

verification and satisfaction of final area after construction of the subject Flat and Car Parking area under sale i.e. measurement of Flat No. C" on the 7th Floor approximately measuring 1013 Sq. ft. (super built up) together with One Car Parking in the Covered area, being Car Parking No. C-12 and as specified in the respective Part I and II of the Schedule "B" hereunder written at the said building namely "ORCHARD RESIDENCY" together with proportionate undivided impartible share of land at Municipal Premises no. 2097, Sreenagar Main Road, Chakgaria and more fully and specifically described in Schedule 'A' hereunder written, and the Purchaser has got no other claim or grievance whatsoever against the Vendor in respect of the subject Flat and car Parking as per agreement with the Vendor and therefore the Purchaser has requested the Vendor to execute and Register appropriate Deed of Conveyance in his favour on acceptance of balance of the Total consideration as appearing in Memo of consideration hereunder written, which the Vendor herein of the one part agreed and accepted subject to terms and conditions of this Deed of conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said Flat no. C, having super built up area measuring 1013 sq. ft. together with One Car Parking in the Covered area, being Car Parking No. C-12 in the said Building now familiar with the name as "ORCHARD RESIDENCY" and specified in respective Part I and Part II of schedule 'B' hereunder written together with proportionate undivided impartible share of land specified in Schedule 'A' hereunder written with right of enjoyment of common areas and common facilities mentioned in Schedule 'C' hereunder written and in consideration of the said sum Rs. 42,44,470/- (Rupees Forty Two Lakh Forty Four Thousand Four Hundred and Seventy only) being the price of the subject Flat and a consolidated sum of Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand) only as price of the said One Car Parking space, specified in Part II of schedule "B" hereunder written, i.e. Total Rs. 45,94,470/- (Rupees Forty Five Lakh Ninety Four Thousand Four Hundred and Seventy only), which has already been paid by the Purchasers as per memo of consideration herein below and receipt whereof the Vendor herein doth hereby admits and acknowledges and from the same and every part thereof