

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this day of April Two
Thousand Twenty Three (2023)

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BETWEEN

MRS. DIPALI MUKHERJEE (Aadhar-6829 1400 9749) (PAN-AKZPM1264B)

son of Sri Subrata Mukherjee, by faith Hindu, by Nationality Indian, by occupation Household duties, residing at North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin-711227, hereinafter called and referred to as **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**, Being represented by **1. SRI DEBASISH CHATTERJEE**

(Aadhar-) (PAN-ACKPC0262A) son of Late Bisweswar Chatterjee, by faith Hindu, by Nationality Indian, by occupation business, **2.**

SRI ABHISHEK CHATTERJEE (Aadhar-) (PAN-APYPC0946C) son of Sri Dhiman Chatterjee, by faith Hindu, by Nationality Indian, by occupation business, **3. DYUTI CHATTERJEE (Aadhar-**

) (PAN-BOXPC9118P) Daughter of Sri Debasish Chatterjee, by faith Hindu, by Nationality Indian, by occupation business, All residing at 22, Netaji Subhas Road, Bally Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin-711227.

AND

1.SRI SANJEEV GHOSH (Aadhar- 3566 5323 3042) (PAN-ADZPG1966F)

son of Sri Pramode Kumar Ghosh, by faith Hindu, by Nationality Indian, by occupation Service, residing at 58 No. D.C. Neogi Road, Bally North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin-711227, **2.SMT. SIULI GHOSH (Aadhar- 3764 7783**

1836) (PAN-AWJPG9120C) wife of Sri Sanjeev Ghosh, by faith Hindu, by Nationality Indian, by occupation House hold duties, residing at 58 No. D.C. Neogi Road, Bally North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin-711227, hereinafter called and referred to as **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART;**

AND

TIRUPATI CONSTRUCTION (PAN-AAMFT8486B) A Partnership Firm having its registered office at **Srishti Apartment**, Netaji Subhas Road, Bally Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin-711227, being represented by its Partners **1.**

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1.SRI DEBASISH CHATTERJEE (Aadhar-) (PAN-ACKPC0262A) son of Late Bisweswar Chatterjee, by faith Hindu, by Nationality Indian, by occupation business, **2. SRI ABHISHEK CHATTERJEE (Aadhar-) (PAN-APYPC0946C)** son of Sri Dhiman Chatterjee, by faith Hindu, by Nationality Indian, by occupation business, **3. DYUTI CHATTERJEE (Aadhar-) (PAN-BOXPC9118P)** Daughter of Sri Debasish Chatterjee, by faith Hindu, by Nationality Indian, by occupation business, All residing at 22, Netaji Subhas Road, Bally Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, District-Howrah, Pin-711227, hereinafter called and referred to as **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **THIRD PART**;

WHEREAS one Durgarani Ghosh wife of Late Pradip Chandra Ghosh, Krishnarani Ghosh wife of Late Kartik Chandra Ghosh and Snehalata Ghosh wife of Late Satish Chandra Ghosh, were the original owners of **ALL THAT** piece and parcel of Bastu property measuring **09 (Nine) Cottahs 14 (Fourteen) Chittaks** to be the same a little more or less together with newly constructed building standing thereon with all easement and quasi easements

rights attached thereto comprised within the Mouza Bally, J.L.No-14, appertaining to R.S. Dag No-3028, under R.S. Khatian No-2866, at North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, within Bally Nischinda Gram Panchayet, District-Howrah, Pin-711227, and also within the Jurisdiction of District Sub Registrar I & II and Additional District Sub Registrar at Howrah;

AND WHEREAS said Durgarani Ghosh & ors. **firstly** by a Registered Deed of Sale dated 21.04.1989, Being No-1600 for the year 1989 registered in the office of Additional District Sub Registrar at Howrah, sold and transferred **02 (Two) Cottahs 04 (Four) Chittaks** of property out of the aforesaid property to Sri Tushar Mukherjee and Smt. Dipali Mukherjee;

AND WHEREAS said Durgarani Ghosh & ors. **secondly** by a Registered Deed of Sale dated 27.06.1990 duly recorded in Book -I, Volume -77, written in pages 192 to 198, Being No-3022 for the year 1990 registered in the office of District Registrar at Howrah, sold and transferred **04 (Four) Cottahs 02 (Two) Chittaks** of property out of the aforesaid property to Smt. Ajanta Mukherjee and Smt. Dipali Mukherjee;

AND WHEREAS while seized and possessed of the property Dipali Mukherjee by a Registered Deed of Gift dated 25.09.1991 duly recorded in Book -I,

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Volume -70, written in pages 232 to 238, Being No-3944 for the year 1991 registered in the office of District Registrar at Howrah, gifted and transferred **01 (One) Cottahs 04 (Four) Chittaks** of property out of the aforesaid property to Sri Tushar Mukherjee;

AND WHEREAS said Durgarani Ghosh & ors. **thirdly** by a Registered Deed of Sale dated 22.09.1995 duly recorded in Book -I, Volume -70, written in pages 285 to 291, Being No-3278 for the year 1995 registered in the office of District Registrar at Howrah, sold and transferred **03 (Three) Cottahs 04 (Four) Chittaks** of property out of the aforesaid property to Sri Subrata Mukherjee;

AND WHEREAS while seized and possessed of the property Smt. Anjana Mukherjee & Dipali Mukherjee by a Registered Deed of Gift dated 10.11.2003 duly recorded in Book -I, Volume -169, written in pages 54 to 58, Being No-7655 for the year 2003 registered in the office of Additiona District Sub Registrar at Howrah, gifted and transferred **02 (Two) Cottahs 01 (One) Chittaks** of property out of the aforesaid property to Sri Tushar Mukherjee;

AND WHEREAS in the aforesaid manner Sri Tushar Mukherjee became owner of **04 (Four) Cottahs 09 (Nine) Chittaks** of property;

AND WHEREAS while seized and possessed of the property Sri Tushar Mukherjee by a Registered Deed of Gift dated 08.12.2004 duly recorded in Book -I, Volume -120, written in pages 271 to 275, Being No-5612 for the year 2004 registered in the office of Additional District Sub Registrar at Howrah, gifted and transferred **04 (Four) Cottahs 09 (Nine) Chittaks** of property out of the aforesaid property to Smt. Anjana Mukherjee & Dipali Mukherjee;

AND WHEREAS in the aforesaid manner Sri Subrata Mukherjee became owner of **03 (Three) Cottahs 04 (Four) Chittaks** of property;

AND WHEREAS while seized and possessed of the property Sri Subrata Mukherjee by a Registered Deed of Gift dated 02.11.2007 duly recorded in Book -I, Volume -4, written in pages 2795 to 2785, Being No-06701 for the year 2007 registered in the office of Additional District Sub Registrar at Howrah, gifted and transferred **03 (Three) Cottahs 04 (Four) Chittaks** of property out of the aforesaid property to Smt. Anjana Mukherjee & Dipali Mukherjee;

AND WHEREAS thus said Smt. Ajanta Mukherjee and Smt Dipali Mukherjee after obtaining such gifted and/or purchased property jointly reserved the bastu land measuring about **10 (Ten) Cottahs 04 (Four) Chittaks** of Bastu land each having $\frac{1}{2}$ share, the share in the said property, specifically having **05**

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cottah 02 Chittak 22.5 sq. ft. more or less, each with the right of title, easements and other interests related or incidental thereto and having their said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt. of West Bengal.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Smt. Dipali Mukherjee for the convenience of use and on mutual consent by a registered Deed Of Gift on 22.04.2015, being no. 01938 in the year 2015 gifted out her ownership in the bastu land measuring about 02 Cottahs 09 chittaks 11 sq. ft. more or less, with the right of title, easements and other interests related or incidental thereto, comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District -Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah. to Smt. Ajanta

Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages 5589 to 5606 as Being no.- 01938 for the year 2015 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Smt. Ajanta Mukherjee for the convenience of use and on mutual consent by a registered Deed Of Gift on 22.04.2015, being no.1939 in the year 2015 gifted out her ownership in the bastu land measuring about **02 Cottahs 09 chittaks 11 sq. ft.** more or less, with the right of title, easements and other interests related or incidental thereto, comprised within Mouja — Bally, JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station – formerly Bally at present Nischinda; District - Howrah, within the limit of Bally Nischinda Gram Panchayat, Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, to Smt. Dipali Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages 5607 to 5622 as. Being no.- 01939 for the year 2015 in the said office ;

AND WHEREAS, the said Smt. Dipali Mukherjee after such Gift of the Bastu land measuring about 02 Cottahs 09 chittaks 11 sq. ft., more or less, and reserving her ownership of the bastu land measuring about 02 Cottahs 09 chittaks 11 sq. ft. More or less, became the absolute owner of the Bastu, land measuring about 05 Cottahs 02 chittaks 22 sq. ft., more or less, with the right of title, easements and other interests related or incidental thereto and, having their said property free from all encumbrances, charges etc., and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from others and also mutated in her name as owner and occupier with rayat interest in the RS record of right and duly paid rents before the competent office under Govt. of West Bengal and duly paid rents before the competent office under Govt. of West Bengal;

AND WHEREAS the vendor herein being desirous to make construction of multi-storeyed building in his property, she executed a deed of development Agreement with the Developer confirming party of the 3rd part on 01.11.2019 upon the terms and conditions stated therein respect of her aforesaid property and the said deed of development agreement was duly registered in the Office

of the Additional District Sub – Registrar, at Howrah and is recorded in Book No. 1, Volume No. 0502-2019, pages from 294567 to 294613 Being Deed no.- 050208508 for the year 2019, in the said office. and the vendor herein also executed and registered a General Power of Attorney in favour of the partners of the “Tirupati Construction” a partnership Firm, appointing to the partners as their constituted lawful attorney, empowering the partners stated therein and the said Development power of attorney is duly registered in the office of the Additional District Sub-Registrar, Howrah, on 01.11.2019 registered and incorporated in book no. I, CD Volume no.- 0502-2019, pages from 294778 to 294814, being deed no. 050208516 for the year 2019 in the said office;

AND WHEREAS by virtue of the said general power of attorney, the attorneys cum developer being authorized by the Owners, sanctioned a Building Plan from ZillaParishad at Howrah being memo no. 106/032/HZP/P & dated 15/07/2022 in the manner of raising construction of (G+4) multi-storied building in the “FIRST” scheduled property mentioned and described hereunder;

AND WHEREAS by virtue of the said power of attorney, the Attorneys hereto constructed the proposed Multi-storeyed Building lawfully in the “FIRST” scheduled mentioned property containing self-contained residential flat,

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Garage, shop rooms etc. in the said Multi-storeyed building in the said property named as "SWASTIK" Apartment.

AND WHEREAS the Developer accordingly allocated the share of the land owners in the said building and while seized and possessed of the **Second Schedule** mentioned property due to urgent need of cash money, decided to sell the property and accordingly declared his intention to sell and/or convey the **Said Flat** more fully and particularly mentioned in the **Second Schedule herein below**;

AND WHEREAS the Purchaser knowing the same expressed his desire to purchase the **Said Flat** more fully and particularly mentioned in the **Second Schedule herein below** at a total consideration price of Rs **21,75,000/- = (Rupees Twenty One Lacs Seventy Five Thousand only)** to which the Vendor accordingly agreed;

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the said sum **21,75,000/- = (Rupees Twenty One Lacs Seventy Five Thousand only)** only paid by the purchasers to the Vendor on or before execution of these presents, the receipt whereof the Vendor herein acknowledges, the vendor herein doth hereby grant, convey, transfer, sell, release and or assure free from all encumbrances, attachments, charges, liens,

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lispendence, claims, demands, liabilities and trust whatsoever to the said purchasers absolutely and forever and delivered khas possession of the **ALL THAT** self contained residential **FLAT** Being No. '4B' on the **Fourth floor** measuring **750** Square feet (including 20% super built up area) be the same a little more or less carpet area 583 sq.ft, comprising of Three bed rooms, one kitchen, two bath, privy and one balcony with lift facility together with all rights of use of common areas of building and undivided impartiable proportionate part and share of the land Lying comprised within the Mouza Bally, J.L.No-14, appertaining to R.S. Dag No-3028, under R.S. Khatian No-2866, at North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, within Bally Nischinda Gram Panchayet, District-Howrah, Pin-711227. and within the jurisdiction of District Registrar I & II at Howrah and additional District Sub Registrar at Howrah which is more fully and particularly described in the **Second Schedule** written herein below and delineated in **RED** colour in the plan annexed here to together with proportionate rights and claims in all common areas and facilities, advantages and privileges belonging thereto and all other benefits and obligation mentioned in the **Third Schedule, Fouth Schedule, Fifth Schedule & Sixth Schedule** written herein below and obligation and covenants jointly with other co owners, co sharers and occupiers of the said building in the said

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premises save and except the top roof, open spaces not granted to the purchaser and the Vendor always reserves the right to construct additional floor on the top roof in such case the purchaser can't raise any objection whatsoever nor can raise his claim over the proposed additional floor **AND ALL** estate, right, title, interest, claims and demands whatsoever both in law or in respect of the said undivided impartible proportionate share of land of the Vendor and the said Shop hereby conveyed and every part thereof **TO HAVE AND TO HOLD** the said Shop together with undivided impartible proportionate share of land underneath with all common areas and facilities and reversion or reversions, remainder and inheritance thereof **UNTO AND TO THE USE OF THE** purchasers absolutely forever **TOGETHER WITH** absolute right to grant, transfer, convey and assign, subject to performance and observance of the terms and condition and covenants herein contained and **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER;-**

- i) **THAT NOT WITH STANDING** any act, deed, matter or thing by the vendors, committed, executed or knowingly suffered to the contrary, the vendors have good and full power absolute indefeasible authority to grant, sell, convey, transfer and assure the said Shop **TOGETHER WITH** undivided impartible proportionate share of land

underneath **UNTO THE** purchasers in the manner aforesaid and delivered vacant and khas possession of the said Shop mentioned in the **Second Schedule** hereunder.

ii) **AND THAT** the purchasers and his heirs, successors and/or assigns shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Shop together undivided impartible proportionate share of land underneath and the common areas, facilities and every part thereof and receive the rents, issues and profits without any lawful eviction, interruption, hindrance, claims, demands whatsoever from the vendors or any person lawfully and equitably claiming from or through the vendor **AND** further the vendors and all persons having or claiming any estate or interest in respect of the said Shop **TOGETHER WITH** the undivided impartible proportionate share of land underneath at the request and cost of the purchasers do and execute or cause to be done or executed all such further acts, deeds, matters and things for conveying the said Shop as well the proportionate impartible share of land underneath unto the purchasers.

iii) **AND** further the purchasers shall be entitled to proportionate rights and claims in all common areas and facilities, advantages and

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privileges belonging thereto and all other benefits and obligation mentioned in the the **Third Schedule, Fouth Schedule, Fifth Schedule & Sixth Schedule** written herein below.

THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR;-

- a) That the purchaser so as to bind the other co owners and so that the covenant shall be for the benefit of the building and other portions herein and every part thereof hereby covenants with the vendors that the purchasers shall at all times hereafter observe the restrictions set forth in the schedule hereunder.
- b) That the purchasers shall observe, fulfill and perform the covenants written hereunder and shall regularly and punctually pay and discharge all taxes and expenses proportionately and all other out goings in connection with the said Shop wholly and in connection with the said land and common portion proportionately.
- c) That the purchasers shall bear and pay proportionate cost, charges, and expenses for formation of Association if any and sign and execute all papers, documents application for the purpose of association.
- d) That the purchasers shall not cause any interference or obstruction in the further construction (if any) of the said building by the vendor or

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any person duly authorized to that effect after obtaining due sanction plan to that effect.

- e) That the purchasers shall not to commit damage to any wall, pillar, vertical, lateral support so as to endanger the building.
- f) That the purchasers shall not store any goods, articles or things in passage, staircase, lobby, landing or in common areas of the building and the purchasers shall use and enjoy together with the vendor free from obstruction.
- g) That the purchasers shall co operate with the vendor and/or association if any for better maintenance of the building and the premises.
- h) That with prior notice or information the purchasers shall allow the vendor and/or association and it's authorized agent to enter with technically skilled person in the said Shop at all reasonable times for inspection and repairing and for common purposes and for better maintenance of the building.

Be it mentioned that the Government assessed market value is Rs.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of entire property on which the building stand)

ALL THAT piece and parcel of property measuring **05 (Five) Cottahs 02 (Two) Chittaks 22 (Twenty two) Square feet** to be the same a little more or less together with G+4 building standing thereon with all easement and quasi easements rights attached thereto comprised within the Mouza Bally, J.L.No-14, appertaining to R.S. Dag No-3028, under R.S. Khatian No-2866, at North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, within Bally Nischinda Gram Panchayet, District-Howrah, Pin-711227, and also within the Jurisdiction of District Sub Registrar I & II and Additional District Sub Registrar at Howrah which is butted and bounded as follows:-

On the North- Property of Sri Santosh Ghosh;

On the South- Property of Smt. Anjana Mukherjee;

On the East- 17 feet wide Panchayet Road ;

On the West- Panchayet Drain;

SECOND SCHEDULE ABOVE REFFERRED TO

(Description of sold out Flat)

Within First Schedule Mentioned property ALL THAT self contained residential **FLAT** Being No. '4B' on the **Fourth floor** measuring **750** Square feet (including 20% super built up area) be the same a little more or less

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carpet area 583 sq.ft, comprising of Three bed rooms, one kitchen, two bath, privy and one balcony with lift facility together with all rights of use of common areas of building and undivided impartible proportionate part and share of the land Lying comprised within the Mouza Bally, J.L.No-14, appertaining to R.S. Dag No-3028, under R.S. Khatian No-2866, at North Ghosh Para, Post Office-Ghosh Para, Police Station-formerly Bally at present Nischinda, within Bally Nischinda Gram Panchayet, District-Howrah, Pin-711227. and also within the Jurisdiction of District Sub Registrar I & II and Additional District Sub Registrar at Howrah, being butted and bounded as follows :-

On the North : Flat No 4A
On the South : Open to sky
On the East : Open to sky
On the West : Flat No 4C

THIRD SCHUDLE ABOVE REFERRED TO

(COMMON MAINTENANCE)

1. The cost of maintaining, replacing, white washing, painting, rebuilding, decorating the main structure of the said building including the exterior thereof and in particular the common

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portion of the roof,terrace,landing, staircase of the building structures, main water pipes with motor pumps, tube well and electrical wires, sewage, drains, transformer and all other common parts of the fixtures and fittings and equipment under or upon the building enjoyed or used in common by the occupiers thereof.

2. The cost of cleaning and lighting the main entrance passage, landings, stair case, main walls and other parts of the building and enjoyed or used in common by the occupiers thereof.
3. The salaries of caretakers, chowkidars, plumbers, sweepers etc., if employed.
4. The cost of working repairs, replacement and maintenance of lights, works including all other service charges for services rendered in common to all other occupiers.
5. Municipal and other taxes.
6. All electricity charges payable in common for the said building.
7. Such other expenses, including, printing and stationary as also all litigations expenses incurred in respect of any dispute with the Municipality or any other authority/Government/Insurance Company in relating to the same as deemed by the committee will be entrusted with the management and to up keep the said building.

FOURTH SCHUDLE ABOVE REFERRED TO
(COMMON PORTION)

A. Common path, passages and main entrance to the premises and the building becoming boundary and main Gates.

B. Drainage, Sewerage, all pipes and other installations for the same except only those as are installed within the exclusive area of my unit and/or exclusively for its own use. Common living area(if any), low tension and/or high tension electrical installation and its room (if any) , all electrical wirings and other fittings excluding only those are installed with the exclusive area of any unit and/or exclusively for its use).

C. Stair case landings and/or midland on all floors of the building.

D. Water pumps, water pump rooms, water reservoir (save only those which are exclusively within and for use of any particular unit) in and/or to in respect of the building.

E. Such other common parts, areas, equipment, installations units in common with the co-owners including the roof and/or terrace for domestic use and parapet walls of the building.

FIFTH SCHUDLE ABOVE REFERRED TO
(USEAGE OF THE COMMON PORTION OF THE FLAT)

a. To keep the flat and every part thereof and all fixtures and Fittings therein exclusively for the unit properly shall keep in neat and clean condition.

b. To use the common portion and area quietly and peaceably only for the purpose of residence.

SIXTH SCHUDLE ABOVE REFERRED TO

(THE PURCHASER SHALL NOT DO)

- a. To obstruct the Association after formation for maintaining any acts relating to common purpose.
- b. To violate any terms and conditions and rules and regulation for maintenance of the building.
- c. To injure/harm or damage the common portion or any other units of the building by making any alteration or withdrawing any support or otherwise.
- d. To carry and store any obnoxious, injurious, dangerous inflammable articles or things and also shall not use the unit for any illegal or immoral purpose.
- e. To throw or to accumulate or cause to be thrown or accumulated any dust, ashes rubbish or other used articles in to the common portions save and expect at the place indicated therefore.
- f. To place or cause to be placed any articles or subject in common portions.
- g. To keep store any offensive, combustible, obnoxious, hazards or dangerous Article in the Unit/flat, or in or through the unit in the common portion.
- h. To put or to affix or draw any wires cables, pipes from and to/or through any common portion of the outside wall of the building or other flats.
- i. To keep any heavy articles or things which are likely to damage or cause to damage the floor or Operation of any machine or machineries other than home appliance.

- j. To Plant by storing earth on the roof and also shall not give any extra load either by erecting any wall inside the unit or by any means.
- k. To erect any construction on the roof of the said property.
- l. Shall not change the name of the Apartment, if any.

MEMO OF CONSIDERATION

Received from within named Purchaser a total sum of **21,75,000/- = (Rupees Twenty One Lacs Seventy Five Thousand only)** only towards price of the said Shop being the consideration money in full and final settlement in the following manner;-

<u>Date</u>	<u>By cash/cheque</u>	<u>drawn on</u>	<u>Amount</u>
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Total:- 21,75,000/- = (Rupees Twenty One Lacs Seventy Five Thousand only)

IN WITNESS WHERE OF both the parties put their respective signature and handed over on this day month and year first above mentioned.

SIGNED SEALED AND DELIVERED

In presence of

WITNESSES

MRS. DIPALI MUKHERJEE

Being represented by

SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE CONFIRMING PARTY

Drafted by me

**Advocate
Howrah Judges' Court
Enrollment No-**