Begum as self and on behalf of others through the General POA transferred some properties measuring 74.2 decimal land under Mouja-Ruisanda, J.L. no. 211, Plot No. 24, to Sri Milan Sharma and Sri Ashok Kr. Sharma by Sale Deed no. 8558 dated 06-06-2005.

Whereas Mr. Milan Sharma transferred 37.10 dec. land to Mr. Prakash Kothari by Sale Deed no. 6155 dated 15-09-2009.

Whereas Mr. Prakash Kothari transferred the said 37.1 dec. land to Mr. Debabrata Ghosh by Sale Deed vide No. 9773 dated 12-12-2012.

Whereas Mr. Debabrata Ghosh transferred 37 dec land through his Attorney Holder Sri Bhaskar Goswami to Mr. Tusar Kanti Mondal by Sale Deed vide No. 827 dated 01-03-2021.

Whereas Mr. Tusar Kanti Mondal after purchasing the total of 64 dec. Land in Mouja-Ruisanda, R.S. and L. R. plot no. 24, recorded the said property in his name by paying relevant rent to the concern Dept.

Whereas Mr. Tusar Kanti Mondal got Land use Compatibility Certificate vide Memo No. 1671/MKDA/2021 dated 11-08-2021 and thereafter he converted the said land into "Bastu" vide Case No. CN/2021/1009/683 on 23-11-2021, Case No. CN/2021/1009/688 on 23-11-2021 and Case No. CN/2021/1009/1043 on 09-12-2021

Now Mr. Tusar Kanti Mondal is in peaceful possession and has right, title and interest in the said property.

He obtained permission to construct a multi storied residential complex upon the schedule below land from Paschim Medinipur Zila Parishad and accordingly, Paschim Medinipur Zila Parishad has also sanctioned Plan for construction of the aforesaid multi-storeyed building Vide Memo No. 1116/1(3)/Purta on 26-05-2022

Hence Mr. Tusar Kanti Mondal is the **absolute and lawful owner** of the land at District Paschim Medinipur, PO-Inda, Police Station-Kharagpur (L), Additional District Sub-Registrar – Kharagpur, Under Barkola Gram Panchayat area, Mouza – Ruisanda, J.L.

No.211, L.R. Khatian No. 1439,1441,1442, R.S. and L.R. Plot No. 24(P) Area- 64 dec. ("Said Land")

The Owner and the promoter have entered into a joint development agreement dated 03-06-2022 registered as document no.3634/2022 at the office of the District Sub-Registrar, Pascim Medinipur.

**AND WHEREAS** the VENDOR ADVERTISED FOR CONSTRUCTION OF THE PROPOSED Multi-storeyed Building on the said plot of land to be constructed at the cost of intending Flat/ Parking space/Security Room/Store room and Generator Space. The Vender has constructed the ownership residential apartment named as "**BK AVISHIKTA**".

WHEREAS the VENDOR / FIRST PART agreed to sale and the PURCHASER / SECOND PART agreed to purchase a Flat being **Flat No \*\***, **\*\*\* Floor, Side: \*\*\*\*\*** of the multi-storeyed building measuring about Covered Area **\*\*\*\* sq.ft.** super built up area **\*\*\*\*\* Sq. ft.** more fully described in the schedule "B" below and shown in the Annexed drawing as Schedule -"B" in this deed along with proportionate common area / parts, area of Staircase common area being the super built up area more fully described in the Schedule- "C" below together with right, title, interest possession over the aforesaid as referred to as the Schedule-"A" property henceforth the said land on which the said Flat is constructed shall be referred to as the Schedule-"A" property along with all rights in common, in the common areas in the said building at a price of **Rs.\*\*,\*\*,\*\*\*/- (Rupees \*\*\*\*\* \*\*\*\*\* \*\*\*\* \*\*\*\*\* \*\*\*\*\* \*\*\*\*\*)**. and the VENDOR agreed to transfer undivided inseparable proportionate share / right, title, interest and possession of land attributable to the said flat along with the said inseparable parking place in the said premises and in the said flat in more fully described below in Schedule-"B" hereunder written and hereafter be referred to as the SAID FLAT. The said parking place more fully and particularly described in the Schedule-"D" hereinafter referred as the SAID PARKING SPACE. **In the Ground floor/BASEMENT Garage space.** The said rights in common in the common areas are more fully and particularly described in Schedule-"C" hereunder written and hereinafter be referred as the SAID COMMON FACILITIES (The

said flat, the said ----- **Mark** common/specified parking place (which ever is applicable and indicated in Schedule "D") and the said common facilities together with the said undivided inseparable proportionate share of land on which the said premises is constructed shall hereinafter collectively be referred to as the SAID PROPERTY).

WHEREAS the VENDOR has already delivered the peaceful vacant physical possession of the said property to the purchaser against receiving the agreed consideration money in full and final.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said AGREEMENT and in consideration of the said total sum of **Rs.\*\*,\*\*,\*\*\*/-**(Rupees \*\*\*\*\* \*\*\*\*\* \*\*\*\* \*\*\*\*\* \*\*\*\*\* \*\*\*\*\*). which the purchaser has paid to the vendor as consideration money for the said flat referred as Schedule-"B", the common areas in the building to the vendor referred as Schedule -"C" along with the undivided proportionate share of land referred as Schedule-"A" attributable to the SAID FLAT (The receipt where off the vendor doth hereby and also by a separate receipt hereunder written, admit and acknowledge to have received the same) and the vendor in terms and conditions of the said agreement and with consent and in concurrence of each other, doth hereby acquit the release and discharge forever the SAID FLAT measuring about super built up area \*\*\*\* **sq.ft.** referred to as Schedule-"B" along with inseparable proportionate common area of (Staircase) referred as Schedule-"C" along with inseparable proportionate undivided share of right, title, interest and possession of land attributable thereto at Plot no. 24, L.R. Khatian No. 1439,1441,1442, Mouja- Ruisanda, under Barkola Gram Panchayat, to the said flat referred to as Schedule-"A" property TOGETHER WITH the right to the other common portion of the said building and / or the said premises (more fully & particularly described in the Schedule-"C" hereunder written) TO HAVE AND TO HOLD the said property hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts thereof respectively absolutely forever and free from all encumbrances from generation to generation with the full power to sale, bequeath, gift and mortgage.

**THE VENDOR DOTH HEREBY DECLARE TO THE PURCHASER/PURCHASERS as follows :**

- I. That the vendor seized and possessed of and well and sufficiently entitled to the said property together with the benefit of the said sanctioned plan hereby sold granted, conveyed, transferred and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance thereof without any manner or condition use trust what so ever and the vendor has now good rightful power and absolute authority to sale, grant, convey, transited assign and assure the said property hereby sold, granted, conveyed transferred, assigned and assured or expressed so to be unto the purchaser AND ALL the estate right, title, interest, property claim and demand what so ever of the vendor into or upon the said property TOGETHER WITH their and every of their respective right, liberties and appurtenances whatsoever to an unto the purchaser free from all encumbrances, trust lines and attachments whatsoever AND TOGETHER WITH easements or quasi easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said property to the use of the purchaser / purchasers together with the benefit of the said sanctioned plan absolutely in manner aforesaid free from all encumbrances and liabilities whatsoever.
- II. That the purchaser shall and will from time to time and at all times hereafter peaceable and quietly posses and enjoy the said property hereby conveyed and receive the rents issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming through under or in trust for them.
- III. The free and clearly and absolutely exonerated and discharged from or by the vendor or his predecessors-in-title and well and sufficiently saved defended kept harmless and indemnified of from and against all manner of former or other estates rights titles interest, liens, charges and encumbrances whatsoever created, made, done, occasioned or suffered by them or any of his predecessors-in-title or any person or persons rightfully claiming from under or in trust for him.

- IV. The vendor shall not do anything whereby the rights of the purchaser hereunder may be prejudicially affected and shall do all acts as may be necessary to ensure the right available to the purchaser as purchaser and as a co-owner.

**THE PURCHASER DOETH HEREBY COVENANTS WITH THE VENDOR as follows :**

1. The PURCHASER has already received possession of the said Property and he will not raise any other or further claim for the same. The PURCHASER declare that they have satisfactorily inspected all related documents concerning construction and the titles of the Owner/Vendor/Developer and are fully satisfied with the construction work, materials, specifications, electrification, water connection, sanitary fitting including the dimensions of the land being schedule "A", dimensions of the common area being Schedule 'C' and the dimensions of the covered area of the flat being Schedule 'B' and dimension of the inseparable ----- **Mark** parking space in the ground floor (more fully & particularly described in the Schedule-"D" hereunder written) and whatsoever and henceforth will never claim or demand for any repair patch work, for doors and windows of whatsoever works and the vendor will not be liable for any work henceforth.
2. The PURCHASER will not for any reason whatsoever obstruct the Vendor in their transferring flat, two/four wheeler covered/open parking space, common area, and proportionate area of the land in the said building.
3. The PURCHASER agree, that the common space shall be used commonly with the other co-owners of the said premises
4. That PURCHASER agree that the ultimate roof i.e. top roof shall be used commonly with other co-owners/ co-authorized occupiers of the said building and maintenance of the said ultimate roof to be proportionately borne by the PURCHASERS with the other co-owners/co-authorized occupiers. But the PURCHASER shall not do any act or things for that the roof will be damaged.



5. That the PURCHASER shall not do any act, or things whereby the construction or development of the said building or property in any way hindered or impeded with not shall in any way commit breach of any of the terms and conditions herein contained.
6. The inner portion of the flat will be maintained by the owners themselves (without disturbing the R.C.C. Frame work), but they will not subdivide the Said Flat and Appurtenances and the Common Portions, under any circumstances.
7. The PURCHASER shall have no claim save and except in respect of the said flat hereby agreed to be acquired by him /them. All open space provided for under this agreement shall remain the property of the vendor to be proportionately shared along with the other flat owners of the building and it shall have the right to transfer or deal with the same in such manner as the Vendor shall in its absolute discretion think fit and proper.
8. The PURCHASER shall not anytime claim partition of the said undivided proportionate share in the land/or in the common parts and/or in any of the common areas which the PURCHASER will enjoy in common with co-owners.
9. That the PURCHASER shall keep the Vendor indemnified against all losses damages in respect to the said property and/or part thereof which may incur due to the act done or committed by the PURCHASER.
10. The PURCHASER shall not do any such act or take any steps whereby the right of the co-owners and/or occupiers of the other portion of the building may be prejudiced.
11. The PURCHASER shall permit the Vendor and its surveyor or agents with or without workman and other at all reasonable times to enter into upon the said flat or any part thereof to view and examine the state and condition.
12. The Vendor has no responsibility or liability in the matter of maintenance and management of any of the common areas and facilities of the building.
13. The PURCHASER shall not construct or erect any structure or to wall in the parking space, if any allotted to the PURCHASERS and to use such parking

space, if allotted, only for the purpose of Two / Four wheeler parking and for no other purpose whatsoever.

14. The PURCHASER shall use the said unit only for the purpose of residence and for no other purpose whatsoever without the consent in writing of the Vendor it being expressly understood and agreed that the purchasers shall not use the said flat as a boarding house, guest house, nursing home, dispensary or for any commercial or industrial activities or for any other purpose whatsoever other than residence.
15. The PURCHASER shall observe and perform all rules, regulation and restriction from time to time in force for the proper use and management of the said building. All such terms and conditions shall run with the said flat/unit and in case of any subsequent transfer, transferee shall abide by all such terms and conditions.
16. The ownership of the land on which the said flat is constructed will be common to all the purchasers none will be able to or entitled to cause any harm or difficulty to other owners to the same shall not bar any purchaser in having they /their holding separated, mutated in the B.L. & L.R.O., Kharagpur upon payment of the respective taxes. Provided however the PURCHASER shall further have the right to apply for electricity connection to the W.B.S.E.D.C.L. Authorities.
17. The purchaser shall not store any goods of hazardous or combustible nature or which are too heavy and likely to effect the construction of the structure of he said building or the insurance of the building (if any) in the flat.
18. The PURCHASER shall not decorate the exterior of the said building otherwise than in a manner agreed by the vendor or in a manner as near may be in which it was previously decorated.
19. The purchaser shall not put any neon or other boards on the outside of the said flat it is hereby expressly made clear that in no event the PURCHASER shall be entitled to open out any new window or any other apparatus protruding outside the exterior of the said portion of the said building.

20. The PURCHASER shall not deposit or permit to be deposited any rubbish in the stair case or in any common parts of the building.
21. The PURCHASER along with such other Purchasers, who will take purchase or acquire other flats in the building, shall form themselves into an association of owners of the building. The memorandum constitution articles, rules, regulations and/or bye-laws as the case may be and other documentation of and relating to the formation of such association of the purchasers and relating to the registration and organization thereof shall be in such form as prepared by the advocate or attorney.
22. The PURCHASERS shall co-operate with the Vendor in forming registering and incorporating the said association of the purchasers and shall sign all necessary papers and documents and do all other acts, things and deeds as the Vendor may require him to do from time to time in that behalf and for safe guarding or for better protecting the interest of the said association of the purchasers of different flats is not necessary or desirable then in the event the Vendor be at the liberty and is hereby authorized to form such other body corporate or co-operative society or association of purchasers with such rules and bye-laws as it may in its absolute discretion think fit and proper and the purchasers hereby consents to the same.
23. Once the said association of the purchasers is registered the rights of the flat holders as purchasers of flat shall be recognized by the bye-laws of the said association.
24. The PURCHASERS shall have all necessary right to inspect and verify the title deeds and relevant papers of the vendor concerning the said building/ flat.
25. Electric connection for common motor pump, lift and other common electric connection will be under a common meter of the building as decided upon by the other owners. But the installation charge and electric bill for the said common electric connection will have to be paid by all the owners using it.
26. The PURCHASER shall observe fulfil and perform the covenants hereunder written and shall regularly pay the all taxes, rents and other expenses for the said flat and the said parking space wholly and common expenses

proportionately and all other out going in connections with the said flat and the said parking space(if allotted) wholly and the said building proportionately.

27. Till the flat is separately assessed and/or mutated in respect of any taxes or impositions, the PURCHASER shall bear and pay proportionate share of rents and taxes from the date of possession of the flat.
28. Upon mutation and separate assessment of the said flat the PURCHASER shall pay wholly all rents and impositions in respect of the said flat and proportionate in respect of the common portions.
29. Upon mutation and separate assessment of the said flat the PURCHASERS shall pay wholly all rents and taxes from the date of possession of the flat.
30. The PURCHASER shall not have any objection as regards to the vendor in utilizing the roof top.
31. Service of lift at the cost of flat owners including energy consumed by the lift and the other allied cost of maintenance of the lift of all the users.
32. The PURCHASER shall not have any objection as regard to the vendor utilizing the said structure of the building for further vertical and horizontal expansion by construction of additional flat in the said building and the PURCHASER shall have further no objection on the event of the vendor selling the said flat and future PURCHASERS of the said flat utilizing the common amenities of the building as given in the schedule 'A' & 'C' and observing the same convents as laid down in their deed.
33. The PURCHASER shall not have any objection as regards to the Vendor undertaking construction for utilizing the said structure of the building for vertical and horizontal expansion and in the process do or cause to be done all addition modification dismantling a part of the constructed structure including dismantling which the vendor reconstruct the same and restore the same to its old position as it was prior to such dismantling.
34. The PURCHASER shall not install or keep or run any generator in the Said Flat and shall not install or operate any machinery or equipment except household appliances.

35. The PURCHASER shall not hang or cause to be hung clothes from the balconies of the Said Flat.
36. If the PURCHASER let out or sell the Said Flat and Appurtenances, the PURCHASER shall immediately notify the Association (upon formation) the tenant's/transferee's address and telephone number.
37. That the vendor further confirms and declares that the said property hereby sold not encumbered in any manner with any financial institutions, banks whatsoever and/or no loan has been obtained from any bank as regards to the said property by equitable mortgage.

**THE PURCHASER/PURCHASERS SHALL REGULARLY AND PANCTUALLY PAY :**

1. The proportionate share of common expenses.
2. All cost of maintenance, opening, replacing, repairing, whitewashing, painting, decorating, re-decorating, re-constructing, lighting of the common portion and common areas of the said building including the other walls.
3. The salary of all persons, employed for the common purpose including Durowans, Security personnel, Sweepers, Plumbers, Electricians etc.
4. Insurance premium for insuring the building (if any).
5. All charges and deposits for the common utilities to the said building and / or the premises.
6. Whatsoever Taxes payable to the Barkola Gram Panchayat and / or any other competent authority in respect of the land and the said building, save those separately assured on the purchaser's flat.
7. Cost of formation and operation of the Association of the Flat Owners.
8. Cost of running, maintaining, repairs and replacement of Transformers, Pumps and other common installation including their License fees, Taxes and other Levies, if any.
9. Electricity charges for electrical energy consumed for the operation of the common services.

10. All litigations, expenses incurred for the common purpose and related to common use and enjoyment of the common portions.
11. All other taxes, expenses, rates, other levies etc as may be necessary or incidental or liable to be paid by the FLAT OWNERS in common including such account as may be fixed for creating a Fund for replacement, renovation, painting and / or periodical repairing of the common portions.

**AND IT IS FURTHER AGREED AND DECLARED BETWEEN THE PARTIES as follows :**

- A. The purchaser shall have full and absolute right over the property hereinafter sold such as the VENDOR had derived from their predecessor save and except that of demolishing or committing waste in respect of the said flat or apartment and the said premises.
- B. The purchaser shall also be entitled to sale, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms & conditions herein contained to any person or persons but subject to the consent of the Society / Association to be formed.
- C. The purchasers shall have proportionate undivided interest in the soil or land and other common parts of the said premises which shall remain joint for all times with the vendor and / or other co-owner who may hereafter or hereto before have acquired right, title and interest in any portion of the said premises and it is hereby declared that such interest shall not be transferable by the purchasers without the transfer of the said flat by way of absolute sale.
- D. The Developer shall have the first charge and/or lien over the Said Flat And Appurtenances for all amounts due and payable by the Buyers to the Developer provided however if the Said Flat And Appurtenances is purchased with assistance of a financial institution, then such charge/lien of the Developer shall stand extinguished on the financial institution clearing all dues of the Developer.

**SCHEDULE-“A” as above referred to INSEPERABLE PROPORTIONATE RIGHT, TITLE AND INTEREST ON :**

District Paschim Medinipur, PO-Inda, Kharagpur, Police Station-Kharagpur (L), Additional District Sub-Registrar – Kharagpur, Barkola Gram Panchayat, Mouza – Ruisanda, J.L. No.211, L.R. Khatian No. 1439,1441,1442, R.S. & L.R. Plot No. 24(P), Area of land – 64.0 Decimal or 2589.988 Sq. M.

Fully delineated in the Map as the site plan herein.

**THE PROPERTY BUTTED AND BOUNDED BY:**

On the North : 14 feet wide Road.

On the South : Inda Mouja

On the East : 23 feet wide Road.

On the West : Under Construction building of Md Minhajuddin Aslam and others.

**SCHEDULE-“B” AS ABOVE REFERRED TO :**

ALL THAT piece and parcel of the Flat No.”\*\*\*\*”, \*\*\* Floor, \*\*\*-\*\*\*\* Side Covered Area \*\*\*sq.ft. and.super built up area \*\*\* Sq. Ft. (\*) bed rooms, (\*) Drawing –cum Dining, \* (\*\*\*) Kitchen, --- (\*) Balcony, ---(\*) toilet, on Schedule-“A” property which includes the super built up area of the flat and proportionate share of the common area in the said premises known as “**BK AVISHIKTA**” as shown in the red colour wash in map annexed herein within the Multi-storeyed Building named “**BK AVISHIKTA**” on the property described in the Schedule and delineated in the map and there on colour Green along with the proportionate share of common portion mentioned in the Schedule-“C” along with proportionate un-marked, undivided and inseparable share of land of the Schedule-“A”

**SCHEDULE-“C” AS ABOVE REFERRED TO :**

Common parts / portions described in this deed of conveyance shall mean ;

1. Entrance & Exit of the Building
2. Boundary Wall, Main Gate and --- - **mark** covered parking area.
3. All Drainage & Sewerage Systems and other installations.
4. Staircase, Landing on the all the floors including installation inseparable proportionate share therein.
5. Electrical installation, Sub-Station and Electrical Wirings and other Fittings.
6. Generator for supplying electricity during load shedding (if installed at the cost of the flat owners).
7. Service of the Lift at the cost of the flat owners.
8. Water Pump, Overhead Water Tank, together with all common plumbing installation for carriage of water (save of only those exclusively within and for the exclusive use of any flat), Septic Tank proportionate spaces around the building.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in and about the land and building as may be necessary for passage to and / or user the flats in common by co-owners.
10. Right in the ultimate roof of the said building commonly with the other co-owners residential units of the said premises and maintenance of the said ultimate roof to be proportionately borne by the purchaser with the other co-owners / co-occupiers.

**As shown ----- wash as per as practicable**

**SCHEDULE-“D” AS ABOVE REFERRED TO :**

COMMON FOUR WHEELER PARKING SPACE Measuring \*\*\* sq.ft hereby sold along with the flat being (FLAT NO \*\*, \*\*\* FLOOR SIDE: \*\*\*\*\*), at the *Ground Floor/BASEMENT* of the Building named as “**BK AVISHIKTA**” The present purchasers can park only one Midsized car in the car parking space. (As shown in the Saffron wash in the attached map with in this deed).



**RENT**

Proportionate annual rent of the above property payable to the State of West Bengal through the office of the Block Land & Land Reforms Officer, Kharagpur, District Paschim Medinipur.

IN WITNESSES WHEREOF the parties hereto have put their respective signatures and seal on these presents on the day, month and year first above written.

**Mode of Payment:**

<b><u>Mode</u></b>	<b><u>Date</u></b>	<b><u>Bank</u></b>	<b><u>Branch</u></b>	<b><u>Amount</u></b>
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**Signature of the VENDOR**

**Signature of the PURCHASER**

**Drafted by :**

**Witnesses:**

1.

2.

This deed of sale consists of 20 pages including one number of Non-Judicial Stamp paper.