

**DEED OF CONVEYANCE**

**District** : **Paschim Bardhaman**  
**Mouza** : **Arrah**  
**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 \_\_\_,20

BETWEEN

1) **SUDIP KUMAR BISWAS [Pan : AHEPB4694G]** son of Late Dilip Biswas, by Occupation Business, by faith : Hindu, by nationality : Indian, residing at 616, Green Park, 2<sup>nd</sup> Floor, Block – A, PS : Lake Town, Kolkata – 700 055, West Bengal

2) **BASUDEB NATH [Pan : ABKPN1842]** son of Late Hari Charan Nath, by occupation : Business, by faith : Hindu, by nationality : Indian, residing at B-12, Arrah, Kalinagar, PO : Arrah, Durgapur – 713212, PS : Kanksa, Dist : Paschim Bardhaman, West Bengal

3) **Mrs. SWAPNA CHAKRABORTY THAKUR [Pan : AJXPT7450R]** wife of Late Purnendu Chakraborty Thakur, by occupation : Housewife, by nationality : Indian, by faith : Hindu and residing at B-6/1, Arrah, Kalinagar, PO : Arrah, Durgapur 713212, PS : Kanksa, Dist : Paschim Bardhaman, West Bengal

4) **SAIKAT CHAKRABORTY THAKUR [Pan : ANTPT1443]** son of Late Purnendu Chakraborty Thakur, by Nationality Indian, by faith : Hindu, by occupation : Service, residing at B-6/1, Arrah, Kalinagar, PO : Arrah, Dist : Paschim Bardhaman, West Bengal, Pin – 713212 represent by their lawfully constituted attorney Partner of **SAI SATYAM ENGINEERS PRIVATE LIMITED [PAN – ABDCS6464K]**, having its registered office at 616, Green Park, 2<sup>nd</sup> Floor, Block-A, PS : Lake Town Road, Kolkata – 700 055, West Bengal, represented by its directors namely – 1) **SUDIP KUMAR BISWAS [Pan : AHEPB4694G]** son of Late Dilip Biswas, by Occupation Business, by faith : Hindu, by nationality : Indian, residing at 616, Green Park, 2<sup>nd</sup> Floor, Block – A, PS : Lake Town, Kolkata – 700 055, West Bengal, 2) **RABI GUHA [Pan : AJQPG8633C]** son of Bijoy Guha, by occupation : Business, by faith : Hindu, by nationality : Indian, residing at A-13/13, Arrah, Kalinagar, PO : Arrah, Durgapur – 713212, PS : Kanksa, Dist : Paschim Bardhaman, West Bengal [Vide Deed No. 230602817 for the year 2021 of Durgapur, Page from 72919 to 72950] herein after referred to as “**THE OWNER**” (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

AND

**SAI SATYAM ENGINEERS PRIVATE LIMITED [PAN – ABDCS6464K]**, having its registered office at 616, Green Park, 2<sup>nd</sup> Floor, Block-A, PS : Lake Town Road, Kolkata - 700 055, West Bengal (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** schedule below property originally belonged to Renuka Saha which she acquired by way of regd deed of sale being no. 4581 of 1976 and thereafter Renuka Saha transferred an area of 5.25 decimal by way of Regd Deed of Sale being no. 3224 of 1977 in favour of Basudeb Nath and name of Basudeb Nath duly recorded in the role of BL & LRO under khatian no. LR 990 and obtained Land use NOC of ADDA dated 13.09.2018

**WHEREAS** schedule below property originally belonged to Sanchita Roy which she acquired by way of regd. deed of Sale being No. 5791 of 1976 and thereafter Sanchita Roy transferred an area of 6.6 decimal by way of Regd Deed of Sale being no. 16641 of 1982 in favour of Purnendu Chakraborty Thakur and his name duly recorded in LR Records of rights under Khatian No. LR-837 and after demise of Purnendu Chakraborty Thakur his property develops upon his legal heirs namely Smt. Swapna Chakraborty Thakur and Saikat Chakraborty Thakur and their names duly recorded.

**WHEREAS** schedule below property originally belongs to Namita Ghosh which she acquired by way of regd. deed of sale being no. 4289 of 1966 and 4292 of 1966 and thereafter Namita Ghosh transferred an area of 3.25 katha by way of regd deed of sale being no. 4582 of 1976 in favour of Bhajan Rakshit and after demise of Bhajan Rakshit and his wife Basanti Rakshit and thereafter Bhaswati Rakshit transferred an area of 3.25 decimal by way of Regd Deed of Sale being no. 020607933 of 2019 in favour of Sudip Kumar Biswas duly recorded in LR Records of rights under Khatian No. LR 4919

And from the date of inheritance the present landowners are owning processing and seizing the schedule below properties without any encumbrances from any persons & interest as true and real owner with having unfettered power and authority.

**ANDWHEREAS** the land owners desire to develop the "A" Schedule Property by construction of multistoried building or as per sanction of Molandighi Gram Panchayat & Paschim Bardhaman Zilla Parisad up to maximum limit of floor and/or any other concerned authority/Authorities but due to paucity of fund and lack of sufficient times the Land Owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

**AND WHEREAS** the present landowner owning and possessing of a land measuring about **697.91 SQM/ 7509.60 SQFT/ 10.43 Katha** under Mouza : Arrah, J.L. No. 91, PS ; Kanksa, R.S. Plot No. 1586, L.R. Plot No. 2101, 2102 & 2103, L.R. Khatian No. 4919, 990, 5042 & 5043 under the jurisdiction of Molandighi Gram Panchayat, Dist : Paschim Bardhaman. The property more fully mentioned and describe in the First Schedule is



L.R. recorded property of the present owners (a) Renuka Saha she purchased vide deed No. 03224 of 1977, (b) Purnendu Chakraborty purchased vide deed No. 16641 of 1982 after demises of Purnendu Chakraborty Thakur transfer his record in favour of Smt. Swapna Chakraborty Thakur and Saikat Chakraborty Thakur (c) Sudip Kuamr Biswas purchased vide deed No. 020607933 of 2019 from A.D.S.R. Durgapur District – Paschim Bardhaman within the limit of Molandighi Gram Panchayat, which is developed by **SAI SATYAM ENGINEERS PRIVATE LIMITED**, by the way of registered deed of Development Agreement vide Deed No. 230602817 for the year 2021 duly registered at office of the A.D.S.R. Record as owners and also converted the character of land from Danga to Bastu vide Conversation Case No. CN/2019/2303/328, Case No. CN/2021/2303/290

**AND WHEREAS**, the Land Owners has been searched a Developer to develop the land described in the Schedule of this Development Agreement into a Multi-storied Building Complex without any basement for Residential Purpose (which property shall hereinafter for brevity's sake be referred to as the "**Schedule Property**")

**ANDWHEREAS** the land owners desires to develop the "A" Schedule Property" by constructing a multistoried building or as per sanction of Corporation up to maximum limit of floor as per sanction plan of the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developers for the said development works.

**ANDWHEREAS** the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, authority/ authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

("OWNER") is the absolute and lawful owner of piece and parcels of Bastu Land, The Plot of land measuring about total Area of **697.91 SQM/ 7509.60 SQFT/ 10.43 Katha** under Mouza : Arrah, J.L. No. 91, PS : Kanksa, R.S. Plot No. 1586, L.R. Plot No. 2101, 2102 & 2103, L.R. Khaitan No. 4919, 990, 5042 & 5043 under the jurisdiction of Molandighi Gram Panchayat,

Deed of Conveyance [GITANJALI ENCLAVE]

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SAI SATYAM ENGINEERS PRIVATE LIMITED



Director



Dist : Paschim Bardhaman., West Bengal, India, under (more fully and particularly mentioned and described in the First Schedule hereunder written), which is developed by **SAI SATYAM ENGINEERS PRIVATE LIMITED** both hereby agreed unto the proposal of the party of the Other Part upon receiving the consideration as claimed by the Party of the First Part in this regard and thereafter for acceding to the prayer made by the party of the Other Part in their representations as stated hereinbefore, sanction in terms of Plan bearing **vide Memo No. DE/PSBZP/1092 Dtd. 27/10/2021** has been issued by Molandighi Gram Panchayat.

**AND WHEREAS** We intend to get the same land for developed to a multi storied building for that purpose. We got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and we entered into a Development Agreement with **SAI SATYAM ENGINEERS PRIVATE LIMITED [PAN – ABDCS6464K]**, having its registered office at 616, Green Park, 2<sup>nd</sup> Floor, Block-A, PS : Lake Town Road, Kolkata – 700 055, West Bengal.

**AND WHEREAS** the Developer accepted the said proposal of land Owners as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of G+7 residential building on the said land and to make agreement to self and/or to sell to intending buyers only for the Developer's allocation of the new building as may be deemed first and proper by the Developer excepting the proportions of the newly constructed building which will be kept reserved for the land owners as per terms and conditions mentioned below :-

**AND WHEREAS** the Land Owners and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY THE PARTIES AS FOLLOWS :-

BUILDING shall means maximum limit of floors consisting of as many as flats shops, garages etc to be constructed according to the plan including any modification and/or addition sanctioned by the Malandighi Gram Panchayat duly approved by the form time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building hereinafter referred to as the SAID "BUILDING|

**WHEREAS** the First party & Second Party entered into a Development Agreement on **A.D.S.R. Durgapur Vide Development Agreement Deed No. 230602817 for the year 2021, Page No. 72919 to 72950, Volume No. 2306-2021 and A.D.S.R. Durgapur Vide Development Power of Attorney Deed No. 230603211 for the year 2021,**



Page No. 95989 to 96013, Volume No. 2306-2021 and construction of multistoried building consisting of Flat /Apartment along with car parking etc.

AND WHEREAS the plan has been sanctioned and approved by **Molandighi Gram Pnachayat** for the construction of (G + 7) storied building as per **vide Memo No. DE/PSBZP/1092 Dtd. 27/10/2021**

AND WHERE AS the purchaser being interested to purchase a flat in the **"GITANJALI ENCLAVE"** 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 **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur - 713212 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 they 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., KANKSA during settlement And further that the purchaser shall Deed of Conveyance [GITANJALI ENCLAVE]

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SAI SATYAM ENGINEERS PRIVATE LIMITED

*Sudip W. Boria*

Director

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.

#### **FIRST SCHEDULE**

##### **(Said Land)**

All that piece and parcel of Bastu Land measuring **697.91 SQM/ 7509.60 SQFT/ 10.43 Katha** under Mouza : Arrah, J.L. No. 91, PS : Kanksa, R.S. Plot No. 1586, L.R. Plot No. 2101, 2102 & 2103, L.R. Khaitan No. 4919, 990, 5042 & 5043 under the jurisdiction of Molandighi Gram Panchayat, Dist : Paschim Bardhaman., West Bengal, India.

##### **BUTTED AND BOUNDED BY:**

**ON THE NORTH** : Land of Ajit Nandi & Biman Mukherjee

**ON THE SOUTH** : 12 Ft Wide Metal Road

**ON THE EAST** : House of Sunil Pandey

**ON THE WEST** : 36 Ft Wide Metal Road

#### **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 **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212 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 **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.



2. Corridors of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212 (Save inside any unit).
3. Drains & Swears of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212 (Save inside any unit).
4. Exterior walls of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.
5. Electrical wiring and Fittings of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212 (Save inside any unit).
6. Overhead Water Tanks of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.
7. Water Pipes of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.
8. Lift Well, Stair head Room, Lift Machineries of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.
9. Pump and Motor of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.

#### **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 **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.
2. Drains & Sewages of **"GITANJALI ENCLAVE"** at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212. (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 "GITANJALI ENCLAVE" at Arrah More, Kalinagar, PS : Kanksa, Durgapur – 713212.

**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

SAI SATYAM ENGINEERS PRIVATE LIMITED DIRECTOR SUDIP KUMAR BISWAS as a constituted Attorney of Sudip Kumar Biswas, Basudeb Nath, Swapan Chakraborty Thakur & Saikat Chakraborty Thakur

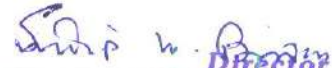
WITNESSES:

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SIGNED AND DELIVERED

By the OWNER (S)

SAI SATYAM ENGINEERS PRIVATE LIMITED

  
Director

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SIGNED AND DELIVERED

By the Developer (S)

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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