

DEED OF CONVEYANCE

(ONE NEW DUPLEX BUNGALOW)

THIS DEED OF CONVEYANCE is made in the city of Kolkata on ____ day of May'2024 (Two Thousand and Twenty-Four) in the Christian era.

BETWEEN

(1) **SRI NEPAL CHANDRA SAHA** (PAN :AMOPS3392K) (Aadhaar No: 9372-4248-2418), son of Late Gour Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (2) **SRI SATYA DULAL SAHA** (PAN : ALEPS2435C), (Aadhaar No: 8823-7143-5118) son of Late NityaGopalSaha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas,(3) **SRI NARAYAN CHANDRA SAHA** (PAN : BEGPS9275G) (Aadhaar No: 4752-4814-7712) son of Late NityaGopalSaha, by faith : Hindu, by Nationality : Indian, by occupation : Retired Person, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, (4) **SRI SUNNY SAHA** (PAN : CYLPS1354J), (Aadhaar No: 8880-8665-5104) son of Sri Nepal Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas, and (5) **SRI RANA SAHA** (PAN : BIBPS0788R) (Aadhaar No: 2805-5220-8343) son of Sri Nepal Chandra Saha, by faith : Hindu, by Nationality : Indian, by occupation : Business, residing at 5/2/3, K B Sarani, P.S.: Dum-Dum, P.O.: Mall Road, Kolkata : 700080, Dist. North 24 Parganas hereinafter collectively called and referred to as the "**LANDOWNERS /GRANTORS**" represented by their constituted Attorney is **SRI SUSHANT MEHER** (PAN: DUEPM0033C) (Aadhaar No: 8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, P.O. Rajarhat-Gopalpur, P.S. Airport, Kolkata:700136, District- North 24 Parganas, and appointed by registered Development Power of Attorney Registered in the Office of the ARA-IV, Kolkata dated on 29th day of September'2023 and recorded in Book No - I, C.D.-Volume No-1904-2023 Pages from 813583 to 813603 being No 190414340 for the year2023 (which terms shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to include their executors, successors and assigns) of the **FIRST PART**

AND

_____ (PAN:00000000) (Aadhaar No:00000000) son of _____ by Faith-Hindu, by Nationality: Indian, by Occupation: Business, residing at _____ Dist.: _____ hereinafter called and referred to as the "**PURCHASER**" (which terms shall unless otherwise excluded by or repugnant to the subject or context shall be deemed to include his executors, successors and assigns) of the **SECOND PART**

AND

MONALISA HOUSING PROJECTS PRIVATE LIMITED (PAN:AAHCM1620N) (CIN U45400WB2011PTC162189) a company incorporated under the Companies Act, 1956, having its registered office at DD Block - 180, Street Number 295, Action Area - I, Kolkata :700156, Dist.

North 24 Parganas, West Bengal, and represented one Director is **SRI SUSHANT MEHER** (PAN: DUEPM0033C) (Aadhaar No: 8844-4538-2349) son of Late Tulsi Meher, by faith Hindu, by Occupation Business, by Nationality- Indian, residing at 3E, Sristi Plaza, Salua Bazar, P.O. Rajarhat-Gopalpur, P.S. Airport, Kolkata – 700136, District- North 24 Parganas, which was duly authorized by the Company shall be called and hereinafter called and referred to as the **“DEVELOPER”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, successors-in-office and administrators, and assigns) of the THIRD PART

THE HISTORY OF TITLE IS GIVEN IN DETAILS BELOW

WHEREAS by virtue a deed of conveyance is made dated on 22.09.1995 which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, Volume No 91, Pages 249 to 258, being No 4154 for the year 1995, Sri Atunu Kumar described therein was the Vendor, sold, transferred and conveyed to Sri Suranjan Saha described therein was the Purchaser with a valuable consideration all that piece and parcel of the Bastu land measuring about 6(six) Cottahs 8(eight) Chittaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali Suf Bikray Kobala) is made dated on 23.02.2009, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, CD Volume No 2, Pages 10090 to 10107, being No 01610, for the year 2009 Sri Suranjan Saha, described therein was Vendor, Sold, transferred and conveyed to Smt Sathi Saha described therein as the Purchaser with a valuable consideration ALL THAT piece and parcel of the total Bastu land measuring about 6(six) Cottahs 8(eight) Chittaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas

AND WHEREAS by virtue a deed of conveyance (Bengali Suf Bikray Kobala) is made dated on 22.09.1995, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 4155 for the year 1995, Sri Anil Baran Kumar Described Therein was The Vendor sold, transferred and conveyed to Sri Birendra Nath Saha described Therein was the Purchaser with a valuable consideration ALL THAT piece and parcel of the total Bastu land measuring about 6(six) Cottahs 8(eight) Chittaks (more or less) comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali Suf Bikray Kobala) is made dated on 26.04.1996, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 1017 for the year 1997, Sri Birendra Nath Saha Described Therein was The Vendor Sold, Transferred And Conveyed To Sri Nepal Chandra Saha Described Therein was The Purchaser with a valuable consideration ALL THAT piece and parcel of the total Bastu land measuring about **6(six) Cottahs 8(eight) Chittaks (more or less)** comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali Suf Bikray Kobala) is made dated on 22.09.1995, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 4157 for the year 1995, Sri Asit Baran Kumar Described Therein was The Vendor Sold, Transferred And Conveyed To Sri Nitya Gopal Saha Described Therein was The Purchaser with a valuable consideration ALL THAT piece and parcel of the total Bastu land measuring about **6(six) Cottahs 8(eight) Chittaks (more or less)** comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of gift is made dated on 09.12.2005 which was registered in the office of the ARA-II, Kolkata, recorded in Book No – I, being No 04868 for the year 2014, Sri Nitya Gopal Saha Described Therein was The Donor Transferred To Sri Satya Dulal Saha Described therein was the DONEE ALL THAT piece and parcel of the total Bastu land measuring about **6(six) Cottahs 8(eight) Chittaks (more or less)** with old dilapidated structure standing thereon comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS by virtue a deed of conveyance (Bengali Suf Bikray Kobala) is made dated on 22.09.1995, which was registered in the office of the ADSR, Bidhannagar, Salt lake, Kolkata, recorded in Book No – I, being No 4156 for the year 1995, Sri Dilip Baran Kumar Described Therein was the Vendor Sold, transferred and Conveyed to Sri Narayan Chandra Saha Described therein was The Purchaser with a valuable consideration ALL THAT piece and parcel of the total bastu land measuring about **6(six) Cottahs 8(eight) Chittaks (more or less)** comprised in Mouza : Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS one owner is Smt Sathi Saha was died on 09.03.2023 leaving behind her husband Sri Nepal Chandra Saha and 2(two) beloved sons namely Sri Sunny Saha and Sri Rana Saha_all are legal heirs and successors of the demised person each having 1/3 share

belongs within piece and parcel of the total Bastu land measuring about 6(six) Cottahs 8(eight) Chittaks (more or less) comprised in Mouza: Gopalpur, RS Dag No 2047, under Khatian No 470, Touzi No 2998, JL No 2, RS No 140, P.S : Rajarhat, now, P.S : Airport, Dist. : North 24 Parganas,

AND WHEREAS at present the owners of (1) SRI NEPAL CHANDRA SAHA(2) SRI SUNNY SAHA (3) SRI RANA SAHA (4) SRI SATYA DULAL SAHA and (5) SRI NARAYAN CHANDRA SAHA are becoming the absolute collectively owners of the said landed property measuring total Bastu Land measuring about 26(Twenty-Six) Cottahs (more or less) comprised in Mouza : Gopalpur, LR Dag No 2047 and under Khatian No 24444, 24445, 24456,& 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjani Pally, P.S :Narayanpur, Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) of the said Municipality and seized and possessed the said property free from all encumbrances and paying all taxes regularly.

DEVELOPMENT AGREEMENT & REGISTERED. DEVELOPMENT POWER OF ATTORNEY EXECUTED BY THE LANDOWNERS WITH DEVELOPER:

AND WHEREAS by virtue of Development Agreement registered at the office of the ARA-IV, Kolkata dated on 29th day of September'2023 and recorded in Book No - I, Volume No-1904-2023 Pages from 811863 to 811900 being No 190414316 for the year2023 and Development Power of Attorney Registered in the Office of the ARA-IV, Kolkata dated on 29th day of September'2023 and recorded in Book No - I, C.D.-Volume No-1904-2023 Pages from 813583 to 813603 being No 190414340 for the year2023 the Owners appointed and empowered the Developer to develop and construct multistoried building and/or Complex over and in respect of LAND.

SANCTIONED PLAN AT THE BUILDING: -

Sanctioned Plan: The Developer has applied sanction of building plan for erection and construction G+III storied Building upon the SAID PROPERTY and subject to sanction by Bidhannagar Municipal Corporation and Vide Sanction Plan No SWS - OBPAS /2109 /2024/0124 dated on 30/04/2024, The Sanctioned Plan shall consist of Residential, Units and Car Parking Spaces respectively.

NAME OF PROJECT

The name of the Building is "KAPPA-AAMAR BARI".

AND WHEREAS being satisfied with the verdict the purchaser has proposed with the developer for purchasing one ownership residential Banglow/car parking and developer has accepted the same with a valuable consideration mentioned below SECOND SCHEDULE of the property.

AGREEMENT FOR SALE (WITHOUT POSSESSION)

THAT the said residential Banglow/car parking was **under construction** for this reason developer intends a Registered Agreement for Sale (without possession) with the purchaser and purchaser has agreed the same, which was executed in the Office of the Additional District Sub Registrar Bidhannagar, Salt Lake on _____, kept and recorded in Book No - I, Volume No - _____ Pages from _____ to _____, being No _____ for the Year' _____ respectively.

DEVELOPER'S ALLOCATION

AND WHEREAS the developer has contacted with the Purchaser for absolute sale to him of the DEVELOPER ALLOCATION all that one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjn Pally, P.S :Narayanpur, now Airport, Kolkata :700136, Dist. : North 24 Parganas, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation, fully set forth and described in the SECOND SCHEDULE herein below for and at a total price has been settled of Rupees _____/-(_____) only which offer has also accepted by the Purchaser herein and the parties herein have decided to their terms of agreement as follows: -

DESIRE OF SALE:

APPROACH BY PURCHASER FOR PURCHASING THE RESIDENTIAL DUPLEX BUNGALOW

AND WHEREAS the developer herein contacted with the Purchaser for absolute sale to him of the developer allocation, and purchaser has agreed to purchase with a valuable consideration all that one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjn Pally, P.S :Narayanpur, now Airport, Kolkata :700136, Dist. : North 24 Parganas, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation, together with all easement rights and facility of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____/-(_____) only which offer has also accepted by the Purchaser herein and the parties herein have decided as follows:-

ACCEPTANCE BY VENDORS / DEVELOPER WITH PURCHASER

AND WHEREAS the developer declared to sell mentioned in the SECOND SCHEDULE the Residential Duplex Bungalow and the Purchaser has agreed to purchase the all that one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjn Pally, P.S :Narayanpur, now Airport, Kolkata :700136, Dist. : North 24 Parganas, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation, together with all easement rights and facility of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____/- (_____) only which offer has also accepted by the Purchaser along with all proportionate rights of stair together with all common rights over the common areas and facilities.

DECLARATION:

AND WHEREAS the developer has declared to sell mentioned in the SECOND SCHEDULE the said Residential Duplex Bungalow and the Purchaser has agreed to purchase the same all that one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjn Pally, P.S :Narayanpur, now Airport, Kolkata :700136, Dist. : North 24 Parganas, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation, together with all easement rights and facility of the building, more fully set forth and described in the SECOND SCHEDULE herein below for and at a total price of Rupees _____/- (_____) only which offer has also accepted by the Purchaser along with all proportionate rights of stair together with all common rights over the common areas and facilities and for greater clearance, one floor plan in annexed herewith and delineated in RED mark, which will be treated as a part of this Deed of Conveyance.

NOW THIS DEED OF CONVEYANCE WITHNESSETH THAT In pursuant of the said Registered Agreement for Sale is made in the Office of the Additional District Sub Registrar Bidhannagar, Salt Lake which was executed on _____ and recorded in Book No - I, Volume No - _____ Pages from _____ to _____, being No _____ for the Year' _____ and now the said New Residential Duplex Bungalow and car parking is completed and ready to stay and use by the purchaser and in total consideration amount has been settled of Rupees _____/- (_____) only well and truly paid by the Purchaser to the developer as per Memo of Consideration appearing below, the receipt whereof the Vendors herein doth hereby receipt hereunder written admit and acknowledge and of and from the payment of the

same and every part thereof forever release and discharge of the Purchaser and the property of SECOND SCHEDULE the Residential Duplex Bungalow hereby transferred by the developer do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser, all that one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjana Pally, P.S :Narayanpur, now Airport, Kolkata :700136, Dist. : North 24 Parganas, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation, which is more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written and shown in the map or plan attached hereto and demarcated with the colour 'RED' border, together with undivided share or interest on the said land being Premises No at previously within the local jurisdiction of Rajarhat-Gopalpur Municipality, all that piece and parcel of Bastu Land measuring about 26(Twenty-Six) Cottahs (more or less) comprised in Mouza : Gopalpur, LR Dag No 2047 and under LR Khatian No 24444, 24445, 24456 & 24457, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjana Pally, P.S : Airport (Narayanpur) , Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation and the said entire land on which the building is erected and standing is more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written TOGETHER WITH right over the said one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjana Pally, P.S :Narayanpur, now Airport, Kolkata :700136, Dist. : North 24 Parganas, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation,, hereinafter referred to as the "Said Residential Duplex Bungalow" mentioned in the SECOND SCHEDULE TOGETHER WITH right in common with other similar Purchaser is acquiring similar rights to enjoy and possess all common roads, passages open spaces and all rights and privileges appertaining thereto or reputed to belong to the estate, right, title, interest, claim and demand of the developer into and upon the said Residential Duplex Bungalow proportionately upon incurring proportionate expenses for the said common portions and TO HAVE AND TO HOLD the said Residential Duplex Bungalow absolutely in the manner aforesaid forever free from all encumbrances, charges, trusts, liens, claims and demands, whatsoever, the property thus purchased by the Purchaser being particularly described in the SECOND SCHEDULE hereunder written and shown and delineated in the map or plan attached hereto with colour RED border AND the Purchaser shall have the right to own, use, occupy the said Residential Duplex Bungalow exclusively and the common

parts in common with other co-owners Purchaser and occupiers of the said building such common parts being described and mentioned in the THIRD SCHEDULE hereunder written and also subject to the Purchaser will be paid and discharging taxes and impositions on the said Residential Duplex Bungalow and rights and obligations as mentioned in FOURTH SCHEDULE hereunder written by the Purchaser and the common expenses as mentioned in the FIFTH SCHEDULE hereunder written proportionately and all other outgoings in connection with the said Residential Duplex Bungalow wholly and the said building proportionately the developer do hereby covenant with the Purchaser as follows:-

1) Notwithstanding anything hereinbefore done or suffered to the contrary the developer has good and perfect right, title and authority to convey the said Residential Duplex Bungalow together with undivided impartible share in the said land described in FIRST SCHEDULE hereunder and all rights and privileges and appurtenances hereunto belonging and hereby sold, conveyed and transferred to the Purchaser in the manner aforesaid and that the developer has not done or knowingly suffered anything whereby the said property may be encumbered affected or impeached the estate, title or otherwise.

2) There are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever now subsisting on the property and that the same is not the Subject matter of any suit or litigation or proceeding and has not been offered as security or otherwise to any court or revenue authority.

3) The developer shall and will at all times indemnify and keep indemnified and keep harmless the Purchaser against all claims and demands whatsoever in respect of the property hereby sold and conveyed and make good the Purchaser all losses, costs, and expenses which there may be put or obliged to incur or suffer by reason of any defect or deficiency in the extent description or other particulars of the said property.

4) The Purchaser shall henceforth hold, possess and enjoy the rents and profits derivable from and out of the said property without any hindrance eviction, interruption or disturbance from or by the developer or any person or persons claiming through under or in trust for the developer and without any lawful hindrance, eviction, interruption or disturbances by any other persons whomsoever.

5) All the taxes, land revenues and impositions payable in respect of the said property up to the date of execution and registration of the Deed of Conveyance has been fully paid by the Developer and if any portion of such taxes levies and other impositions etc. be found to remain unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the vendors.

6) The developer shall at all times hereafter do and execute or cause to be done and executed at the requests and costs and expenses of the Purchaser all such further acts, deeds, things and assurances as may be reasonably required by the Purchaser for better or further effectuation and assuring the Conveyance hereby made or the title of the Purchaser to the property hereby sold and conveyed.

7) And if any Clerical, typographical and numerical mistakes arises in it then I shall rectify it, by way of a deed of declaration or/and deed of rectification, or/and deed of correction with consent or without consent and proper affirmation in good health and sound mind of the both parties of the said premises and for the future changes the entire cost and expenses will be borne by the purchaser only.

8) It is further stated that the purchaser shall enjoy entire right, title, interest and lawful possession of the aforementioned property. If anybody claims anything, that will be nonest and void ab. initio.

9) The Map or Floor Plan with Self Attested Photo Copy and Ten Finger Print Sheet attached hereto a part of this Deed of Conveyance.

THE FIRST SCHEDULE AS ABOVE REFERRED TO

(DESCRIPTION OF THE LANDED PROPERTY)

ALL THAT peace and parcel of Bastu Land measuring about **26(Twenty-Six) Cottahs** (more or less) pucca structure standing thereon with cemented floor finished standing thereon, comprised in **Mouza : Gopalpur, LR Dag No 2047 and under LR Khatian No 24444, 24445, 24456 & 24457**, JL No 2, and mutated their names in the records before the Bidhannagar Municipal Corporation and got the Municipal Holding No RGM- 6/252, BL-F, and the premises at Narayanpur, 1 No Niranjana Pally, **P.S : Airport (Narayanpur)** , Kolkata :700136, under Bidhannagar Municipal Ward No 3(new) 6(old) within the limits of Bidhannagar Municipal Corporation; Additional District Sub-Registrar Bidhannagar, Salt Lake is butted and bounded by:-

ON THE NORTH BY : Dag No 2047 and 16 feet wide Common Road.

ON THE SOUTH BY : Plot No C

ON THE EAST BY : Dag No 2047

ON THE WEST BY : Airport Land

THE SECOND SCHEDULE AS ABOVE REFERRED TO
(SUBJECTS MATTER OF BUNGALOW SALE)

ALL THAT one ownership New Residential Duplex Bungalow No _____ total measuring about 2404 Sq.ft. Carpet area (more or less) Marble flooring finished Bungalow, consisting of _____ lying and situated at Narayanpur, 1 No Niranjana Pally, P.S :Narayanpur, now Airport, Kolkata :700136, under Bidhannagar Municipal Ward No 3 within the limits of Bidhannagar Municipal Corporation and all easement and appurtenances and THERE IS PROVISION OF LIFT thereto form in part of Schedule Property along with the undivided proportionate share of land underneath into the building with all rights of user of Common areas and facilities which is butted and bounded as follows:-

IN WITNESSES WHEREOF the parties have hereunto set and subscribed his respective hands and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1)

ON BEHALF OF THE LANDOWNERS NAMELY SRI NEPAL CHANDRA SAHA, SRI SATYA DULAL SAHA, SRI NARAYAN CHANDRA SAHA, SRI SUNNY SAHA & SRI RANA SAHA AND THEIR CONSTITUTED ATTORNEY IS SUSHANT MEHER

SIGNATURE OF THE VENDORS

2)

SIGNATURE OF THE PURCHASER

SIGNATURE OF THE DEVELOPER

Drafted by: -

MR. PRADIP KUMAR MONDAL
Advocate
High Court, Calcutta,

MEMO OF CONSIDERATION

RECEIVED with thanks on and from the above named of "PURCHASER" the sum of Rupees _____/- (Rupees _____) only total full and final consideration paid by the Purchaser to the Developer as follows: -

<u>DATE</u>	<u>BANK</u>	<u>BRANCH</u>	<u>IMPS/DD NO</u>	<u>AMOUNT</u>

(Rupees _____) only

SIGNED SEALED AND DELIVERED

At Kolkata in the presence of: -

Witnesses: -

1)

SIGNATURE OF THE DEVELOPER

2)