

e-Assessment Slip No – 20 / 2023

PRANAB KUMAR DE
herein As Proprietor
and as Developer of
ASHUTOSH CONSTRUCTION

DEED OF CONVEYANCE

In the matter of a BHK **FLAT** measuring **Sq. Ft.** including
Super Built area of the Floor, having **Flat no –** and
One **Car Parking Space** measuring **Sq. ft.** of
“ASHUTOSH APARTMENT”
under Vivekananda – I No Gram Panchayet,
at Lichutala, Post Office - Bholardabri,
Police Station & District - Alipurduar, West Bengal.

THIS DEED OF CONVEYANCE is made this the day of **2023**

DISTRICT	: Alipurduar
POLICE STATION	: Alipurduar
MOUZA	: CHECHAKHATA
AREA OF FLAT	: Square Feet including Super Built area at Floor along with One car parking space measuring Square Feet at Ground Floor of “ <i>ASHUTOSH APARTMENT</i> ” under Ashutosh Construction, Post Office – Bholardabri, Police Station - Alipurduar.
Total Consideration	: Rs. =00 (Rupees) Only

BETWEEN

LAND OWNERS:

SHRI PRANAB KUMAR DE, holding PAN Number – ADRPD4408R, Son of Late Ashutosh De, by Occupation – Business, residing at residing at Lichutala, Post Office – Bholardabri, Police Station & District – Alipurduar, Pin – 736123, WEST BENGAL, by faith Hindu, by Nationality - Indian hereinafter referred or called as the **LAND OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

DEVELOPER:

“**ASHUTOSH CONSTRUCTION**”, a Sole Proprietorship firm having its Registered Office at Lichutala, Post Office – Bholardabri, Police Station & District - Alipurduar, PIN – 736123, West Bengal, represented by its Proprietor **SHRI PRANAB KUMAR DE**, son of Late

Ashutosh De, residing at Lichutala, Post Office – Bholardabri, Police Station & District – Alipurduar, PIN – 736123 West Bengal, by Faith – Hindu, by Nationality – Indian and by Occupation – Business hereinafter called as the **“DEVELOPER / CONFIRMING PARTY”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

PURCHASER:

, son of , by faith – Hindu,
by Occupation – , by Nationality - Indian, resident of Village - ,
Post Office – , Police Station – , District - , PIN- ,
West Bengal, hereinafter called the **VENDEE / PURCHASER** (which expression unless be repugnant to the context be deemed to include all his legal heirs, representatives, successors, administrators and assigns) of the **THIRD PART**.

SHORT TITLE OR THE HISTORY OF PROPERTY: -

WHEREAS one namely Mukul Rani Dey of Chechakhata, Post Office – Alipurduar Junction, Police Station & District – Alipurduar was well entitled in possession of a piece of land measuring 0.36 acre (36 Decimal) under Mouza – Chechakhata, R.S. Plot Number 311, R.S. Khatian Number – 21, J.L. Number – 57, Police Station – Alipurduar by virtue of a Deed of Conveyance having permanent number I – 767 dated 16-02-1951 registered in the then Sub-Registrar, Alipurduar, District – Jalpaiguri (Presently Alipurduar) and duly mutated the same in her name at the Block Land & Land Reforms Office, Alipurduar – I in L.R. Plot Number – 477 and L.R. Khatian Number - 311 within the limits of Vivekananda – I Number Gram Panchayat.

ANDWHEREAS the said Mukul Rani Dey after acquiring the same she sold total land measuring 0.1685 acre or 16.85 Decimal to different purchasers vide multiple deed of conveyance registered at the Additional District Sub-Registrar, Alipurduar and within the remaining share of land she also donated 0.0765 acre or 7.65 decimals to her son namely Pranab Kumar De vide Gift Deed bearing Number 3426 dated 08-08-2006 (duly Mutated in his name in L.R. Khatian Number 1631) and land measuring 0.0600 acre or 6 decimals land to her daughter- in-law namely Sujata Dey vide Gift Deed bearing Number 3147 for the year 2006 (duly Mutated in her name in L.R. Khatian Number 1).

ANDWHEREAS the said Mukul Rani Dey died intestate on 02-02-2007 leaving behind her two sons namely (1) Shri Pradip Kumar Dey and (2) Shri Pranab Kumar De and her three daughters namely (1) Smt Gita Majumder, (2) Smt Rita Nag and (3) Smt Rina Dutta as her only remaining legal heirs in possession of her remaining share of land from above mentioned property measuring 0.0550 acre or 5.5 decimals.

ANDWHEREAS from the above said successors by successors-in-interest and in possession (1) Shri Pradip Kumar Dey, (2) Smt Gita Majumder, (3) Smt Rita Nag and (4) Smt Rina Dutta gifted their portion of land in favour of their brother namely Shri Pranab Kumar De by virtue two Gift deed registered at the Additional District Sub-Registrar, Alipurduar bearing Deed Number I-5007 and I-5009 dated 01-11-2017 and after accepting the gift he mutated the same in his present L.R. Khatian Number – 1631.

ANDWHEREAS Shri Pranab Kumar De gifted his portion of land measuring 0.0110 acre or 01.10 Decimals upon the property by successors-in-interest in favour of his brother namely Shri Pradip Kumar Dey by virtue of a Gift Deed bearing Number I-5006 dated 01-11-2017 and after accepting the gift from his brother he also mutated the same in L.R. Khatian Number 3148.

DEFINITIONS: -

NOWWHEREAS the Owner herein Shri Pranab Kumar De is sufficiently entitled to all those pieces or parcels of land or ground situate lying and being at Lichutala, Post Office

– Bholardabri, Police Station & District Alipurduar, PIN - 736123 (West Bengal) admeasuring 12 decimal or thereabouts acquired vide the abovementioned terms described more particularly in the Schedule hereunder written mutated and recorded in Land Reforms Khatian Number - 1631 corresponding to Revisional Settlement (R.S.) Plot Number – 311 and Land Reforms (L.R.) Plot Number - 477 of Mouza – Chechakhata, J.L. No. 57, Pargana Baksa, classified as Bastu, within the present limit of the Vivekananda – I Gram Panchayet, under Police Station - Alipurduar, in the District of Alipurduar, West Bengal(hereinafter for the sake of brevity referred to as the said property).

AND WHEREAS the owner herein as the Vendor of the First Part wants to exploit and construct a multi-storied residential building as the PROPRIETOR mentioned in Second Part and duly applied and got Sanction Building plan in his favour passed by Alipurduar Zilla Parishad vide Permission No **38/Plan/Engg/APDZP** dated 12-05-2023 and duly construct within his exclusive rights of development upon the said property.

AND WHEREAS the VENDOR as PROPRIETER / DEVELOPER develop the above-mentioned land to construct a multi-storied residential building and accordingly constructed G+4 storied residential Building under name and style “**ASHUTOSH APARTMENTS**” under his own representation namely Ashutosh Construction on the said land fully described in the schedule below, situated at Mouza – Chechakhata, Police Station & District – Alipurduar, PIN – 736123.

AND WHEREAS the Owner as proprietor herein entitled to contained erect and complete and / or cause to be constructed, erected and completed the building consisting of several self-contained Flat/ Unit/ Apartment/ Car Parking space capable of being held and/ or enjoyed / or transferred and/ or sale of Apartments independently on the said premises (hereinafter called the said “**ASHUTOSH APARTMENTS**”).

AND WHEREAS under the above scheme of development, the Developer as Proprietor herein has agreed to sale and the Purchaser/s herein has agreed to purchase ALL THAT

the Flat/ Unit/ Apartment on the **FLOOR** admeasuring an area **Square Feet**
of Super Built-up area more or less and One Car Parking Space admeasuring **Sq. Ft.**
at **Ground floor** along with undivided proportionate share of land attributable to the said
flat of the newly constructed building at the said premises more fully described in the
SECOND SCHEDULE hereunder written against the total consideration value of Flat
Rupees /- (Rupees) only free from all
encumbrance.

At or before entering into this agreement the purchasers have:

- a) Fully satisfied himself as to the title of the owner and right of the Developer.
- b) Inspected the said Deeds and documents and understood the contents and purports thereof.
- c) Inspected the map or plan sanctioned by the Alipurduar Municipality.
- d) Satisfied himself as to the total area comprised in the said Flay / Unit.
- e) Satisfied himself as to the materials/ specifications to be used in construction of the said Flat/ Unit/ Building.
- f) Fully satisfied himself as to the authority of the Developer herein to sell and transfer the said Flat / Unit and the properties Appurtenances thereto and have agreed not to raise any objection whatsoever or howsoever.

NOW THIS INDENTURE WITNESSETH THAT: -

In pursuance of the Development Right and the Agreement for sale and in consideration of the sum of Rupees 31,86,800/- (Rupees Thirty-one Lakh Eighty-six Thousand and Eight Hundred) only paid by the Purchaser/s to the Vendor/Developer at or before the execution of these presents (the receipt whereof the Vendor/Developer doth hereby and well as by the memo hereunder written admits and acknowledge towards the construction costs of the Unit of the proportionate share of the land along with the common portions (proportionately) and of and from the payment of the same and every part thereof for ever release discharge and acquit the Purchaser/s and the

said Unit and the properties appurtenant thereto), the Vendor/Developer doth hereby grant, sell, convey, transfer assign and assure unto the Purchaser/s and the Vendor as Developer doth hereby confirm such sale of ALL THAT the Flat/ Unit/ Apartment on the . Floor, admeasuring an area Square Feet of Super Built-up area more or less and One Car Parking Space admeasuring Sq. Ft. at Ground floor along with undivided proportionate share of land attributable to the said Flat of the new constructed building known as "ASHUTOSH APARTMENT") at the said premises as more fully described in the SECOND SCHEDULE hereunder written TOGETHER WITH all yards, areas, sewers, drain, water, water courses, paths, passages, right, light liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or in any wise appertaining thereto or that the same or any part thereof is usually held, used, occupied, enjoyed or accepted or reputed or known as part or parcel or member thereof or appurtenant thereto AND all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor/Developer into upon or in respect of the said Unit and properties appurtenant thereto including the undivided share and the reversion or reversions, remainder or reminders and all rents issues and profits thereof **AND ALSO TOGETHER WITH** the free unfettered, transferable and heritable right to have the Unit and the common portions proportionately constructed and made habitable and tenantable and to own use occupy and enjoy the same as absolute owner thereof **AND ALSO TOGETHER** with the easements or quasi easements and other stipulations and provisions in connection the beneficial use and enjoyment of the Unit hereunder written **TO HAVE AND TO HOLD** the same and every part thereof and all other properties rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser absolutely and forever free from all encumbrances liens Lis pendens and attachments whatsoever BUT SUBJECT to the purchaser/s covenant herein contained AND ALSO EXCEPTING AND RESERVING unto the Vendor/Developer and the co-owner's such easement and quasi easements rights and privileges.

II. THE VENDOR DOETH HEREBY CONVENENT WITH THE PURCHASER/S as follows: -

- i) That notwithstanding any act deed matter or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully and absolutely seized and possessed or and / or otherwise well and sufficiently entitled to the Undivided share and all other properties benefits and rights and each and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured unto and to the purchaser/s in the manner aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever to alter, defect, encumber or make void the same.
- ii) AND THAT notwithstanding any such act deed matter or thing whatsoever done as aforesaid the Vendor now hath good rightful power and absolute authority to grant sell convey transfer assign and assure the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assure unto and to the purchaser/s in the manner aforesaid according to the true intend and meaning of these presents.
- iii) AND THAT the Purchaser/s shall and may from time to time and at all times hereafter peaceably and quietly hold, possess, used and enjoy the said Unit and the properties appurtenant that to including the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser/s in the manner aforesaid and to receive all rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim and demand whatsoever from or by the Vendor or any person lawfully or equitably claiming from under or in truest for the Vendor and thus the Purchaser/s becomes the absolute owner of the Flat with right to transfer, sell, mortgages, lease, gift, exchange or to let out the said Flat in part or in full.
- iv) AND THAT the said Unit and the properties appurtenant thereto including the

undivided share and all other properties benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances, liens, lis pendens, attachments, leases, uses, debitters or trusts maid or suffered by the Vendor or any person having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

- v) AND THAT the Vendor shall indemnify and keep the Purchaser/s saved harmless and indemnified against all estate, charges, encumbrances, liens, lis pendens, attachments use, debitters, trusts, created or made by the vendor or any person lawfully or equitably or rightfully claiming as aforesaid from the vendor and all claims, demand, action and proceedings as may be occasioned by reason thereof.
- vi) AND FURTHER THAT the Vendor and all person having or rightfully claiming any estate or interest in the undivided share or any part thereof from time to time and at all times hereafter at the request and at the costs of the purchaser do and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser/s in the manner aforesaid as shall or maybe reasonably required by the Purchaser/s.
- vii) AND ALSO, THAT the vendor have not at any time done or executed or knowingly suffered or being party or privy to any act deed matter or thing whereby the undivided share and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or maybe impeached encumbered or suffered in title.

III. AND THE DEVELOPER DOTH HEREBY CONVENENT WITH THE PURCHASER/S as follows:

- i) That the Developer has duly completed the construction of the Unit for and on behalf of the Purchaser/s wholly and the common portions for and on behalf of the co-owners proportionately and has since delivered vacant possession of the Unit to the

- c) The Purchaser/s shall observe fulfil and perform all the rules and regulation as maybe framed for the beneficial use and enjoyment of the Unit and for the common purposes by the Developer, Vendor and / or the co-owners.
- d) That the Purchaser/s inspected the title in respect of the said land and also the Building and the Unit and its fully satisfied about the same and the construction of the building including the Unit and the common portions.
- e) To cooperate with the developer and the co-owners in the acts relating to common purposes.
- f) To allow the developer and its workmen to enter into the Unit and the other parts for caring out the works required for common purposes upon reasonable notice to the Purchaser/s.
- g) To pay proportionate share of the common expenses regularly and punctually.
- h) To pay regularly and punctually all outing and the revenue rates and taxes in respect of the Unit and the land and the common portion proportionately for the period after date of delivery.
- i) To pay regularly for all changes for the electricity consumed in the said Unit wholly and the common parts proportionately.
- j) To keep and maintain the Unit periphery walls, partition walls, sewers, drains pipes and appurtenances within the Unit in a good state of repair and conditions.
- k) Not to use the Unit to permit use of the same for any other purpose other than for residential purpose.
- l) Not to store in the Unit any goods or hazardous or combustible nature or which are heavy as to affect the construction or the structure of the said building or any part thereof save as be required for normal residential purposes.
- m) Not to do anything in the said Unit which may cause or tend to cause damage to any

- flooring or ceiling or any Unit over or below or adjacent to the said Unit or in any manner interfere with the use and enjoyment thereof or any open space passage, stairs, landings or other amenities available for common use.
- n) Not to demolish the Unit or any part thereof nor at any moment make or cause to be made additions or alterations of whatsoever nature to the said Unit or any part thereof which may cause inconvenience to the co-owners and contradictory to the sanctioned Plan.
- o) Not to change the outer elevation of the building or decorate the exterior of the Unit otherwise than in the manner similar to which the same is at present decorated.
- p) All payments to be made by the Purchaser/s as mentioned above shall be made from time to time and within seven days of a bill of demand being sent to the Purchaser.
- q) So long as the said Unit and be not separately assessed for Municipal revenue rates and taxes, the Purchaser/s shall pay to the Developer proportionate share of the Municipal Revenue rates and taxes as be assessed for the land and the building and the liability for such payment by the Purchaser to the Developer shall accrue from the date of deliver.
- r) The Purchaser/s shall have no right to park any two-wheeler on the court yard of the said premises.
- s) That after registration of the flat in favour of the purchaser/s and / or other Flat owners will form a SOCIETY for the said building.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(SCHEDULE 'A' / SAID PREMISES)**

ALL THAT piece and parcel of the land measuring an area 12 Decimals be the same a little more or less lying and situated at **Mouza – Chechakhata**, Jurisdiction List Number (J.L.) – 57, pargana Baksa, Block Land & Land Reforms Office Alipurduar- I

under Revisional Settlement (R.S.) Khatian Number – 21, Land Reforms (L.R.) **Khatian Number – 1631**, in Revisional Settlement (R.S.) Plot Number – 311, Land Reforms (L.R.) **Plot Number - 477** within the present limit of the Vivekananda – I No Gram Panchayet, under Alipurduar Police Station, in the District of Alipurduar, West Bengal and the said land is butted and bounded by:-

ON THE NORTH :- Panchayet **Pucca Road** and Land of **Sujata De**,
ON THE SOUTH :- House of **Late Sudhir Som**,
ON THE EAST :- Land of **Pradip Kumar De** and **Kalyani Paul &**
ON THE WEST :- **B.F. Road** and **PWD Land**.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID UNIT PURCHASED BY
/ SCHEDULE 'B')**

ALL THAT the **BHK Flat / Unit/ Apartment** on the **FLOOR**, having **Flat Number –** , admeasuring an area **Square Feet including Super Built-up area** more or less and One **Car Parking Space** admeasuring **Sq. Ft. at Ground floor** in the new G+4 building known as “**ASHUTOSH APARTMENT**” described herein under along with undivided proportionate share of land attributable to the said Flat with right to use the common portion of the said new building at Lichutala (Chechakhata), within the present limit of the Vivekananda – I No Gram Panchayet, under Alipurduar Police Station, in the District of Alipurduar, West Bengal.

**THE THIRD SCHEDULE ABOVE REFFERRED TO
(SPECIFICATION OF THE FLAT / SCHEDULE 'C')**

- I. **STRUCTURE:** Building Designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority;
- II. **EXTERNAL WALL:** 8- or 5-inch-thick wall and Plastered with Cement Mortar;
- III. **INTERNAL WALL:** 5- or 3-inch-thick wall and Plastered with Cement Mortar;

- IV. **FLOORING:** All the Flooring will be of floor tiles 2X2 feet with 4/6-inch skirting, including Kitchen and Toilet;
- V. **KITCHEN:** Cooking platform and sink will be of SS, black stone/3-inch casting, 2.5 feet Glazed Tiles above the platform to protect the oil spot and 1 (One) S.S. make C.P. bib cocks' point will be provided;
- VI. **TOILET AND OTHERS:** Commode with E.W.C. Cistern in Common Toilet and another of western type commode with PVC cistern in privy along with two S.S. make C.P. bib cocks' point, Hot and Cold plumbing water lines in common washroom, single plumbing waterline in attached washroom, One Shower point will be provided. One Wash hand Basin in Dining Space and Loft Doors will be of Standard PVC Make;
- VII. **DADO/SKIRTING:** The toilet dado up to loft height with 6.5 feet glazed tiles of standard brand;
- VIII. **BALCONY:** 3.5 feet railing; (if any)
- IX. **DOORS:** All Doors Frame of good quality Sal/Kapor Wood and all other will be of Bhutan Board Flush Door and Peephole in Main Entrance Door and One standard quality lock;
- X. **WINDOW:** Aluminium Frame Sliding/Open type with M.S. Grill and Glass Covering;
- XI. **SANITARY SYSTEM:** Complete with Standard P.V.C. Pipe for all Fittings;
- XII. **ELECTRICAL WORKS:** Full Concealed Wiring with Standard (i.e., Pritam) PVC Insulated Copper Conduct;
- In Bed Rooms, 2 (Two) Light Points, 2 (Two) 5 Amp Plug Point and 1 (One) Fan Point. 1 (One) A.C. Point should be provided in Master Bed Room;
- In Dining/Living Room, 3 (Three) Light Points, 2 (Two) Fan Points, 1 (One) 5 Amp Plug Point, 2 (Two) 15 Amp Plug Point;
- In Kitchen, 1 (One) Light Points, 1 (One) Exhaust Fan/Chimney Point (15 Amp), 2 (Two) 5 Amp Plug Point;
- At Toilet, 1 (One) Light Point, 1 (One) Exhaust Fan Point in each toilet and 1 (One) Geyser Point in One Toilet;
- At Balcony, 1 (One) Light Point, 1(One) 5 Amp Plug Point; (if any)
- One Light Point on the top of the Basin at the dining/living;

One Light Point at outside of the Main Door;
One Calling Bell Point outside of the Main Door;
Lift Arrangement with all facilities;

XIII. **PAINTING:** Inside wall of the Flat will be Putty/Paris Finish and External wall with proper Water Proofing with Standard Material and Colouring;

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(THE COMMON AREAS / SCHEDULE 'D')**

1. AREA:

Open and / or covered paths and passages save and except the areas exclusively reserved for the other Purchaser / Purchasers.

Lobbies and stair cases and roof.

Lift machine room.

Durwans Quarters, if any.

2. WATER AND PLUMBING:

Water overhead reservoirs, water tank, water pipes (save those inside any Unit)

3. ELECTRICAL INSTALLATION:

Writing and accessories for lighting of common area.

Pump, Motor and Generator

Lift and Lift machine.

4. DRAINS:

Drains, sewers, pipes and septic tank.

5. OTHERS:

Other common areas and installations and / or equipment's as are provided in the new building for common use and / or enjoyment.

Save and except as aforesaid all open / covered spaces and portions of the new building shall absolutely belong to the developer who shall be absolutely entitled to deal with or transfer the same without any objection or interference from the Purchasers or any person claiming through them.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES / SCHEDULE 'E')**

1. **MAINTENANCE:** All cost of maintaining, operating, replacing, repairing, whit-

washing, painting, decorating, re-decorating, re-building, re-constructing, lighting and renovating the common areas, including the exterior or the interior (but not inside of any Unit) walls of the said building.

2. **OPERATIONAL:** The changes for the electrical energy consumed and all other expenses for running and operating all the machinery, equipment and installations comprised in the common areas including pumps and other common installation including their license fees, taxes and other levies (if any) and the lights of the common areas.
3. **STAFF:** The salaries of and all other expenses on the staff to be employed for the common purposes, viz. Manager, clerks, security personnel, lift man, sweepers, plumbers, electricians etc. including their requisites bonus and other emoluments and benefits.
4. **ASSOCIATION:** Shall mean establishment and all other expenses of the association, including its formation, office and miscellaneous expenses and also similar expenses of the developer until handing over maintenance to the association.
5. **INSURANCE:** All expenses for insuring the said building and / or the common areas, inter alia against earthquake, fire, mob violence, damages, civil promotion etc.
6. **FIRE FIGHTING:** Costs of installing and operating the firefighting equipment's and personnel, if any.
7. **COMMON UTILITIES:** All charges and deposits are for supplies of common utilities to the co-owners, in common.
8. **LITIGATION:** All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common areas.
9. **RATES AND TAXES:** Municipal tax, multi-storeyed building tax, water tax and other levies in respect of the land and the said building SAVE those separately assessed on the Purchasers.
10. **RESERVES:** Creation of fund for replacements, renovation and other periodic

IN WITNESS WHEREOF the parties hereto have set and subscribed their respected signatures in good and sound health and mind on this the day of **2023**.

SIGNED SEALED AND DELIVERED AT ALIPURDUAR IN PRESENCE OF:

WITNESSES: -

1.

2.

PRANAB KUMAR DE
herein As Proprietor
and as Developer of
ASHUTOSH CONSTRUCTION

Signature of the **PURCHASER/S**

Drafted by me as per instructions of the parties and typed in my office on 1 page of N.J. Stamp and 17 pages of Demy and then read over and explained to all the parts of this deed by me in presence of the witnesses.