

**MASTER COPY**

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made on this the \_\_\_\_\_ day of \_\_\_\_\_ of the year \_\_\_\_\_ A.D.

**BETWEEN**

**Contd. ... Page 2**

Subarna Enterprise

*Swapan Kumar Saha*

Proprietor

**(1) SHRI ARDHENDU SEKHAR CHOWDHURY (PAN : APKPC7994L)** (**Mob. No. - 8926431080**), son of Late Prodyut Kumar Chowdhury, by faith – Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at C/21, Nayabad Avenue, Purbasha, Near Hatibari, P.O. – Panchsayar, Kolkata – 700094, P.S. – Panchsayar (Previously Purba Jadavpur), District – South 24 Parganas, West Bengal and **(2) SHRI BIDYUT KUMAR CHOWDHURY (PAN : ACFPC5518C) (Mob. No. - 9830681691)**, son of Late Prodyut Kumar Chowdhury, by faith – Hindu, by Occupation – \_\_\_\_\_, by Nationality and Citizenship – Indian, residing at C/21, Nayabad Avenue, Purbasha, Near Hatibari,, P.O. – Panchsayar, Kolkata – 700094, P.S. – Panchsayar (Previously Purba Jadavpur), District – South 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **“OWNERS/VENDORS”** (which terms or expressions shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include each of their respective heirs, executors, administrators, successors, legal representatives and/or assigns etc) of the **FIRST PART**.

The **Owners/Vendors** of the **First Part** herein are **represented by** their lawfully Constituted Attorney, named; **SHRI SWAPAN KUMAR SAHA (PAN – AVFPS3548D)**, son of Late Madhab Chandra Saha, by faith – Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at Flat No. 31, 3<sup>rd</sup> Floor, “Madhab Niloy Apartment”, 38, Sree Nagar Main Road, P.O. – Panchasayar, Kolkata – 700094, Police Station – Narendrapur (previously Sonarpur), District – South 24 Parganas, West Bengal, being the **Proprietor** of **“SUBARNA ENTERPRISE”**, a Proprietorship concern, having its Office at “Madhab Niloy Apartment”, Ground Floor, 38, Sree Nagar Main Road, P.O. – Panchasayar, Kolkata – 700094, Police Station – Narendrapur (previously Sonarpur), District – South 24 Parganas, West Bengal, vide

Development Power of Attorney, dated 15/12/2021, being registered in the Office of the D.S.R. – V South 24 Parganas and therein recorded in Book No. I, Volume No. 1901-2022, Pages from 23396 to 23469, being Deed No. 190110021 for the year 2021.

**- AND -**

**“SUBARNA ENTERPRISE”**, a Proprietorship Concern, having its Office at “Madhab Niloy Apartment”, Ground Floor, 38, Sree Nagar Main Road, P.O. – Panchasayar, Kolkata – 700094, Police Station – Narendrapur (previously Sonarpur), District – South 24 Parganas, West Bengal, represented by its **Sole Proprietor**, named; **SHRI SWAPAN KUMAR SAHA (PAN – AVFPS3548D)**, son of Late Madhab Chandra Saha, by faith – Hindu, by Occupation – Business, by Nationality and Citizenship – Indian, residing at Flat No. 31, 3<sup>rd</sup> Floor, “Madhab Niloy Apartment”, 38, Sree Nagar Main Road, P.O. – Panchasayar, Kolkata – 700094, Police Station – Narendrapur (previously Sonarpur), District – South 24 Parganas, West Bengal, hereinafter called and referred to as the **“DEVELOPER/ CONFIRMING PARTY”** (which terms or expressions shall unless excluded by or repugnant to the subject and/or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns etc.) of the **SECOND PART**.

**-AND-**

..... **(PAN - .....**),  
son of ....., by faith – Hindu, by Occupation - Service , by  
Nationality and Citizenship – Indian, residing at  
.....  
.....

hereinafter referred to as the “**PURCHASERS**” (which term or expression shall unless excluded by or repugnant to the context and/or subject be deemed to mean and include each of their heirs, successors, executors, administrators, legal representatives and/or assigns etc.) of the **THIRD PART**.

**1. WHEREAS** One Naba Kishore Mondal (since deceased) & Raj Kishore Mondal (since deceased) of Baoali under Police Station – Budge Budge in the then 24 Parganas, were Sattyo Dakholi owners of vast quantum of Land in District – 24 Parganas (now Sourth 24 Parganas), Police Station – Sadar Tollygunge, thereafter, Jadavpur, at present Purba Jadavpur under the jurisdiction of the then Sub-Registration Office – Alipore, Pargana – Khaspur, R.S. No. 3, J.L. No. 25, Mouza – Nayabad, Collectorate Touzi No. 56, District Settlement (C.S.) Khatian Nos. 5 & 6 AND ALSO Land in District – 24 Parganas (now Sourth 24 Parganas), Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, at present Purba Jadavpur, Collectorate Touzi No. 56, J.L. No. 26, Mouza – Chakgaria, District Settlement (C.S.) Khatian Nos. 11 & 14.

**2. AND WHEREAS** with regard to the aforesaid Land, a Partition Suit, vide Title Suit No. 16 of 1941 was filed in the court of the Learned Sub-Judge, 3<sup>rd</sup> Court, Alipore.

**3. AND WHEREAS** The Suburban Agricultural Dairy and Fisheries Limited (a Company registered under the Companies Act) was the Plaintiff of the above Title Suit. Kumud Krishan Mondal and Others were the Defendants of the said Title Suit. Amongst the Defendants, one Sarat Chandra Mondal (since deceased) was Defendant No. 8 of the said Title Suit.

**4. AND WHEREAS** the said Learned Court, upon contest of the Parties to the said Partition Suit, passed Preliminary Decree & Final Decree in favour of the Plaintiff and Defendant No. 16.

**5. AND WHEREAS** the said Learned Court, upon contest of the Parties to the said Partition Suit, passed Preliminary Decree in favour of the Other Defendants including Defendant No. 8. Thus, said Sarat Chandra Mondal, being the Defendant No. 8 of the said Partition Suit got Preliminary Decree in respect of more or less 29 (twenty nine) Bighas of Land.

**6. AND WHEREAS** thereafter, said Sarat Chandra Mondal, being the Defendant No. 8 of the said Partition Suit, died intestate leaving behind surviving him (1) Shri Amiya Gopal Mandal (son), (2) Shri Madan Gopal Mandal (son), (3) Smt. Usha Rani Bhandari (daughter), (4) Smt. Pushpa Rani Das (daughter), (5) Smt. Prabha Rani Das (daughter) and (6) Smt. Nibha Nani Mondal (wife).

**7. AND WHEREAS** after the death of said Sarat Chandra Mondal, his aforesaid Legal heirs were substituted as Defendants in his place in the aforesaid Partition Suit in the manner as follows:-

8 (Ka) Shri Amiya Gopal Mandal, 8 (Kha) Shri Madan Gopal Mandal, 8 (Ga) Smt. Usha Rani Bhandari, 8 (Gha) Smt. Pushpa Rani Das, 8 (Uma) Smt. Prabha Rani Das and 8 (Cha) Smt. Nibha Nani Mondal.

**8. AND WHEREAS** upon being substituted in the said Partition Suit, the said Legal Heirs of deceased Sarat Chandra Mondal, contested the said Partition Suit and they & Other Defendants filed Application before the said Learned Court for dividing their own shares and as per Pleader Commissioner's Report, upon hearing of the said Application, the said Learned Court passed Final Decree in favour of the Defendants mentioned therein including the aforesaid Legal Heirs of the aforesaid Sarat Chandra Mondal (since deceased), being the Original Defendant No. 8 of the said Partition Suit. The said Final Decree was passed by the said Learned Court on 4<sup>th</sup> June, 1971, which is reflected in Order No. 546, dated; 14<sup>th</sup> July, 1971 passed by the said Learned Court in connection with the said Partition Suit.

**9. AND WHEREAS** in terms of the said Final Decree, the said substituted Defendants in place of deceased Sarat Chandra Mondal, got more or less 29 (twenty nine) Bighas of Landed Property.

**10. AND WHEREAS** thereafter, Original Defendant No. 8, deceased Sarat Chandra Mondal's aforesaid Legal Heirs filed Execution Case, vide Execution Case No. 22 of 1971, which was finally disposed of, on the 24<sup>th</sup> day of April, 1972. As per Order of the said Execution Case, with the help of Pleader Commissioner and Process Server and in presence of Other Co-Sharers without any hindrance, the Original Defendant No. 8, deceased Sarat Chandra Mondal's aforesaid Legal Heirs got **Physical Possession** of their share which is shown as "Da" marked Plot in the Partition Plan.

**11. AND WHEREAS** while being in peaceful possession and occupation of the aforementioned Landed Properties, the aforesaid Original Defendant No. 8, deceased Sarat Chandra Mondal's aforesaid Legal Heirs, namely; (1) Shri Amiya Gopal Mandal, (2) Shri Madan Gopal Mandal, (3) Smt. Usha Rani Bhandari, (4) Smt. Pushpa Rani Das, (5) Smt. Prabha Rani Das and (6) Smt. Nibha Nani Mondal jointly executed a Bengali Saaf Bikroy Kobala, dated; 09<sup>th</sup> June, 1972 in favour of Shri Kanti Ranjan Chakraborty, son of Late Nalani Mohan Chakraborty and the said Bengali Saaf Bikroy Kobala was registered in the Office of the Sub-Registrar, Behala and therein recorded in Book No. – I, Volume No. 34, Pages from 224 to 233, being Deed No. 2157 for the year 1972 and thereby the said Shri Amiya Gopal Mandal and Others sold, conveyed and transferred more or less 29 (twenty nine) Bighas of Landed Property in Hal (R.S.) Dag No. 110 within Mouza – Nayabad (which is shown within Plot No. "Da" in the said Partition Plan) out of their Properties in Sabek (C.S.) Khatian Nos. 5 & 6 and Hal (R.S.) Khatian No., 139, Sabek (C.S.) Dag No. 31 and Hal (R.S.) Dag No. 110.

**12. AND WHEREAS** in the manner stated hereinabove, the said Shri Kanti Ranjan Chakraborty, son of Late Nalani Mohan Chakraborty, became the Owner and Possessor of more or less 29 (twenty nine) Bighas of Landed Property as stated above.

**13. AND WHEREAS** after purchasing the aforementioned more or less 29 (twenty nine) Bighas of Landed Property, said **Shri Kanti Ranjan Chakraborty**, son of Late Nalani Mohan Chakraborty **sold, conveyed and transferred** out of the above mentioned Property, Land measuring more or less **9 (nine) Cottahs 2 (two) Chittaks**, lying and situated in Pargana – Khaspur, Mouza – Nayabad, J.L. No. 25, R. S. No. – 3, District Collectorate Touzi No. – 56, comprised in Sabek (C.S.) Khatian Nos. – 5 & 6, Hal (R.S.) Khatian No. – 139 appertaining to Sabek (C.S.) Dag No. – 31, Hal (R.S.) Dag No. – 110, Plot No. – 21 under Scheme “C” Sector, Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, at present Purba Jadavpur, District – South 24 Parganas to **Renukana Chowdhury**, wife of Prodyut Kumar Chowdhury, by virtue of Bengali Saaf Bikroy Kobala, dated; 09/06/1972, which was registered in the Office of the Joint Sub-Registrar of Alipore at Behala and therein recorded in Book No. – I, Volume No. – 37, Pages from 143 to 148, being **Deed No. 2167 for the year 1972.**

**14. AND WHEREAS** after purchasing the aforesaid Landed Property, said Renukana Chowdhury got her name **mutated** in respect of the aforesaid Landed Property purchased by her, in the records of the then Calcutta Municipal Corporation (Jadavpur Unit) against **Premises No. 416, Nayabad**, Calcutta - 700094 and started paying rates and taxes against **Assessee No. 311090804162.**

**15. AND WHEREAS** while remaining in peaceful possession and occupation of the above mentioned Landed Property said **Renukana Chowdhury, gifted, conveyed and transferred** from out of her abovementioned Property, an area of Land measuring more or less **2**

**(two) Cottahs 2 (two) Chittaks**, lying and situated in Mouza – Nayabad, J.L. No. 25, R. S. No. – 3, District Collectorate Touzi No. – 56, comprised in Sabek (C.S.) Khatian Nos. – 5 & 6, Hal (R.S.) Khatian Nos. – 139, Hal (R.S.) Dag No. – 110, Plot No. P-21/A, Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, at present Purba Jadavpur, within the ambit of Kolkata Municipal Corporation, District – South 24 Parganas to her son **Ardhendu Sekhar Choudhury**, son of Prodyut Kumar Choudhury, by virtue of Bengali Daan Patro, dated; 05/08/1988, which was registered in the Office of the \_\_\_\_\_ and therein recorded in Book No. – I, Volume No. – 203, Pages from 243 to 248, being **Deed No. 9341 for the year 1988**.

**16. AND WHEREAS** after Gifting the abovementioned Land measuring more or less **2 (two) Cottahs 2 (two) Chittaks**, said **Renukana Chowdhury** remained seized and possessed of Land measuring more or less **7 (seven) Cottahs**.

**17. AND WHEREAS** said Renukana Chowdhury's husband, named; Prodyat Kumar Chowdhury died on 19/01/2005.

**18. AND WHEREAS** while remaining in peaceful possession and occupation of the abovementioned more or less **7 (seven) Cottahs** of Land, said Renukana Chowdhury died intestate on 05/03/2013, leaving behind surviving her 2 (two) sons, namely; (1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury, as her Legal Heirs and Successors.

**19. AND WHEREAS** after the death of said Renukana Chowdhury, her aforesaid 2 (two) sons, namely; **(1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury** have become the joint/co-owners of the aforesaid Land measuring more or less **7 (seven) Cottahs**, as per Hindu Laws of Succession, each inheriting undivided more or less **3 (three) Cottahs 8 (eight) Chittaks** of Land out of the aforesaid more or less **7 (seven) Cottahs** of Land, left by the said Renukana Chowdhury at the time of her demise.



**20. AND WHEREAS** in the manner stated hereinabove, after demise of said Renukana Chowdhury, out of the aforesaid more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land purchased by said Renukana Chowdhury, as stated above, said **Shri Ardhendu Sekhar Chowdhury is the Owner of Land** measuring more or less **5 (five) Cottahs 10 (ten) Chittaks** by virtue of Gift and Inheritance, as stated above.

**21. AND WHEREAS** in the manner stated hereinabove, after demise of said Renukana Chowdhury, out of the aforesaid more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land purchased by said Renukana Chowdhury, as stated above, said **Shri Bidyut Kumar Chowdhury is the Owner of Land** measuring more or less **3 (three) Cottahs 8 (eight) Chittaks** by virtue of Inheritance, as stated above.

**22. AND WHEREAS** in view of correcting some errors and omissions crept in the said Bengali Daan Patro, being Deed No. 9341 for the year 1988, said Shri Ardhendu Sekhar Chowdhury executed a Declaration, dated; 11/02/2015, which was registered in the Office of the District Sub-Registrar – III of South 24 Parganas and therein recorded in Book No. – I, CD Volume No. – 3, Pages from 1573 to 1581, being **Deed No. 01033 for the year 2015.**

**23. AND WHEREAS** said Shri Ardhendu Sekhar Chowdhury has got his name mutated with the records of the Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955 in respect of his aforesaid Land measuring more or less **5 (five) Cottahs 10 (ten) Chittaks** comprising of R.S. Plot No. 110, R.S. Khatian No. 139, Mouza – Nayabad, J.L. No. 25, Police Station – Now Panchsayar (Previously Purba Jadavpur), District – South 24 Parganas.

**24. AND WHEREAS** said Shri Bidyut Kumar Chowdhury has got his name mutated with the records of the Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955 in respect of his aforesaid Land measuring more or less **3 (three) Cottahs 8 (eight) Chittaks** comprising of R.S. Plot No. 110, R.S. Khatian No. 139, Mouza –

Nayabad, J.L. No. 25, Police Station – Now Panchsayar (Previously Purba Jadavpur), District – South 24 Parganas.

**25. AND WHEREAS** as per Memo No. 5997/ULC, dated; 17/06/2016, issued by the Office of the Sub Divisional Officer & Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976, Sadar Alipore, South 24 Parganas, in favour of said Shri Ardhendu Sekhar Chowdhury, his Land under R.S. Plot No. 110 of Mouza – Nayabad, J.L. No. 25, P.S. – Purba Jadavpur is not vested as per U.L.(C&R) Act., 1976.

**26. AND WHEREAS** as per Memo No. 5998/ULC, dated; 17/06/2016, issued by the Office of the Sub Divisional Officer & Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976, Sadar Alipore, South 24 Parganas, in favour of said Shri Bidyut Kumar Chowdhury, his Land under R.S. Plot No. 110 of Mouza – Nayabad, J.L. No. 25, P.S. – Purba Jadavpur is not vested as per U.L.(C&R) Act., 1976.

**27. AND WHEREAS** as per Memo No. 51 A(C)/18/6587/P/16, dated; 14/11/2019, issued by the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8<sup>th</sup> & 9<sup>th</sup> Floor) Alipore, Kolkata - 700027, in favour of said Shri Ardhendu Sekhar Chowdhury, conversion of classification of his Land measuring 5 Cottahs 10 Chittacks under R.S. Plot No. 110, R.S. Khatian No. 139 of Mouza – Nayabad, J.L. No. 25, P.S. – Purba Jadavpur has been allowed from “Beel” to “Bastu”.

**28. AND WHEREAS** as per Memo No. 51 A(C)/94/6586/P/16, dated; 14/11/2019, issued by the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas, New Treasury Building (8<sup>th</sup> & 9<sup>th</sup> Floor) Alipore, Kolkata - 700027, in favour of said Shri Bidyut Kumar Chowdhury, conversion of classification of his Land measuring 3 Cottahs 8 Chittacks under R.S. Plot No. 110,

R.S. Khatian No. 139 of Mouza – Nayabad, J.L. No. 25, P.S. – Purba Jadavpur has been allowed from “Beel” to “Bastu”.

**29. AND WHEREAS** said (1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury have jointly mutated their names with the records of the Kolkata Municipal Corporation in respect of the aforesaid entire more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land and they have been paying rates and taxes in respect of the aforesaid Land, being Premises No. 416, Nayabad, Kolkata – 700094, vide K.M.C. **Assessee No. 311090804162.**

**30. AND WHEREAS** thus, said (1) Shri Ardhendu Sekhar Chowdhury and (2) Shri Bidyut Kumar Chowdhury are joint Owners of the aforesaid more or less **9 (nine) Cottahs 2 (two) Chittaks** of Land, lying and situated in Pargana – Khaspur, Mouza – Nayabad, J.L. No. 25, R. S. No. – 3, District Collectorate Touzi No. – 56, comprised in Sabek (C.S.) Khatian Nos. – 5 & 6, Hal (R.S.) Khatian No. – 139, appertaining to Sabek (C.S.) Dag No. – 31, Hal (R.S.) Dag No. – 110, Municipal Premises No. 416, Nayabad, Kolkata – 700094, Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal, which is morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter, for the sake of brevity referred to as the **“said Property”**.

**31. AND WHEREAS** the Owners herein have decided to develop the **“said Property”**, being described in the **SCHEDULE** hereunder written and with the said intentions, the Owners herein made negotiations with the Developer herein from time to time and in confirmations of such negotiations in the matter of proposed Development of the **“said Property”**, the Owners and the Developer have agreed to proceed into the matter of such development of the **“said Property”**.

**32. AND WHEREAS** to give effect to such desire in the matter of proposed development of the **“said Property”**, the Parties hereto have now agreed to enter into this Development Agreement on the terms, conditions, hereinafter appearing.

**33.** In pursuance of the said Development Agreement, dated 15/12/2021 & said Development Power of Attorney, dated 15/12/2021, after demolishing the existing Tile Shed Structures, the Developer/Confirming Party of the Second Part herein, started construction of the said Multi-storied Building, named; **“RENUKANA”** on the **“said Premises”** i.e. **ALL THAT** piece and parcel of Bastu land measuring an area of **9 (nine) Cottahs 2 (two) Chittaks** of Land, lying and situated in Pargana – Khaspur, Mouza – Nayabad, J.L. No. 25, R. S. No. – 3, District Collectorate Touzi No. – 56, comprised in Sabek (C.S.) Khatian Nos. – 5 & 6, Hal (R.S.) Khatian No. – 139, appertaining to Sabek (C.S.) Dag No. – 31, Hal (R.S.) Dag No. – 110, Municipal Premises No. 416, Nayabad, Kolkata – 700094, Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written), according to the **Building Plan No. 2022120435 dated 23/12/2022** sanctioned and approved by the Kolkata Municipal Corporation and agreed specifications, which contains several Constructed Spaces and/or Flats and/or Car Parking Spaces.

- 1) It has further been agreed by and between the Owners/Vendors and the Developer/Confirming Party hereto that, in consideration of the said development work, the Developer/Confirming Party hereto shall be at liberty to negotiate and to enter into Agreements with the intending Purchaser/s for sale of flats/ units/ car parking spaces in the said Multi-storied Building, which shall fall within

the Developer's Allocation together with the right of receiving and appropriating the consideration money relating thereto and Owners/Vendors shall sell their allocation directly to the intending Purchaser or Purchasers, wherein the Developer shall be the Confirming Party to that effect.

- 2) The Purchaser/Purchasers herein, being in search of a self contained **Residential Flat & Car Parking Space** approached and offered the Developer herein to sell them/him/her a self-contained **Flat & Car Parking Space** falling under **DEVELOPER'S ALLOCATED PORTION** and the Developer herein, being satisfied with the approach of the Purchaser/Purchasers in every respect, to which the Owners/Vendors also absolutely conceded, accepted the offer of the Purchaser/Purchasers herein, for sale of **ALL THAT** one self contained Residential **Finished Flat**, being **Flat No. D/104**, measuring **Super Built-up Area** of ..... **sq. ft.** more or less, located on the ..... side at the .....**Floor & .....** **Covered Car Parking Space**, being **Car Parking Space No. ....**, measuring ..... **sq. ft.** more or less at the **Ground Floor** (hereinafter for the sake of brevity referred to and called as the "**said Flat & Car Parking Space**", which is/are morefully and particularly described in the **SECOND SCHEDULE** herein below) of the said Multi-storied Building, named; "**RENUKANA**", hereinafter for the sake of brevity referred to and called as the "**said Building**", lying and situated in the "**said Premises**", morefully and particularly described in the **FIRST SCHEDULE** herein below **TOGETHERWITH** rights of enjoyment of common facilities and amenities attached thereto **ALONG WITH** the liability of payment of common expenses and maintenance charges thereof and observing the common restrictions as enumerated hereinbelow **TOGETHERWITH** all easements rights attached thereto and the undivided proportionate impartible share in the Land at the said Premises attributable to the "**said Flat & Car Parking Space**" falling under **DEVELOPER'S ALLOCATED PORTION** at or for the total consideration of **Rs. ..../- (Rupees ..... only)** [consideration value for the "**said Flat**" is **Rs. ..../-**

**(Rupees .....)** only and the consideration value for the **“said Car Parking Space”** is **Rs. ..../- (Rupees .....)** only].

After acceptance of the offer as stated above, by the Developer/Confirming Party herein, the Owners/Vendors represented by the Developer and the Developer itself/himself and the Purchaser/ Purchasers herein entered into an Agreement for Sale, dated;  **/ /**  in respect of sale and purchase of the **“said Flat & Car Parking Space”** on the terms and conditions stated therein.

**AND WHEREAS** construction of the below Second Schedule mentioned **“said Flat & Car Parking Space”** has been completed.

**AND WHEREAS** pursuant to the terms of the said Agreement for Sale, now at the request of the Purchaser/ Purchasers herein, the Developer/Confirming Party is executing this Deed of Conveyance/Sale Deed in favour of the Purchaser/ Purchasers herein, to which the Owners/Vendors also concede, for conveying, selling and transferring the **“said Flat & Car Parking Space”**, which is/ are morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. ..../- (Rupees .....)** only for the **“said Flat & Car Parking Space”** as the consideration of sale well and truly paid by the Purchaser/ Purchasers to the Developer/ Confirming Party herein (the payment and receipt thereof the Developer/ Confirming Party hereby admits and acknowledges) and of and from the same, the Developer/ Confirming Party doth hereby acquit, release and discharge to the Purchaser/ Purchasers the **“said Flat & Car Parking Space”**, i.e. **ALL THAT** one self contained Residential **Finished Flat**, being **Flat No. D/104**, measuring **Super Built-up Area** of ..... **sq. ft.** more or less, with **Vitrified Tiles**, consisting of 3 (Three) Bed-Rooms, 1 (One) Living-cum-Dining, 1 (One) Kitchen, 2 (Two) Toilets, 2 (Two) Balconies, located on the **South-East** side at the ..... **Floor & ..... Finished Covered Car Parking Space**, being **Car Parking Space No.**

....., measuring ..... **Sq. Ft.** more or less, with **Cemented Flooring** at the **Ground Floor** (which is/are morefully and particularly described in the **SECOND SCHEDULE** hereunder written) of the said Multi-storied Building, named; **“RENUKANA”**, lying and situated in the **“said Premises” i.e. ALL THAT** piece and parcel of Bastu land measuring an area of **9 (nine) Cottahs 2 (two) Chittaks** of Land, lying and situated in Pargana – Khaspur, Mouza – Nayabad, J.L. No. 25, R. S. No. – 3, District Collectorate Touzi No. – 56, comprised in Sabek (C.S.) Khatian Nos. – 5 & 6, Hal (R.S.) Khatian No. – 139, appertaining to Sabek (C.S.) Dag No. – 31, Hal (R.S.) Dag No. – 110, Municipal Premises No. 416, Nayabad, Kolkata – 700094, Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal, alongwith the undivided share or interests in the land of the said premises hereby conveyed, the Owners/Vendors as well as the Developer both hereby grant, sell, convey, transfer, assure, assign and confirm unto and to the use and benefit of the Purchaser/ Purchasers free from all encumbrances, charges, liens, attachments and dues whatsoever will at all times keep the Purchaser/ Purchasers indemnified of and from against all forms of future claims, charges whatsoever & **ALL AND SINGULAR ALL THAT** the undivided proportionate impartible share or interests in the land of the said premises fully described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the “Land”) in proportion to the **“said Flat & Car Parking Space”** and the Owners/Vendors as well as the Developer/Confirming Party also hereby grant, sell, transfer, convey, assign and assure unto and to the use of the Purchaser/ Purchasers free from all encumbrances, charges and dues whatsoever **ALL AND SINGULAR** the **“said Flat & Car Parking Space”**, which is/are morefully and particularly described in the **SECOND SCHEDULE** hereunder written, lying and situated in the **“said Premises”**, which is morefully and particularly described in the **FIRST SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the **“said Flat & Car Parking Space”** are or is hereto before were or was situated, butted, bounded called known numbered described or distinguished **TOGETHERWITH** all benefits and advantages of ancient and other lights, ways, paths, common or other passages, drains, water courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the said Flat and Car Parking Space

belonging to or in anywise appertaining or with the same or any of them or any part thereof now or at any time heretofore held and used occupied or enjoyed with their and every of their appurtenances **AND** the right of use in common with the other occupiers of their flats in the said building, morefully and particularly described in the **THIRD SCHEDULE** hereunder written **AND TOGETHERWITH** responsibility and liability to pay the common expenses and observing the restriction as described in the **FOURTH SCHEDULE** hereunder written **AND** the reversion or reversions or remainder or remainders, rents issues and profit of and in the said piece or parcel of land hereditaments and premises and every part and parcel thereof **AND** all the estate, right, title, interest, inheritance, reversion use trust possession property claim and demand whatsoever both at law and in equity of the Owners/Vendors as well as the Developer upon the **“said Flat & Car Parking Space”** and every part thereof **TO HAVE AND TO HOLD** the **“said Flat & Car Parking Space”** fully described in the **SECOND SCHEDULE** hereunder, hereby granted, transferred, sold, conveyed and confirmed or expressed or intended so to be unto and to the use of the Purchaser/ Purchasers absolutely and forever free from all encumbrances, charges and dues subject only to the assessments, rates and taxes payable in respect of the same and subject to the covenants, stipulations herein contained and the Owners/Vendors as well as the Developer do hereby confirm and covenant with the Purchaser/ Purchasers that **NOTWITHSTANDING** any act deed or thing by the Owners/Vendors as well as the Developer made, done or executed or knowingly suffered to the contrary, the Owners/Vendors as well as the Developer has good right full power and absolute authority to grant, transfer, sale, release and confirm the **“said Flat & Car Parking Space”** hereby granted, sold, transferred, conveyed, released and confirmed or expressed or intended so to be unto and the use of the Purchaser/ Purchasers in the manner aforesaid **AND THAT** the Purchaser/ Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the **“said Flat & Car Parking Space”** and each and every part thereof and receive the rents and profits thereof without any lawful eviction, interruption, claims or demands from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from under or in trust for him **AND** that free from all encumbrances whatsoever made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming under him **AND FURTHER** that the Owners/Vendors as well as the Developer and all



persons having or lawfully or equitably claiming any estate or inheritance in the **“said Flat & Car Parking Space”** or any part thereof from or under or in trust for them the Owners/Vendors as well as the Developer shall and will from time to time and all times hereafter at the requests and costs of the Purchaser/ Purchasers do and execute or cause to be done and executed all such further and other acts, deeds and things for further and more perfectly assuring the **“said Flat & Car Parking Space”** and every part thereof unto and to the use of the Purchaser/ Purchasers, his/her/their heirs, administrators, legal representatives and assigns in the manner aforesaid as shall or may be reasonably required **AND** it is agreed between the parties that the Purchaser/ Purchasers shall not be entitled to claim for partition of the said undivided share of the land attributable of the **“said Flat & Car Parking Space”** **AND** it is hereby further agreed and declared and the Owners/Vendors /Developer do hereby covenant with the Purchaser/ Purchasers that they shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser/ Purchasers produce or cause to be produced through their Agent, Attorney the original title deed or documents for the purpose of showing title to the said premises or any part thereof **AND ALSO** at the like requests and costs of the Purchaser/ Purchasers deliver or cause to be delivered unto the Purchaser/ Purchasers such attested or other copies or abstracts or extracts from the said deeds or documents as may be required And shall and will in the meantime unless prevented as aforesaid keep the said deeds safe, un obliterated and un cancelled as far as possible.

The Purchaser/ Purchasers shall have full right and authority to sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of the **“said Flat & Car Parking Space”** and/or his/her/their possession in the **“said Flat & Car Parking Space”** or assign, let out or part with his/her/their interests, possessions, benefit of this Deed or any part thereof, as full payment of consideration of sale has been made.

The physical possession of the below **SECOND SCHEDULE** mentioned Flat and Car Parking Space has been handed over to the Purchaser/ Purchasers by the Developer herein and the Purchaser/ Purchasers has/ have duly accepted delivery of possession of the **“said Flat & Car Parking Space”**.

The title and possession is being transferred in favour of Purchaser/ Purchasers by the instant deed just after registration of this deed of conveyance/sale deed. The Purchaser/ Purchasers shall be the absolute owner of the **“said Flat & Car Parking Space”**, with all transferrable rights. The Owners/Vendors and Developer are liable of any dues and charges stipulated on the said property before the date of registration of this deed of conveyance/sale deed.

**The Owners/ Vendors and the Developer and the Purchaser/ Purchasers hereby agree and covenant as follows :-**

1. The Purchaser/ Purchasers shall not under any circumstances, make construction or alterations on the Verandah/ Balconies/ Elevation and shall also not be allowed to interfere with and alter the exterior decorations and external colour scheme of the said building/premises.
2. So long as each flat/car parking space is not assessed separately or Flat Owners' Association is not formed, the Purchaser/ Purchasers will bear the proportionate **Taxes** on actual from the date of execution of this deed.
3. The Purchaser/ Purchasers shall pay proportionate share of common maintenance charges in respect of the **“said Flat & Car Parking Space”** on and from the date of taking physical possession of the **“said Flat & Car Parking Space”** or on and from the date of registration of Sale Deed in respect of the **“said Flat & Car Parking Space”**, whichever is earlier.
4. Subject to obtainment of bonafide approval of the concerned competent authorities (i.e. Kolkata Municipal Corporation), for the purpose of Residential use, the Developer shall have full right to use or make further construction on top of the open roof of the said Multi-storied Building, named; **“RENUKANA”** for residential use i.e. the Developer shall have right of construction of additional floors for residential purpose without any objection from the Purchaser/ Purchasers, which the Owners/Vendors herein concede. The Developer shall also have full right to sell open spaces in the said premises, as open garages or open car parking spaces and in such cases the Purchaser/ Purchasers and/or other Flat Owners of the several units in the said building

shall not raise any objection or claims whatsoever regarding such construction/commercial exploitation.

5. That, the Purchaser/ Purchasers shall follow the Laws and bye Laws of the West Bengal Apartment Ownership Act, or any other laws for the time being in force, applicable in this regard and shall have to be a member of the Association/ Society/ Organization to be formed by the new Flat Owners in respect of the said premises for proper administration and management of the said Multi-storied Buildings, named; **“RENUKANA”** with regard to the common portions and common expenses thereto.
6. The aforesaid maintenance charges of the **“said Flat & Car Parking Space”** shall be paid by the Purchaser/ Purchasers in the hand of the Developer till the formation of new **ASSOCIATION** consisting of the owners of the said Building.
7. As Completion Certificate Has Not Yet Been Received for The Premises, the developer shall remain bound to provide copy of the Completion Certificate (C.C) to the Purchaser/ Purchasers upon obtainment of the same from Kolkata Municipal Corporation.
8. To see very carefully, honestly and sincerely that no acts, deeds or conduct of the Purchaser/ Purchasers and/or his/her/their guests, relations, friends and visitors disturb and/or causes annoyance to the other Purchasers/occupiers of the building in any way or manner.
9. Neither to carry on or permit to be carried on or use the **“said Flat /Car Parking Space /Property”** / ‘building’/ ‘premises’ or any part thereof for any illegal or immoral purpose nor to store any obnoxious/ offensive items therein.
10. The Purchaser/ Purchasers shall be liable for payment of proportionate share of **‘maintenance charges’** of the **“said Flat & Car Parking Space”** & **‘Municipal Taxes’** mentioned herein positively, without making any delay, demur and default from the date of execution of this deed.
11. The Purchaser/ Purchasers shall be liable for payment of proportionate share of Municipal taxes, charges, levies in respect of enjoyment of his/her/their Flat & Car Parking Space and proportionate enjoyment of the common and undivided portions

of the said Building and premises and for further enjoyment of civic rights thereto since the date of taking possession of his/her/their Flat & Car Parking Space /Unit or registration of Deed of Conveyance / Sale in respect of his/her/their Flat & Car Parking Space /Unit, whichever is earlier, till the same is separately mutated and assessed by the concerned Kolkata Municipal Corporation or any other authority(s), as the case may be, in the name of the Purchaser/ Purchasers, and such proportionate rate shall be paid to the Developer directly, without any demur, default and deduction whatsoever, immediately the same becomes due and payable, till completion of separate mutation in the office of the Kolkata Municipal Corporation.

12. The Purchaser/ Purchasers or any of his/her/their transferees shall permit the Owners/Vendors /Builder or the Management/ Society/ Association and its servants and agents with or without workmen or others at all reasonable times to enter into and upon his/her/their Flat & Car Parking Space and every part thereof for the purpose of maintaining or repairing any part of the building and/or cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of maintaining, repairing and testing, drains, gas and water pipes, electric wires and for any similar purpose.
13. The Purchaser/ Purchasers shall be entitled to use in common with other Purchaser/Owners of Flats in the building the common passage, common area in the ground floor and other parts/portions of the building at the said Premises as described in the **THIRD SCHEDULE** hereunder.
14. The Purchaser/ Purchasers shall be entitled to sell, transfer, assign, dispose of let out or part with possession of the said Flat & Car Parking Space without any objection whatsoever of the Owners/Vendors and/or the co-owners of the other flats and the Purchaser/ Purchasers shall use the said Flat & Car Parking Space for residential purpose only.
15. Subject to the provisions contained in this Deed and subject to the provisions of law for the time being in force the Purchaser/ Purchasers shall be entitled to exclusive ownership, possession and enjoyment of the said Flat & Car Parking Space togetherwith all the benefits, rights and facilities and amenities as herein

provided and the said Flat & Car Parking Space hereby conveyed to the Purchaser/ Purchasers shall be heritable and transferable as other immovable properties save and subject to the extent elsewhere herein contained.

16. The Purchaser/ Purchasers shall apply for and have the said Flat & Car Parking Space separately assessed for the purpose of assessment of Corporation property taxes and shall also apply for and obtain mutation in his/her/their names as owner of the said Flat & Car Parking Space in the said records.
17. The Purchaser/ Purchasers shall have the right with or without workmen and necessary material of the Purchaser/ Purchasers to enter from time to time upon the other flats/portions of the building for the purpose of repairing so far as may be necessary with such pipes, drains, wires and conduits and for the purposes of repairing or cleaning any part or portion of the said Flat & Car Parking Space in the said building in so far as such or repairing or cleaning as aforesaid which cannot be reasonably carried out without such entry.
18. The Purchaser/ Purchasers shall have the right of paths and passages in all the common portions for the electricity, water in the building through pipes, drains, wires and conduits line or being in under through or over the said building and the said land/premises as far as they may be reasonably necessary for the beneficial occupation of the areas of the co-owners for all purposes whatsoever.
19. The Purchaser/ Purchasers shall have the right to access in common with co-owners of the building at all times and for all normal domestic purposes connected with the use and enjoyment of the said Flat & Car Parking Space at the said Premises.
20. The Purchaser/ Purchasers shall not carry any obnoxious, offensive, illegal or immoral activity in the **“said Flat & Car Parking Space”** and shall not cause any nuisance or annoyance to the Co-Purchaser/Owners and/or occupants of the other portions of the building and/or to the occupants of the building in the neighbourhood.
21. The Purchaser/ Purchasers shall pay and discharge regularly and punctually all taxes, impositions, common expenses and all other out goings in connection with the **“said Flat & Car Parking**

**Space”** wholly and in particular common portions proportionately.

- 22.** The Purchaser/ Purchasers shall remain liable and duty bound to pay GST to the Developer herein in relation to the **“said Flat & Car Parking Space”** according to applicable rates as per laws, rules and regulations.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**“said Premises”**  
**(THE LAND & BUILDING)**

**ALL THAT** piece and parcel of Bastu land measuring an area of **9 (nine) Cottahs 2 (two) Chittaks** more or less, wherein or on part whereof the said **Multi-storied Building**, named; **“RENUKANA”** has been constructed, lying and situated in Pargana – Khaspur, Mouza – Nayabad, J.L. No. 25, R. S. No. – 3, District Collectorate Touzi No. – 56, comprised in Sabek (C.S.) Khatian Nos. – 5 & 6, Hal (R.S.) Khatian No. – 139, appertaining to Sabek (C.S.) Dag No. – 31, Hal (R.S.) Dag No. – 110, Municipal Premises No. 416, Nayabad, Kolkata – 700094, Police Station – Sadar Tollygunge, thereafter Jadavpur, thereafter Kasba, thereafter Purba Jadavpur, at present Panchsayar under Ward No. 109 of Kolkata Municipal Corporation, District – South 24 Parganas, West Bengal and which is butted and bounded as follows:-

**ON THE NORTH :**

**ON THE SOUTH :**

**ON THE EAST :**

**ON THE WEST :**

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**("said Property")**  
**(THE "said Flat & Car Parking Space")**

**ALL THAT** one self contained Residential **Finished Flat**, being **Flat No.** ....., measuring **Super Built-up Area** of ..... **sq. ft.** more or less, with **Vitrified Tiles**, consisting of 3 (Three) Bed-Rooms, 1 (One) Living-cum-Dining, 1 (One) Kitchen, 2 (Two) Toilets, 2 (Two) Balconies, located on the **South-East** side at the ..... **Floor &** ..... **Finished Covered Car Parking Space**, being **Car Parking Space No.** ....., measuring ..... **Sq. Ft.** more or less, with **Cemented Flooring** at the **Ground Floor** of the said Multi-storied Building, named; **"RENUKANA"** TOGETHERWITH rights of enjoyment of common facilities and amenities attached thereto ALONG WITH the liability of payment of common expenses and maintenance charges thereof and observing the common restrictions as enumerated hereinbelow **TOGETHERWITH** all easements rights attached thereto and undivided proportionate share over the land.

The aforesaid Flat Area & aforesaid Car Parking Space Area have been shown in **RED** Border Lines in the Map(s)/Plan(s) attached hereto, being indivisible part(s) of this Deed.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(THE COMMON PORTIONS/ COMMON AREAS/ COMMON**  
**FACILITIES)**

The common portions/ common areas/ common facilities to be enjoyed by the Purchaser/ Purchasers along with other flat/unit owners shall include:

1. The foundations, columns, girders, beams, supporting main walls, corridors, ultimate roof of the building for maintenance of water reservoir and installation of T.V. Antena etc., stairs, staircase and landings, entrance and exit through the main gate of the building.
2. Drainage and water sewerage lines, drains & sewers from the building to the Municipal Conduits, evacuation pipes from the flats to drains and sewers common to the building and other installations for the same, septic tank, soak pit, tube well and water supply, water motor and water pump set, water motor and pump set room (if any), water reservoir (semi-underground), over head water tank and distribution pipes to different flats and from reservoir to the tank together with all common plumbing installations of or carriage of water along with such other common passages and parts, areas, equipments installations, fittings, fixtures, electric wiring for common portions and spaces in or about, the land and the building, general lighting of the Common portions, concealed electrical wiring from ground floor to the flats/units respectively and switches of electric points, boundary wall, gate to such wall in the building complex, open spaces, paths in or around the building as are necessary for passage to and/or user of the units in common by the Co-owners.
3. Community Hall, Gym, Lift and Generator.
4. Such other common parts/ portions/ facilities whatsoever required or necessary for the establishment, location, convenient use & enjoyment, provisions, maintenance and/or management of the building and/or flats/ spaces and/or common facilities or any of them as the case may be.



**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES & RESTRICTIONS)**

1. The Purchaser/Purchasers shall along with the owners and occupiers of other flats/units, form an Association for the purpose of entire administration and management of the said building and shall bear and pay proportionately for the following:-
  - i) The expenses of maintaining, repairing, re-decorating of the main structure of the building, roof and in particular the gutter, drainage system, sewerage system, water and electricity supply system, rain water pipes and electric wires under or upon the building and to be enjoyed or used in common with the occupiers, Purchasers, of other flats/units and the main entrance, passages, landings and stair case of the building as to be enjoyed in common with the occupiers/Purchasers of the other flats and/or spaces and/or units in the said building.
  - ii) The expenses of repairing, maintaining, white washing and colour washing the main structure outer walls and common areas of the Building.
  - iii) Corporation Taxes, water taxes, Government Revenue and other taxes and other outgoings whatsoever as may be applicable and/or payable for the said building/ premises.
  - iv) The costs of repairing, maintaining, cleaning and lighting the passages, landings, stair cases, entrance of the building, spaces around the building etc. and other common parts of the buildings.

- v) The salaries of Jamadars, Care-takers, Darwans, Officers, Clerks, Collectors, Chowkidars, Sweepers, Electricians, Plumbers and other employees.
- vi) The costs of working and maintenance of water pump, common lights and services.
- vii) Insurance of the building, if any, against earth-quake, fire, mob violence, riot and other natural calamities.
- viii) All expenses relating to common services in relation to common areas and facilities, as mentioned in the Fourth Schedule above.
- ix) Such other expenses as are necessary or incidental to the maintenance and proper preservation of the premises/building named; **“RENUKAKA”**.

2. The Purchaser/Purchasers shall not:

- i) decorate or cause to be decorated the exterior of his/her/their flat/unit in any manner of fixture, of any design other than the approved design by the majority of the owners of other flats/units or disturb the colour matching or any other decoration.
- ii) make in his/her/their flat/unit any structural/additions alteration and/or modification of permanent nature.
- iii) throw dirt, rubbish, rags, night soil or other refuse or permit or allow the same to be accumulated in his/her/their flat/unit or kept in the compound or any portion of the said building except in the place provided therefor.
- iv) do or cause to be done any act or thing which may prevent the owners and/or occupiers of other flats/units of the building from peaceful enjoyment of their respective flats/units.

- v) demolish or cause to or allow to be demolished his/her/their flat/unit or any part thereof.
- vi) keep or store any goods or article on the stairs or passage or in any way obstruct the use and enjoyment of the stairs and passages by the owners and occupiers of the other flats/units and apartments of the said building.
- vii) allow his/her/their servants and/or agents to stay in the lobby or passages of the building.

**IN WITNESSES WHEREOF** the parties hereto have set their respective hands on the day, month and year mentioned herein above in presence of the following witnesses:

**SIGNED SEALED AND DELIVERED**

by the Parties in presence of:-

**Witnesses:-**

1.

.....  
**Signature of the Owners/ Vendors,** namely, (1) Smt. Pratima Saha, (2) Smt. Ranu Mondal, (3) Shri Prasanta Mondal, (3a) Shri Nirab Mondal, (3b) Shri Debnath Mondal, (3c) Shri Dipak Mondal, (3d) Smt. Sandhya Mondal, (3e) Smt. Sumati Naskar, (3f) Smt. Alok Bairagi, (3g) Smt. Tiloka Sardar and (3h) Smt. Sulekha Dhali, **represented by their CONSTITUTED ATTORNEY,** named; **Shri Swapan Kumar Saha,** being the sole Proprietor of "SUBARNA ENTERPRISE".

2.

.....  
*Signature of the DEVELOPER/  
CONFIRMING PARTY*

**DRAFTED BY:-**

**ANJAN KUMAR CHAKRABARTI,**

Advocate  
High Court at Calcutta

Enrolment No.

**Residence & Chamber:**

178, Sukanta Nagar  
Hindmotor – 712233, Hooghly, W.B.  
Phone No. +91 9830013867

.....  
*Signature of the PURCHASER/  
PURCHASERS*

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of **Rs.** ...../- (**Rupees** .....) only towards full and final payment of the Consideration of Sale of the **“said Flat & Car Parking Space”** described in the **SECOND SCHEDULE** above, as per Memo below.

**Witnesses:**

1.

Subarna Enterprise  
*Swapan K. Saha*  
Proprietor

2.

.....  
*Signature of the DEVELOPER/  
CONFIRMING PARTY*