

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the.....day of in
the year Two Thousand Twenty-Three (2023)

BETWEEN

ANUJAM GUHA AND ASSOCIATES
Anujam Guha
Proprietor

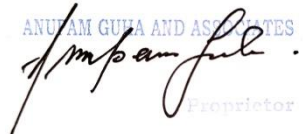
BIMAL CHANDRA MANDAL (PAN - AEBPM5892B, Aadhaar- 3913 2018 2456) son of Late Vidyadhar Mandal by faith- Hindu, by Occupation - Retired Person (Government officer) by Nationality - Indian, residing at 78 Garia Station Road, opposite Shahid Khudiram Metro Station, P.O - Garia, P.S - Narendrapur , Dist. - South 24 Parganas, Kolkata -700084, here in after referred to as the “ **LAND OWNER**” (which expression shall unless the context requires otherwise include its successors) represented by their constitute attorney **SRI ANUPAM GUHA**,(having pan no –AGJPG0760G Aadhaar No. : 208387582998 Mob No-9903802088) the proprietor of **ANUPAM GUHA AND ASSOCIATES** having its office at 98B, N.S.C. Bose Road, Kolkata - 700040, of the “**FIRST PART**”.

AND

M/S ANUPAM GUHA AND ASSOCIATES, GSTIN NO - 19AGJPG0760G1ZI, a sole proprietorship firm, having registered office at 98B, Netaji Subhash Chandra Bose Road, Kolkata 700040, Post - Regent Park, P.S- Previously Patuli Now at Netaji Nagar, Pin - 700040, Word No-098, represented by its sole proprietor **MR.ANUPAM GUHA (PAN – AGJPG0760G,Aadhaar No – 205540033591)** S/O Late Sukha Ranjan Guha, presently residing at B-30 Survey Park P.O- Jadavpur, P.S-Survey Park, Kolkata- 700075, and permanent address is 5/17 Netaji Nagar, near Netaji Nagar College P.O. - Regent Park, P.S - Previously Patuli Now at Netaji Nagar, Regent Park, Kolkata - 700040, nature of the Trade of the firm is contractor of engineers. ” hereinafter called and referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominees and assigns) of the “**SECOND PART**”.

AND

_____, son of _____, having (**Pan No – _____, Aadhaar No- _____, MOB - _____**), by Occupation- _____, by faith-_____, By Nationality-Indian, and residing at _____, hereinafter called and referred to as the “ **PURCHASER**”

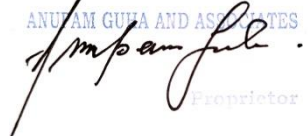
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” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominees and assigns) of the “**OTHER PART**”

1. WHEREAS, Once Mr. Manmatha Roy purchased of all that a piece and parcel of Danga Land measuring more or less 10 Chittaks comprised in Dag Nos. 870 appertaining to Khatian Nos. 107 and land measuring .5 Chittak comprised in Dag No. 870/1763 appertaining to Khatian Nos. 292 totalling to an area of 15 chittak,i.e. 9 Cottahs 1 Chittak 30 Sq. Ft.(approx.) situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South from Mr. HaraMohan Roy Mondal which was registered on 18.10.1946 in the District Registry Office at Alipore and recorded in its Book No : I Volumn No : 15 Pages 65 to 67 Being No : 3137 in the year 1946.

2. WHEREAS , the said Mr. Manmatha Roy by a Deed of Conveyance dated 19.02.1986, registered before the District Registry Office at Alipore and recorded in its Book No I Vol No. 7 Pages 171 to 176, Being No 515 for the year 1986, as vendor/owner sold, transferred and conveyed one part of the above mentioned Land measuring more or less 2 Cottahs 5 Chittak comprised in Dag Nos. 870 appertaining to Khatian Nos. 107 and land measuring more or less 11 Chittak comprised in Dag No. 870/1763 appertaining to Khatian Nos. 292 , totalling to an area of .more or less 3 Cottahs, situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South. in favour of Mr. Bimal Chandra Mondal .

3. WHEREAS, the said **Mr. Manmatha Roy** by a Deed of Conveyance dated 19.02.1986, registered before the District Registry Office at Alipore and recorded in its Book No. I Vol No. 12 Pages 473 to 480, Being No 929 for the year 1986, as vendor sold, transferred and conveyed other part of the land a measuring more or

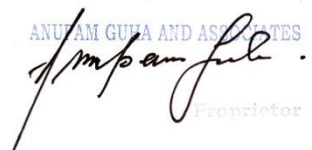
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less 3 Cottahs comprised in Dag Nos. 870 appertaining to Khatian Nos. 107 situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South. in favour of Mrs. Kalpana Mondal .

4. WHEREAS, the said **Mr. Manmatha Roy** by a Deed of Conveyance dated 19.02.1986, registered before the District Registry Office at Alipore and recorded in its Book No. I , Vol No. 12 Pages 449 to 456, Being No. 926 for the year 1986, as vendor sold, transferred and conveyed the remaining part of the land a measuring more or less 1 Cottahs 9 chittaks 06 Sq. ft. comprised in Dag Nos. 870 /1763 appertaining to Khatian Nos. 292 along with another part of land measuriung more or less 1 Cottahs 0 Chittaks 12 Sq. Ft. comprised in Dag Nos. 870 /1764 appertaining to Khatian Nos. 107 totalling to an area of .more or less 2 Cottahs 9 Chittaks 18 Sq. Ft. situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South. in favour of Smt. Suniti Devi & Shri Jyotish Chandra Bhowmick.

5. WHEREAS, the said **Smt. Kalpana Mondal** by a Deed of Conveyance dated 28.01.1989, registered before the District Registry Office at Alipore and recorded in its Book No. I , Vol No. 7, Pages 171 to 176 , Being No. 515 for the year 1989, as vendor sold, transferred and conveyed other part of the land a measuring more or less 3 Cottahs comprised in Dag Nos. 870 appertaining to Khatian Nos. 107 situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South in favour of Mr. Bimal Chandra Mondal..

6. WHEREAS, on other side, **Shri Jyotish Chandra Bhowmik** by a Deed of Gift dated 09.04.1991, registered before the District Registry Office at Alipore and recorded in its Book No. I , Vol No. 24, Pages 70 to 74 , Being No. 2137 for the

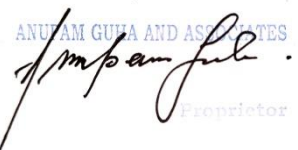
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year 1991 gifted his purchased portion of land i.e. part of the land a measuring more or less 12 chittaks 25.2 Sq. ft. comprised in Dag Nos. 870 /1763 appertaining to Khatian Nos. 107 and another part of land measuring more or less 12 Chittaks 25.2 Sq. Ft. comprised in Dag Nos. 870 /1764 appertaining to Khatian Nos. 292 totalling to an area of .more or less 8 Cottahs 06 Sq. Ft. situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South in favour of his elder cousin Smt. Suniti Devi . Thus Smt. Sunti Devi became the owner of all that the piece and parcel of land measuring 2 Cottahs 9 Chittaks 18 Sq. Ft. and enjoyed the same free from all encumbrances.

7. AND WHEREAS, Mrs. Suniti Devi by a Deed of Conveyance dated 20.03.2009, registered before the District Sub-Registry Office at Alipore and recorded in its Book No I, Vol No. 9 Pages 5607 to 5618, Being No. 03229 for the year 2009, as vendor sold, transferred and conveyed the above mentioned land measuring more or less 1 Cottahs 9 chittaks 06 Sq. ft. comprised in Dag Nos. 870 /1763 appertaining to Khatian Nos. 292 along with another part of land measuring more or less 1 Cottahs 0 Chittaks 12 Sq. Ft. comprised in Dag Nos. 870 /1764 appertaining to Khatian Nos. 107 totalling to an area of .more or less 2 Cottahs 9 Chittaks 18 Sq. Ft. situate and lying at Mouza – Barasat Fartabad Gram, Pargana – Medanmalla Revenue Servey No 7, J. L. No. 47, Touzi No. 109, within the limits of the Rajpur Sonarpur Municipality, Police Station – Sonarpur, A. D. S. R. Sonarpur, District 24 Parganas South in favour of Mr. Bimal Chandra Mondal.

8. AND WHEREAS, thus Mr.Bimal Chandra Mondal became the absolute owner of all that the piece and parcel of land measuring 8 (eight) Katha 9 (nine) Chattak 18 (eighteen) sq.ft comprised in Mauja – Barhans Fartabad, J.L No - 47, R.S&L.R Khatian No - 107,292. RS & LR Dag Nos. - 870,870/1763, 870/1764 ,869 and mutated his name B.L.R.O and converted the total land from Sali to Bastu .

9. AND WHEREAS, He also mutated his name in the records of the Rajpur Sonarpur Municipality, and since then the said property came to be known and numbered as Holding No -4627,P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality Kolkata-700084, District South 24 Parganas. the particulars

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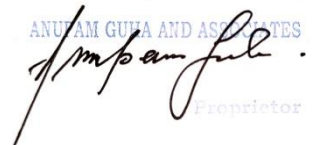
of which are described in the “**FIRST SCHEDULE**” hereunder written and referred to as the “**Said Property**”..

10. AND WHEREAS for better accommodation for himself and his family members the owner herein intended to develop the said property by constructing a **B+G+ IV** storied building thereon the land thereof and entrust the said Development work to a Developer having sufficient experience, infrastructure and financial resources to undertake the Development and construct and complete the construction of the building on principally sharing the constructed areas in agreed proportion and the entire costs of construction to be borne by the Developer.

11. AND WHEREAS for this purpose the Owner herein by a Development Agreement dated 06.01.2022, registered at the office of the D.S.R. III, South 24 Parganas, recorded in registered Book no. I, Volume number from 1603 -2022, Pages from 22742 to 22781, being no. 160300132 for the year 2022, agreed with the Developer ANUPAM GUHA & ASSOCIATES for construction of such building in the aforesaid Holding No - 4627, P.S - Narendrapur; under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084, District South 24 Parganas with such terms and conditions as mentioned thereunder.

12. AND WHEREAS, the owner have also executed a Power of Attorney dated 07.01.2022, in favour of the aforesaid developer, whereby the owners authorized the developer to construct such building upon the said premises and enter into agreement for sale of flat and execute the deed of conveyance in favour of the intending purchasers and to receive advance for booking of such flat etc. for consideration .Which was registered at the office of the D.S.R. - III, South 24 parganas and recorded in its Book No. I, Volume No. 1603 to 2022, Pages from 22636 to 22655, being no. 160300181 for the year 2022.

13. AND WHEREAS, in pursuance of the agreement for development the Owner delivered possession of the land described in hereunder to the developer for construction of B+G+IV Storied Building thereon according to the plan as

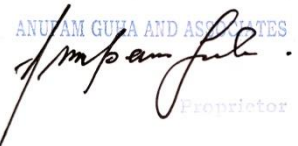
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sanctioned by the Rajpur Sonarpur Municipality vide Building Sanction Plan No 225/C3/29/109 dated 11.04.2022, as described in the **First** Schedule.

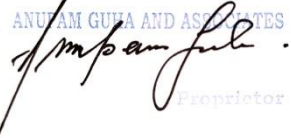
14. AND WHEREAS, the developer has started construction of the said new building in the above mentioned property.

15. AND WHEREAS, _____, son of _____, the Purchaser/s herein is desirous of purchasing a flat lying area a little more or less _____ Sq. Ft. Super Built Up Area morefully and particularly described in **SECOND** Schedule hereunder written and specifically delineated in the plan /map annexed hereto and depicted by RED borders line TOGETHER WITH undivided proportionate impartible interest of the land pertaining to the land as described in the **FIRST** Schedule and right to use the common areas and facilities of the said Premises , as described in the **THIRD** Schedule ,lying and situated and being Holding No -4627, P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084, District South 24 Parganas, the admeasuring an area of more or less _____ Sq. Ft. Super Built Up Area on the Building with the right to egress and ingress together with proportionate undivided share or interest of land of the premises attributable pro-rata to the said Residential area of the said building situate and lying at Holding No -4627, P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084, District South 24 Parganas, from the vendor as mentioned in the "**SECOND SCHEDULE**" below inclusive of common passages, leads to the Residential Area including proportionate share of land hereinafter referred to as "**the UNIT**" in the building for a total consideration of Rs.-00,00,000/- (Rupees _____) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the same and in consideration of the sum of Rs.- 00,00,000/- (Rupees _____) only the Union of India well and truly paid by the Purchaser/s to the Owner in the manner stated in the Memo of Consideration appended below (the receipt whereof the Owner do hereby admit and acknowledge and form the payment of the same and every part thereof forever discharge the Purchaser/s) the DEVELOPER do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser/s ALL THAT undivided proportionate impartible share of land comprised in Holding No -4627,

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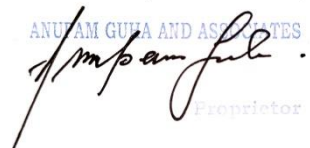
P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084, District South 24 Parganas, being the entirety of such land and premises more fully described in the **FIRST SCHEDULE** hereunder written and attributable to the said Residential flat on the ___ Floor, _____ Side, measuring more or less ___ Sq. Ft. Super Built Up Area of the said building in the said Holding No -4627, P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084, District South 24 Parganas, as delineated in the MAP/PLAN annexed hereto and thereon colour in RED border and morefully and particularly described in the **SECOND SCHEDULE** hereunder written .The Vendor and/or other Co-Purchaser/s having or acquiring similar right to enjoy and possess all common roads, ways, paths TO HAVE AND TO HOLD the same absolutely in manner aforesaid forever free from all encumbrances, charges, trusts, liens, claims, mortgages, debts, lispensens, requisitions, acquisitions, liabilities and demands whatsoever of the property thus purchased by the Purchaser/s and the description of the said Residential flat on the ___ Floor, measuring more or less ___ Sq. Ft Super Built Up Area of the said building, as being set forth in the **SECOND SCHEDULE** hereunder written and the Purchaser/s shall have the right to own, use, and occupy and enjoy absolutely and forever the Residential flat on the _____ Floor, _____ Side measuring more or less ___ Sq. Ft. Super Built Up Area of the said building, by the purchaser/s exclusively for himself and his respective heirs, executors, administrators, representatives ,assigns and the common parts in common with the vendor and other Co-Owners of the said common parts being described and mentioned in the **THIRD SCHEDULE** hereunder written BUT subject to the Purchaser/s paying and discharging municipal taxes and impositions for Residential flat on the ___ Floor, _____ Side, measuring more or less ___ Sq. Ft. Super Built Up Area of the said building and the expenses which are mentioned in the **FOURTH SCHEDULE** hereunder written proportionately and all other outgoings in connection with the said Residential flat on the _____ Floor, _____ Side measuring more or less ___ Sq. Ft. Super Built Up Area of the said building and for the said common areas proportionately AND SUBJECT TO the other stipulations and provisions and/ or restrictions more fully described in the **FIFTH SCHEDULE** hereunder written TOGETHER WITH all benefits and advantages of ancient and other rights, liberties, easement, privileges, appendages and appurtenances

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whatsoever to the said undivided proportionate impartible share of land in the said premises together with Residential flat on the ____ Floor, _____ Side, measuring more or less _____ Sq. Ft. Super Built Up Area of the said building and/or any part thereof belonging or otherwise appertaining to or with the same or any part thereof and all the reversion and reversions remainder and reminders and rents issues and profit thereof and every part thereof AND FURTHER THAT the aforesaid purchaser/s have had taken possession of their demised Residential mentioned in the **SECOND SCHEDULE** hereunder written and accepted the same and executing these presents being a party hereto.

AND FURTHER THE OWNER/VENDOR DO COVENANT WITH THE PURCHASER/S AS FOLLOWS:

1. The purchaser/s shall be entitled to all rights, easements, quasi easement, appendages and appurtenances, whatsoever, belonging or in any way appertaining to the said Residential flat of the said building.
2. The purchaser/s shall use the above mentioned flat for Residential purpose only and no other purposes.
3. So long the said Residential flat shall not be separately assessed the said purchaser/s shall pay from the date of execution of the Deed of Conveyance and/or occupations taken by the Purchaser/s whichever date is earlier the proportionate share of Municipal taxes as per apportionment to the extent of the Flat made by the owner/vendor and he will also pay the proportionate tax to the State Government if any proportionately as apportioned by the said vendor only to the extent of the Purchaser/s for the Residential Flat.
4. The Purchaser/s shall pay all taxes, building maintenance, rates impositions and other outgoings in respect of the said Residential flat proportionately as may be imposed by The Municipal and/or the Central or State Government and shall also pay all such betterment fees or development charges or any other taxes or payment of similar nature.

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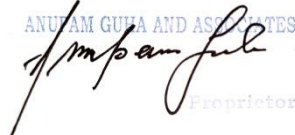
5. The purchaser/s shall maintain the said Residential flat situated in the _____ floor of the building at his own cost in the same good condition (reasonable wear and tear excepted) state and order in which it is being possessed and to maintain regulations of the Government both Central and State, The Municipal and/or any other Authorities and Local Bodies and also particulars to observe and maintain such rules, By-laws framed by the Association of Flat Owners to be formed for the protection of the building and all the flat Owners including the Purchaser/s shall be responsible for all violations of any conditions, laws, Bye-laws, Rules and Regulations of the association to be formed by the flat owners including the purchaser/s herein.

6. The said Purchaser/s shall not make such construction or structural alteration of the building causing any damages to other flats or causing obstruction to other owners of the flats of the building.

7. The Purchaser/s shall have full right and authority to sell, transfer, convey and mortgage, his Residential flat and/or his possession or dispose of his Residential flat and/or his possession or to assign let out or part with his interest possession benefit of his Residential flat or any part thereof provided that the transferee shall agree in writing to observe and perform the covenants herein contained and the rules and Bye-laws relating to the said building to be formed by the Association.

8. Pending Tax for the _____ floor _____ Side of the Building will be paid by the Seller i.e., SRI ANUPAM GUHA upto _____, YEAR _____.

AND FURTHERMORE that the vendor/owner and all his heirs, executors and administrators, representatives shall at all times hereinafter indemnify and keep indemnified the Purchaser/s and his heirs and executors, administrators and assigns, against loss, damages, costs, charges, expenses, if it is suffered by reasons of any defect in the title of the Purchaser/s by the vendor/Owner or any breach of the covenants hereafter contained. Simultaneously, the execution and registration of the conveyance of the said Residential flat the vendor shall hand over the Purchaser/s the necessary photocopies of document such as The Municipal Tax Receipts, copy of the sanctioned building plan, copies of all other deeds and papers etc. for perfection of the purchaser/s title.

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FIRST SCHEDULE ABOVE REFERRED TO

(Holding No -4627, P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur
Municipality kolkata-700084, District South 24 Parganas)

All that piece and parcel of land measuring 8 (eight) Katha 9 (nine) Chattak 18 (eighteen) sq.ft.comprised in Mauja - Barhans Fartabad, J.L No - 47, R.S&L.R Khatian No - 107,292. RS & LR Dag Nos. - 870,870/1763, 870/1764 ,869 within the limits of Rajpur Sonarpur Municipality Ward No. 029, Holding No -4627, P.S - Narendrapur A. D. S. R. Sonarpur, District 24 Parganas which is butted and bounded as follows:

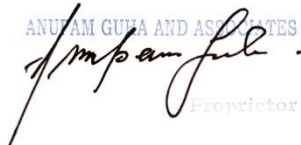
ON THE NORTH : 45'' wide Garia Station Road
ON THE SOUTH : 12ft. 3 inch wide Municipal Road
ON THE EAST : Part of R.S Dag no 870/1764 with 10 ft. common passage
ON THE WEST : R.S Dag no 869

OR HOWEVER OTHERWISE the same may be butted and bounded and known numbered called described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(The said Residential Area)

ALL THAT a flat on the ___ Floor measuring more or less ___Sq. ft (consisting of ___ Bed Rooms ,___ Living cum Dining , ___ Pantry , ___ Toilets, and ___ Balcony) along with ___ Car parking space measuring a little more or less ___ Sq. Ft. in the Basement of the building along with the right of ingress and egress through the common passage leading to this property situate and lying at Holding No - 4627, P.S - Narendrapur, under ward No - 29 of Rajpur Sonarpur Municipality kolkata-700084,District South 24 Parganas.

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THE THIRD SCHEDULE ABOVE REFERRED TO

(Common portions and facilities)

1. The space within the building comprises of the main entrance in the ground floor.
2. The foundation column, beams, supports, main walls of the building and the staircases.
3. The installation for common services such as the drainage systems in the premises, water supply arrangement, the pumps and motors thereof in the premises and electric connection with installations of common meters, and fittings.
4. Reservoir on the roof of the top floor of the building pump, motor, pipes and all other apparatus and installations in the premises for common use.
5. Septic tanks, pits and sewerage lines thereto connected.
6. Such other common parts areas, equipments, installation, fixtures, fittings and spaces in or about the said building as are necessary for use and occupancy of the Units in the common and as are specified by the Vendors expressly to be the common parts after construction of the building
7. Staircase and landing on all floors.
8. All the Owners shall be entitled to use roof of the building at all time.
9. Water connection.
10. Electrical wiring, meters and electrical installations and fittings excluding those as are installed for any particular Unit.
11. Water pump, water tank, water pipes and other common plumbing installation.
12. Boundary walls and main gates.
13. Drainage and sewerage.
14. Lift.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common expenses towards proportionate area of ownership)

1. All charges and deposit for salary of the darwans or security guard, sweeper and other incidental cost.
2. The Municipal taxes and other outgoings save those as are separately assessed on the respective unit.

THE FIFTH SCHEDULE ABOVE REFERRED TO

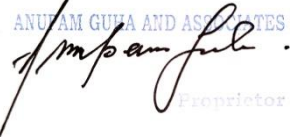
1. TITLE & CONSTRUCTION:-

The Purchaser/s has examined the plans, the Deeds of the Vendor of the premises and the facilities fittings and fixtures as has been provided in the building including the said Residential flat has fully satisfied with regard thereto and the nature, scope and extent of the benefits, rights and interest provided to the Purchasers and shall not make any claim or demand whatsoever against the Vendor and/or put any requisition concerning the nature, scope and extent thereof.

2. TRANSFER AND DISMEMBERMENT:-

i) The properties and the right hereby conveyed to the Purchaser/s for the Residential flat shall be one and shall not be partitioned or dismembered in any manner save and except with the consent of the co-owners.

ii) In case of any transfer: If the Purchaser/s diverse ownership of the said Residential flat then such transfer shall be accompanied by the transfer of all shares of interest that the Purchaser/s may have in the building and such transfer shall be subject to the condition that the transferee shall abide by all its obligations and pay all amounts payable of and by the Purchaser/s hereunder and such transferee may have hereunder. Moreover any transfer shall not be in any manner inconsistent herewith and the covenants herein shall run with the land.

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3. MUTATION, TAXES AND IMPOSITIONS: -

i) The Purchaser/s shall apply for and have the said Residential flat separately assessed for the purpose of assessment of municipal rates and taxes in so far as the same are allowable in law and shall also apply for mutation in his name as Purchaser/s and/or Co-owner in the relevant Municipal and other records .

ii) Besides the amount of such Municipal rates taxes and impositions the Purchaser/s shall also bear and pay all other taxes and impositions in respect of the building proportionately and/or the said Residential wholly.

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Proprietor

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in presence of

WITNESSES:

1.

2.

SIGNATURE OF THE OWNER/VENDOR

SIGNATURE OF THE PURCHASER/S

Drafted By:

Advocate

Alipore Police Court

Kolkata – 700027.

ANUPAM GUPTA AND ASSOCIATES
Anupam Gupta
Proprietor

MEMO OF CONSIDERATION

Received from the abovementioned Purchaser/s the abovementioned sum of Rs.-
00,00,000/- (_____) only, in the following manner:-

SL. No.	Cheque No.	Date	Bank	Branch	Amount
1.					
2.					
3.					
TOTAL:					00,00,000/-

(Rupees _____) Only

**IN PRESENCE OF
WITNESSES: -**

1.

SIGNATURE OF THE VENDOR/OWNER

2.

ANUPAM GUHA AND ASSOCIATES
Anupam Guha
Proprietor