

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this \_\_\_\_\_ day of \_\_\_\_\_, Two Thousand.....

**B E T W E E N**


**(1) SMT. PAPRI GHOSH (PAN NO. ADCPG2246A)** wife of Sri Arun Kumar Ghosh residing at 1/429, Gariahat Road, (South), Jodhpur Park, P.S. Lake, Kolklata-700068, **(2) SMT. SABITA GHOSH (PAN NO. ADCPG5816F)** wife of Sri Haradhan Chandra Ghosh previously residing at 1/429, Gariahat Road, (South), Jodhpur Park, P.S. Lake, Kolkata-700068 at present permanently residing at 26/1A, Gariahat Road (South), P.S. Lake, Kol-700031 **(3) SRI RATAN KUMAR GHOSH (PAN NO. ADZPG2916K)** son of late Haran Chandra Ghosh previously residing at 1/429, Gariahat Road, (S), Jodhpur Park, P.S. Lake, Kolkata-700068 at present permanently residing at 18, Baishnabghata Road, P.S. Netaji-Nagar, Kolkata -700 047 and **(4) SRI KISHORE KUMAR GHOSH (PAN NO. AGXPG5967D)** son of Sri Anil Chandra Ghosh previously residing at 1/429, Gariahat Road, (South), Jodhpur Park, P.S. Lake, Kolkata -700068 at present permanently residing at 2081, Chak-Garia known as E-14, Sammilani Park, P.S. Survey Park, Kolkata -700 075 all by faith Hindu, all by nationality Indian, all by occupation business hereinafter collectively referred to as the OWNERS/VENDORS (which term or expression shall unless included by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and / or assigns) of the **FIRST PART.**

**AND**

**SRI \_\_\_\_\_ (PAN- \_\_\_\_\_)** son of ..... by faith..... by nationality Indian by occupation..... residing at....., hereinafter called and referred to as "the **PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of his heirs. executors. administrators, legal representatives and assigns) of the **SECOND PART.**

**AND**

"**M/S. JAYALAKSHMI ASSOCIATE**" (PAN NO. AAOFJ8193K) a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI TAPASH KUMAR GHOSH (PAN NO. AGFPG5848M)** son of Sri Anil Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH (PAN NO. BETPG8342D)** son of Sri Ajit Kumar Ghosh, by faith Hindu, by occupation Business by national Indian,

JAYALAKSHMI ASSOCIATE  
  
Partner

JAYALAKSHMI ASSOCIATE  
  
Partner

residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075, hereinafter referred to as the **PROMOTER/ BUILDER/ DEVELOPER/CONTRACTOR** (which term or expression shall unless included by or repugnant to the context be deemed to mean and include its respective successors – in office interest, executors, legal representatives and / or assigns) of the **THIRD PART**;

**WHEREAS** the First Party herein Smt Papri Ghosh, Smt Sabita Ghosh, Sri Ratan Kumar Ghosh and Sri Kishore Kumar Ghosh are jointly lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.**1236, Tentulberia**, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-13Ch-19Sq.ft** more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and **00K 10Ch-28 Sq.ft** more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.**1237, Tentulberia**, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-09Ch-30Sqft** more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.**1238, Tentulberia**, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality **amalgamated Holding No. 1238, Tentulberia**, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084), along with more or less 630 sq.ft dilapidated multiple R T S structures standing thereon which situated and lying at Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmolla, Dist: South-24 Parganas, being its Rajpur Sonarpur Municipality amalgamated holding No. 1238, Tentulberia, Ward no. 6, Assessee No. 1104302087740 ( old Assessee No 51377), P.S.: Sonarpur, Kolkata-700084 (herein after called and referred to as the SAID PREMISES) fully described in the Schedule-A hereunder written.

**AND WHEREAS** one Biswanath Naskar, son of Late Habul Chandra Naskar residing at Tentulberia, P.S. Sonarpur, District: 24 Parganas (South) was the absolute owner of land measuring more or less 106 decimal comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja: Tentulberia, J.L No. 44, Parganas – Medenmolla, under Collectorate Touzi No. 271, R.S. No. 8, P.S. Sonarpur by way of inheritance.

**AND WHEREAS** on 11<sup>th</sup> day of May 1962 the said Sri Biswanath Naskar sold and conveyed one portion of his demarcated land measuring more or less 08 decimal out of his total land measuring more or less 106 decimal compressing in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja: Tentulberia, J.L No. 44, Parganas – Medenmolla, under Collectorate Touzi No. 271, R.S. No. 8, P.S. Sonarpur to Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal jointly by a Bengal Deed of conveyance which was registered at S.R. Baruipur and recorded in Book No. I, Being Deed No. 4708 for the year 1962.

**AND WHEREAS** by dint of the aforesaid purchase, while Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal jointly are in peaceful enjoyment, possession and occupation of the said entire property measuring more or less 08 decimal free from all encumbrances and attachments whatsoever absolutely, the said Kali Charan Mondal died intestate on 1964 leaving behind him surviving his wife Smt. Ghrita Bala Mondal, three sons namely Sri Pravanjan Mondal, Sri Jiban Kumar Mondal, Sri Monoranjan Mondal and two daughters namely Smt. Arati Mondal and Smt Bharati Mondal who inherited the said undivided property of deceased Kali Charan Mondal comprising in C.S. Kh. No. 277. R.S. Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouza: - Tentulberia, J.L. No. 44, Parganas:- Medenmolla. Touzi No. 271, R.S. No. 8, P.S. – Sonarpur.

**AND WHEREAS** thereafter by virtue of one registered deed of mutual partition made between all the legal heirs of late Kali Charan Mondal, one of his son Sri Jiban Kumar Mondal got the entire un-demarcated undivided share of land measuring 04 decimal, comprising in C.S. Khatian No. 277 R.S. Khatian No. 390 appertaining to C.S. Dag No. 379 R.S. dag No. 269 of Mouza:- Tentulberia. J.L. 44, P.S. Sonarpur Dist. 24 Parganas (S) and the said deed of Mutual partition was registered at S.R. Baruipur recorded in Book No. –I, Volume No. 68, Pages from 37 to 83, Being No. 3496 for the year 1967.

**AND WHEREAS** thus the said Sri Bijoy Krishna Mondal son of late Ram Narayan Mondal and the said Sri Jiban Kumar Mondal son of late Kalicharan Mondal Jointly enjoying the said entire land measuring more or less 08 decimal compressing in C.S Kh. No. 277. R.S.-Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouza Tentulberia J.L. No. 44, Parganas Medenmolla, Touzi No. 271, R.S. No. 8, P.S. – Sonarpur by payment rent and taxes regularly.

**AND WHEREAS** thereafter on 15<sup>th</sup> day of October 1971 Sri Bijoy Krishna Mondal & Sri Jiban Kumar Mondal jointly sold and conveyed the said land measuring 08 decimal compressing in C.S. Kh. No. 277, R.S. Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja Tentulberia J.L. No. 44 Touji No. 271 R.S. No. 8, P.S. – Sonarpur to Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar son of late Prankrishna Naskar of Tentulberia, P.O. Garia, P.S. Sonarpur, Dist. 24 Parganas(S) by one Bengali Deed of conveyance which was registered at S.R. Sonarpur recorded in Book No. I Volume No. 39 Pages from 115 to 118 being No. 2919.

**AND WHEREAS** thus by way of purchased Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar became the absolute owner of the land measuring 08 decimal more or less compressing in C.S. Kh. No. 277, R.S. Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja Tentulberia J.L. No. 44 Touji No. 271 R.S. No. 8, P.S. Sonarpur and have been paid rates and taxes regularly.

**AND WHEREAS** on the other hand by way of inheritance Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar became the absolute owner of land measuring 87 decimal comprising in R.S. Khatian No. 421 appertaining to R.S. Dag No. 267, 269 of Mouja Tentulberia . J.L. No. 44 Parganas Medenmolla R.S. No. 6, Touji No. 271, P.S. Sonarpur, Dist – 24 parganas (South). And accordingly, thereafter during the Revisional Survey settlement operation the said land measuring 87 decimal of R.S. Kh. No. 421 appertaining to R.S. Dag No. 267, 269 were recorded in the name of the said Sri Ajit Kumar Naskar as absolute sixteen annes owner thereof and finally published in the record of right.

**AND WHEREAS** after several sales and gifted by separate registered Deed of conveyances and Deed of gifts respectively by separate dates the said Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar at last peacefully hold and possessed the rest unsold area of bastu land measuring more or less **06K-00Ch-21Sq.ft.** compressing in R.S. Dag No. 269 , R.S. Kh. No. 421, of Mouza Tentulberia J.L. No. 44, Parganas -Medenmolla R.S. No. 6, Touji No. 271, P.S. Sonarpur Dist : 24 Parganas (s) along with his purchased land measuring 08 decimal i.e. 04K -13ch -19 sq.ft more less compressing in C.S. Dag No. 379 R.S. Dag No. 269 C.S. Kh. No. 277, R.S. Kh. No. 390, Mouza Tentulberia, J.L. No. 44 Parganas Medenmolla, Touzi No. 271, R.S. No. 8 P.S. – Sonarpur, Dist 24 Parganas (s) within the limit of Garia I No. gram Panchayet at present Rajpur Sonarpur Municipality.

**AND WHEREAS** thus Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar became the absolute owner of total land 10 K -13 Ch- 40 sq.ft more or less in two separate plot at R.S. Dag No. 269 of R.S. Kh. No. 421 and C.S. Dag No. 379, R.S. Dag No. 269 of C.S. Kh No. 277, R.S. Kh. No. 390, both of, Mouza Tentulberia, J.L. No. 44 Parganas Medenmolla, Touzi No. 271, R.S. No. 8 P.S.– Sonarpur, Dist 24 -PGS(S).

**AND WHEREAS** thereafter for urgent necessity of money Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar sold and transferred peace and parcel of demarcated bastu land measuring **05K-05ch-38 Sq.ft more or less** out of **06K-0Ch-21Sq.ft** with tile said structure standing there on comprising in R.S. Khatian No. 421, appertaining to R.S. Dag No. 269 J.L. No. 44 Parganas – Medenmolla R.S. No. 6 Touji No. 271, Mouza Tentulberia. P.S. Sonarpur Dist 24 Parganas (south) at present under Rajpur Sonarpur Municipality Kolkata – 700 084 to Smt. Papri Ghosh, Smt. Sabita Ghosh Sri Ratan Kumar Ghosh and Sri Kishore Kumar Ghosh the said deed was registered on 18/11/91 at DSR South-24 Parganas recorded in Book No. I, Volume No. 272 pages from 191 to 201 being no. 16727 for the year 1991.

**AND WHEREAS** again Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar sold and transferred peace and parcel of demarcated bastu land measuring **04K-13Ch-19** Sq.ft more or less compressing in C.S. Kh. No. 277 R.S. Kh. No. 390 appertaining to C.S. Dag No. 379 R.S. Dag No. – 269 and the land measuring **10 Ch –28 Sq.ft** more or less out of 06K – 0Ch -21Sq.ft more or less compressing in R.S. Kh. No. 421 appertaining to R.S. Dag No. 269 i.e. total area of land measuring more or less **05K-08ch-02 Sq.ft** with tile shade dilapidated structure standing thereon under Mouza Tentulberia J.L. No. 44, Parganas Medenmollah S.R. office ADSR Sonarpur P.S. – Sonarpur now under the Rajpur Sonarpur Municipality Kolkata - 700084 to Smt. Papri Ghosh Smt. Sabita Ghosh Sri, Ratan Kumar Ghosh & Sri Kishore Kumar Ghosh and the said deed was registered on 18<sup>th</sup> November 1991 at DSR South-24 Parganas, recorded in Book No. I, Volume No. 272, pages from 258 to 272 being no. 16733 for the year 1991.

**AND WHEREAS** again one Sri Bijoy Krishna Naskar son of Late Nani Lal Naskar residing at Tentulberia, P.O. Garia, Dist. 24-Parganas(S), by inheritance became the absolute owner of bastu land measuring more or less 25 decimal of R.S. Dag No. 267 and more or less 61 decimal of R.S. Dag No. 269 compressing both of in R.S. Khatian No. 392 of Mouza Tentulberia J.L. No. 44 Parganas Medenmolla under Touji no. 271. R.S. No. 8, P.S. Sonarpur, Dist.- 24 Parganas (s) and accordingly during the Revisional survey settlement operation both lands were recorded in the name of the said Sri Bijoy Krishna Naskar as absolute sixteen annas owner thereof finally published in the record of right.

**AND WHEREAS** after several sales by separate registered Deed of conveyances by separate dates the said Sri Bijoy Krishna Naskar at last peacefully hold and possessed the rest unsold area of bastu land measuring more or less 04K-09Ch-30Sq.ft with a kancha tile shade dilapidated structure standing thereon compressing R.S. Kh. No. 392 appertaining to R.S. Dag No. 269 of Mouza: Tentulberia J.L. No. 44 Parganas: Medenmolla R.S. No. 8, P.S. Sonarpur, SRO. A.D.S.R. Sonarpur, under Collectorate Touzi No. 271, Dist: 24-Parganas (South).

**AND WHEREAS** thereafter Sri Bijoy Krishna Naskar sold and transferred **04K-09Ch-30Sq.ft** more less demarcated bastu land with kancha tile shade dilapidated structure standing thereon comprising R.S. Kh. No. 392 appertaining to R.S. Dag No. 269 of Mouza: Tentulberia J.L. No. 44 Parganas: Medenmollah R.S. No. 8, P.S. Sonarpur, SRO. A.D.S.R. Sonarpur, under Collectorate Touzi No. 271, Dist: 24-Parganas (South) to Smt. Papri Ghosh, Smt. Sabita Ghosh, Sri Ratan Kumar Ghosh & Sri Kishore Kumar Ghosh which was registered at DSR 24 Parganas (s) recorded in Book No. - I Vol - 166 pages from 426 to 437 being no 8849 for the year 1992.

**AND WHEREAS** thus all the owners herein Smt Papri Ghosh, Smt Sabita Ghosh, Sri Kishore Kumar Ghosh and Sri Ratan Kumar Ghosh son of Late Haran Chandra Ghosh by dint of the above mentioned several purchases became the absolute owners of bastu land measuring **05K-05Ch-38Sft** more or less comprising in R.S. Khatian No. 421, appertaining to R.S. Dag No. 269 J.L. No. 44 Parganas - Medenmollah R.S. No. 6 Touji No. 271, Mouza Tentulberia. P.S. Sonarpur Dist 24 Parganas (south) at present under Rajpur Sonarpur Municipality Kolkata - 700 084, **05K-08Ch-02Sft** more or less compressing in C.S. Kh. No. 277 R.S. Kh. No. 390 appertaining to C.S. Dag No. 379 R.S. Dag No. - 269 and R.S. Kh. No. 421 appertaining to R.S. Dag No. 269 under Mouza Tentulberia J.L. No. 44, Parganas Medenmollah S.R. office ADSR Sonarpur P.S. - Sonarpur now under the Rajpur Sonarpur Municipality Kolkata -700084 and **04K-09Ch-30Sft** more or less comprising R.S. Kh. No. 392 appertaining to R.S. Dag No. 269 of Mouza: Tentulberia J.L. No. 44 Parganas: Medenmollah R.S. No. 8, P.S. Sonarpur, SRO. A.D.S.R. Sonarpur, under Collectorate Touzi No. 271, Dist 24 Parganas (south) at present under Rajpur Sonarpur Municipality Kolkata - 700 084 together with several tiles and kancha dilapidated structure standing thereon and thereafter duly mutated their names at Rajpur Sonarpur Municipality and subsequently assessed as three separate Holdings, being No 1236, 1237 and 1238 respectively and also all the owners duly mutated their names in the Records of the BL&LRO, Sonarpur, Dist. 24-Parganas South, as LR Dag No. 275, LR Khatian No. 3311, 3312, 3313 and 3314.

**AND WHEREAS** thereafter for making a single plot, all the owners herein Smt Papri Ghosh, Smt Sabita Ghosh, Sri Kishore Kumar Ghosh and Sri Ratan Kumar Ghosh jointly applied for amalgamation of the said three lots of demarcated land i.e. Holding No-1236, Tentulberia, Holding No. 1237, Tentulberia, and Holding No. 1238, Tentulberia, at Rajpur Sonarpur Municipality and the said amalgamation was approved and passed by the Vice Chairman of Rajpur Sonarpur Municipality and thereafter the said entire bastu land (three holdings) measuring in total **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-13Ch-19Sq.ft more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 00K 10Ch-28 Sq.ft more or less of R.S. Kh. No. 421 appertaining to R.S.

Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) recorded in the assessment department of Rajpur Sonarpur Municipality as 1) Smt Papri Ghosh wife of Sri Arun Kumar Ghosh, (2) Smt Sabita Ghosh wife of Sri Haradhan Chandra Ghosh(3) Sri Kishore Kumar Ghosh son of Sri Anil Chandra Ghosh and (4) Sri Ratan Kumar Ghosh son of Late Haran Chandra Ghosh by keeping one Holding No. 1238, Road Name. Tentulberia, P.S. Sonarpur, Ward No.6, being New Assessee No. 1104302087740, District;- 24 Parganas (S), Kolkata 700 084 and have been paying rates and taxes up to date. The holding is more fully described in the Schedule "A" herein below herein after called as the "said amalgamated premises" within the limits of Raipur Sonarpur Municipality and had been enjoying and possessing the same free from all encumbrances, liens, lispences, charges whatsoever and howsoever.

**AND WHEREAS** for development of the said amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-13Ch-19Sq.ft more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 10Ch-28 Sq.ft more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084), by constructing several multi storied building thereon the First Party, as collective lawful owners jointly submitted a plan proposal for sanction of building plan allowing modern test, design and architecture as per Rajpur Sonarpur Municipality Building Rules and Regulation. Thereafter upon submission of such Plan Proposal by their nominated Engineer the Rajpur Sonarpur Municipality (building) after proper inspection and verification approved the said plan proposal and order the First Party to Deposit the necessary Sanction Fees immediately at Rajpur Sonarpur Municipality.

**AND WHEREAS** due to financial crises the First Party as collective lawful owners have decided to construct a multi-storeyed building containing residential flat cum commercial system Building as per sanction plan on their said amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-13Ch-19Sq.ft** more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and **00K 10Ch-28 Sq.ft** more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza:

Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-09Ch-30Sqft** more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 through "**M/S. JAYALAKSHMI ASSOCIATE**" a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners (1) **SRI TAPASH KUMAR GHOSH** son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and (2) **SRI TOTUL KUMAR GHOSH** son of Sri Ajit Kumar Ghosh, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 the Promoter/Builder/ Developer/ Contractor who have sufficient resources to do so and also experienced Promoter/Builder/ Developer/ Contractor being the Second Party hereof engaged in the various field of building promotion and construction and knowing the same, the Promoters/Builders/ Developers/ Contractors thereafter as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title of the landowners and having been satisfied in all respect regarding the collective lawful right, bonafide interest, un-encumbered possession and marketable title of the landowners in respect of the said premises, the Second Party the Promoter/Builder/ Developer/ Contractor herein have proposed the FIRST PARTY / OWNERS to appoint them as Promoter/ Builder / Developer/ Contractor to construct a residential cum commercial building on the said land and this firm, i.e "**M/S. Jayalakshmi Associate**" and the Owners / the First Party herein have accepted the proposal herein upon discussion between themselves regarding terms and conditions on which the construction of such building can be undertaken and have accepted the terms and conditions as written hereunder and authorizing the said firm herein "**M/S. Jayalakshmi Associate**" and its partners herein to deposit Sanction Fees, to erect and or construct building/s as per sanction plan of Rajpur Sonarpur Municipality comprising of several flats, parking spaces, at their own costs and expenses on the aforesaid landed property mentioned in herein Schedule below and to dispose by way of sale or otherwise transfer to the intending purchaser or customers of the said flat/ flats and parking space / spaces to be constructed thereon by "**M/S. Jayalakshmi Associate**" therein mentioned in the development agreement as Promoter except owners' allocation as per agreement dated 21st May 2014 as per sanction plan obtained in their names and on behalf of the said Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee from the Rajpur Sonarpur Municipality and the said Deed Of Development Agreement Registered on 10h Aug 2020 at Garia South 24 Parganas, being deed No. 2314 for the year 2020 and the Promoter has agreed and undertaken to build at its own costs the said building/s and in conformity with the plan sanctioned by the Rajpur Sonarpur Municipality, with proper construction and all conveniences and amenities therein and to sell or dispose of the several flats / parking spaces / or independent units/ shops comprised therein to the intending purchaser/s on such terms as it may deem fit on ownership basis.

The Promoter out of its own funds and of moneys received from the intending purchaser/s for constructing the building at the said premises more particularly described in Schedule 'A' hereunder written and herein after called 'The said land' and on behalf of several

purchasers, parties or nominees of the Promoter intending to acquire flats and/or units in the said building in accordance with the sanction of the Rajpur Sonarpur Municipality consisting of Ground plus four (G+III) storied comprising therein, several flats, and/or independent units /parking spaces/ shops of diverse areas with all amenities/ facilities therein.

1. The Promoter and the landowners herein the First Party have entered into agreement with purchaser/s and other persons for sale of flats/units/ parking spaces/shop and the right in the said individual proportionate share in land and building on ownership basis free from all encumbrances whatsoever. The First Part of this agreement has also agreed to convey transfer the undivided and indivisible proportionate share or interest in the land to the purchaser or purchasers.
2. The Promoter, being the Third Part have agreed to sell and the purchaser/s hereof have agreed to purchase a flat/parking space/shop in the said new building and more fully described in Schedule 'B' hereunder written on ownership basis as herein mentioned together with proportionate undivided proportionate share or interest of land at the said premises and other common parts and area and equipment, fixtures and fittings of common utility in the said buildings free from all encumbrances whatsoever.

AND WHEREAS the Confirming Party, on behalf of Owners obtained the sanctioned Building plan from the Rajpur Sonarpur Municipality Vide Approved Plan No. 310/CB/06/87 dated 16/03/2020, and as per the said sanction plan the said Promoter has started construction of G+III storied building together with car parking space and shop thereto on the land and premises described in Schedule 'A' hereunder written free from all encumbrances and expressed his/her/ their desire to sell out of all the flat / flats / car-parking space / car-parking spaces/shop in the said premises.

AND WHEREAS the said building named or known as "RADHA KUNJA".

AND WHEREAS the "Purchaser /s" being the Second Part hereof has / have taken inspection of the copies of the relevant title deeds and the approved Plans in respect of the said land and the building being constructed thereon and got satisfied about the title of the said land, and about the proposed building scheme and specification of the Promoter on the said land. AND WHEREAS the Purchaser/s being so satisfied is/ are desirous of acquiring a Flat which is marked and identified as No. "....." on .... floor, measuring .... sq.ft. Carpet together with one Car Parking Space which is also marked and identified as No. "....." measuring carper area ..... sq.ft. more or less on the Ground floor at BLOCK-\_\_ at project "RADHA KUNJA " (hereinafter referred to as " The said Flat and Car Parking Space") upon the terms and conditions hereinafter mentioned and offered Rs..... (Rupees ..... only) as total consideration to which Third Part agreed.

NOW THIS DEED OF CONVEYANCE WITHNESSETH that in pursuance of the agreement for sale dated ..... and in consideration of the sum of Rs..... (Rupees .....only) paid in full by the said Purchaser/s to the said party of the third part by several instalments on or before the execution of these presents (the receipt whereof the said party of the third part do hereby admit and acknowledge) and of and from



the same and every part thereof the said party of the first part and third part do hereby grant, convey, transfer, assign and assure and discharge the said Purchaser/s his/her/their heirs, executors, administrators and assigns all that Rayati Dhakhali Satta Bastu land measuring measuring 15K-07Ch-25 Sft more or less (the split up of the bastu land being 05K-05Ch-38Sqft more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, Kolkata-700084 plus 04K-13Ch-19Sq.ft more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 00K 10Ch-28 Sq.ft more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, Ward no. 6, Assessee No. 1104302087740, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 along with more or less 630 sq.ft dilapidated multiple R T S structures with cemented flooring standing thereon which situated and lying at Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Dist: South-24 Parganas, and more fully described in the Schedule-A hereunder.

AND the said party of the first part and the third part to their limit and extent of their respective right, title and interest do hereby grant, transfer, sell, convey, release, assign and assure the said Purchaser/s the proportionate undivided share of land in relation to the said flat and car parking space hereby sold, granted, transferred, conveyed, assigned and assured at Rajpur -Sonarpur Municipality Holding No.1237, Tentulberia, Kolkata-700084, as aforesaid and morefully and particularly described in the Schedule hereunder written with full and free right and liberty for the said Purchaser/s their tenants, servants, agents, visitors, and all persons authorized by the said Purchaser/s from time to time and all times hereafter and for all purpose connected with the use and enjoyment of the said flat and car parking spaces and also full and free right and liberty for the said Purchaser/s their heirs, successors in interest for the best use and enjoyment of the flat and car parking spaces as described in the second schedule hereunder together with all other rights and liberties, easements, privileges, advantages, appendages and appurtenances whatsoever belonging to the said flat and car parking space occupied or enjoyed, accepted required, deemed and known any part or parcel thereof appurtenant thereto and reversion or reversions remainder or remainder and all rents issues and profits thereof and all the right, title, interest, inheritance, use, trust, possession, property, claim and demand whatsoever of the said Vendors or into out of land of and upon the said flat and car parking space and every part thereof to have and to hold flat and car parking space as described in the second schedule hereunder written together with proportionate share of land underneath the said flat and car parking space at Rajpur - Sonarpur Municipality Holding No.1237, Tentulberia, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8,, hereby granted sold, transferred, conveyed and confirmed, expressed and intended to be so and unto and to the use of the said Purchasers in the manner aforesaid and the said flat and car parking space as described in the second schedule hereunder written have not been encumbered or charged and the Purchaser/s their heirs, successors, executors, administrators and assigns shall and may at all times and every time hereafter, peaceably and quietly possess and enjoy the said flat and car parking space and receive the rents, issues and profits thereof without any lawful eviction, interruption, hindrance, disturbances, claim or demand whatsoever from or by the said Vendors and the third part or any person or persons lawfully or equitably claiming from under or in trust for them.

AND THAT THE PURCHASER/S DOTH HEREBY AGREED AND DECLARED as follows:-

1. The Purchaser/s have prior to the execution of this agreement made thorough search about the title of the said land as described in the First Schedule hereunder and they will not be entitled to make further investigation and / or objection to any matter relating to the title of the said premises building and plan.

2. The Purchaser/s had seen the plan and have got themselves satisfied regarding the construction of the said building and units therein and the measurement of the said flat and car parking space intended to be purchased by them and the mode of use and enjoyment thereof. Since the Purchasers had made thorough search and enquiry about the said premises and the said flat and car parking space and being fully satisfied about titles and facility / amenities the Purchasers shall hereof not be entitled to make further question and / or objection and / or make any claim or demand whatsoever against the party of the first part and the third part herein with regard thereof in future.

3. The Purchaser/s agreed to pay to the said party of the first part and the third part or her assigns as follows:-

a. Proportionate share with other flat owners jointly of Rajpur Sonarpur Municipality rates and taxes levied or to be levied hereinafter, maintenance and service charges and all other expenses and outgoings necessary and incidental to the use of the said property being Premises No. / Holding No.1238, Tentulberia, Kolkata-700084, as laid down in Third Schedule hereunder written.

b. So long as the flat and car parking space sold to the Purchaser/s shall not be separately assessed proportionate share of both share of KMC taxes, all such other taxes, under any law, which may be imposed on the said entire building and the said premises.

c. The apportionment of liability of the Purchaser/s in respect of any item of expenses, taxes and / or outgoings payable by the Purchasers shall be determined by the said Vendors before the formation of Flat Owners' Association or the maintenance committee which may be formed by flat owner of the said building for the purpose of maintaining the said property and their decision shall be always final and binding upon the Purchasers.

d. For the time being the Purchaser/s shall pay to the said party of the first part herein the sum to be decided by the party of the first part per month being their proportionate share of the KMC rates and taxes and maintenance and service charges of the said Premises No. / Holding No.1238, Tentulberia, Kolkata-700084, till the said flat and car parking space are separately assessed by the Rajpur Sonarpur Municipality. The said sum is subject to variation and enhancement from time to time as and when occasion may arise.

THE PURCHASER/S CONVENANT WITH THE OTHER TWO PARTIES AS FOLLOWS:-

1. The Purchaser/s shall punctually continue to pay at all times and every time to the party of the First Part herein or the Association or Committee or Society which may be formed later on monthly and every month within seven days of each calendar month the amount which may be assessed by the said Vendors or the Association or Committee or Society which shall be formed from time to time being the amount payable by the purchaser/s in respect of the said flat and car parking space sold to him/them till the said flat and car parking space are separately assessed and the proportionate share of Municipality rates and taxes, maintenance and services and outgoings payable in respect of the entire Premises No. /Holding No.1238, Tentulberia, Kolkata-700084.

2. The Purchaser/s shall not do or cause to be done any act and deed whereby the security of the said building or the premises or any part thereof may be jeopardized.
3. The Purchaser/s shall not store any inflammable, combustible or obnoxious and / or objectionable goods or materials in the flat and car parking space as described in the second schedule hereunder sold to them or any part thereof.
4. The amount which is payable by the Purchaser/s to the party of the first part /society, monthly in every month in respect of the said flat and car parking space sold to them if remain unpaid the same shall form a first charge on their said flat and car parking space and user of common services shall be discontinued.
5. Save and except, the right of access to the flat and car parking space and the right of ingress and egress through the said entrance to the said flat and car parking space hereto conveyed the purchasers shall have the right of use and enjoyments of facility in common with other flat owners peacefully in respect of the common portions and facilities at the ground floor of the said premises and shall not have any right or interest in respect of any other portion of the said premises.
6. The Purchaser/s shall not object to any further construction addition and alterations by Owners in the said Premises or any part thereof subject to the observance of law applicable for such alterations and permission from the Rajpur Sonarpur Municipality and purchaser/s also agreed that the developer will have every right to change orientation of unsold flats as per their convenience and get the revised sanction from the competent authorities without any legal objection from any purchasers and the developer will have every right to change location, orientation , size and design of septic tanks, SU water reservoir , fire tanks , overhead reservoir, lift machine room as per the decision of the engineer-in-charge and get the revised sanction from the competent authorities without any legal objection from the purchasers and the developer, if desire to make / construct commercial unit at the unsold car parking space on the ground floor of the said building within their allocated portion and will have the absolute right to enjoy / commercially exploit it without any objection / hindrance from the purchasers and the purchasers will have no right to file suits in any court of law , forum or otherwise against it. The common areas in the building and / or the said premises will be used in common with the owner. The Promoter will have every right to sell car parking spaces at ground floor to the intending purchaser / purchasers at their own discretion without any legal objection from the purchaser / purchasers.
7. The Purchaser/s shall not make in the flat and car parking space hereby sold to them any structural alterations additions or improvements of a permanent nature without the prior approval in writing of the said Vendors or the Association or Committee or Society that may be formed later on.
8. The Purchaser/s shall not use the common vacant space for stacking any materials thereon.
9. The Purchaser/s shall observe, perform and comply with all the rules and regulations which the maintenance committee or Associates or Society (that may be formed later on).
10. The Purchaser/s shall become compulsorily member of the Association or Committee or Society which may be formed or which may be brought into existence and also do all acts and things necessary to make such association or Committee or Society effective for the purpose for which they are created.

AND THAT THE PARTY OF THE FIRST PART AND THE THIRD PART DOTH HEREBY AGREE AND DECLARE AS FOLLOWS:-

1. The party of the first part and the third part and all person or persons lawfully or equitably claiming any estate, title , interest or inheritance into or upon the said flat and car parking space hereby granted, transferred, sold , conveyed or intended so to be or any part thereof shall or will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute and cause to be executed or done all such further acts , deeds and things for further acts , deeds and things further and more perfectly assuring the title of the said flat and car parking space hereof unto the Purchasers their heirs , executors, administrators, representatives and assigns in the manner aforesaid as may be reasonably required.
2. The party of the first part and the third part declare that the said Premises No. / Holding No.1238, Tentulberia, Kolkata-700084, has not yet been affected by any scheme of acquisition or requisition and the Vendors never received any Notice to that effect and the Vendors declare that the said flat and car parking space are not affected by any order or attachment or injunction of nay Court or any other competent authority or authorities whatsoever.
3. That the Purchaser/s shall have every right to mutate her names and to get the said flat and car parking space (as shown in the plans attached herewith) separately assessed in the office of the Rajpur Sonarpur Municipality at his/their own cost and for the same, the First Party shall endorse and convey their consent or "No Objection", if required.
4. That the party of the first part and the third part shall co-operate with the Purchaser/s to arrange and install separate electric meter in the names of the purchaser/s from where the Purchasers shall enjoy the electricity for their said flat and car parking space purchased by him/her/them.
5. That the Purchaser/s shall have absolute right to use and enjoy the flat and car parking space hereby sold as absolute owners thereof with all rights to sell, transfer, convey gift and mortgage the same against consideration to any third party as per his/her/their own choice and discretion, saddled, of course with the duties and obligation contained herein.
6. That the Purchaser/s shall not be liable for payment of any arrear of taxes, dues or outgoings prior to taking over the possession of the said flat and car parking space hereby conveyed.

-:THE FIRST SCHEDULE:-  
(Description of the Property)

All that Rayati Dhakhlio Satta Bastu land measuring measuring 15K-07Ch-25 Sft more or less (the split up of the bastu land being 05K-05Ch-38Sqft more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, Kolkata-700084 plus 04K-13Ch-19Sq.ft more or less of C.S. Kh. No. 277, R.S. Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 00K 10Ch-28 Sq.ft more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, TentulberiaRTS structure standing there on free from all encumbrances. The land is butted and bounded in the following manner:

ON THE NORTH : : 3660mm Wide Road and R.S. Dag No.251

ON THE SOUTH : R.S. Dag No. 269 (P) & 2500mm Wide Common Passage,

ON THE WEST : : R.S. Dag No.269 (P)

ON THE EAST : : R.S. Dag No. 269 (P)

: THE SECOND SCHEDULE - ABOVE REFERRED TO:-  
(The Flat and car parking space hereby sold)

ALL THAT the said Flat No. "....." (Flooring - Vitrified Tiles) at ..... floor of the building constructed at Holding No.1236, Tentulberia, Kolkata-700084 comprising ....(.....) bed rooms, 1(one) living dining room, 1 kitchen(pantry), 1 (one) toilet, 1 (one) W.C. 1(one) varandah measuring ....sq.ft. Carpet Area together with one Car Parking Space being No. "....."measuring ..... sq.ft. Carpet Area more or less on the Ground floor Block-\_\_ at Project "RADHA KUNJA".as per enclosed layout / plan of the said flat and the said car parking space together with undivided proportionate share in the land beneath the building and undivided proportionate share in all common parts areas facilities and amenities together with right to use the various installation comprised in the said building in common with others.

THE THIRD SCHEDULE ABOVE REFERRED TO  
(Cost to be borne proportionate to the area of the Flat)

1. Proportionate costs of maintaining, replacing, white washing, painting, rebuilding , decorating and the maintenance of the said building rain water pipes, gas pipes, sewerage and drains and equipment in order or upon the said building as enjoyed or used in common by the other occupiers thereof.
2. Proportionate costs of cleaning and lighting the entrance, lawns, parking space, passage landings, staircase and other parts of the said buildings as enjoyed or used in common by the occupiers thereof.
3. Proportionate cost of maintenance of light, pump, tube well and other plumbing works including all other service charges for services rendered in common with all other occupiers of the said building.
4. Proportionate cost of insuring the said building against earth quake, fire, mob, damages and civil commotion etc.
5. The Proportionate share of Rajpur Sonarpur Municipality rates and other taxes both owner and occupiers and other outgoings etc. Payable in common for the said building till the said flat and car parking space are separately assessed by the Rajpur Sonarpur Municipality and or any other competent authorities.
6. The Proportionate share of all electric charges payable in common user for the said building.

7. The Proportionate rent payable to the Collector, 24 Parganas (South).
8. The Proportionate share of such other expenses printing and stationery as well as litigation expenses incurred in respect of any dispute with the KMC Kolkata Improvement Trust or any other local authority or Government and with Insurance Company in relation to the same as are deemed by the said owners or the said party of the Third Part or the Ad-hoc Committee, Society or the Association (that may be formed later on) to be necessary and incidental to the maintenance and up- keep of the said building and premises.

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
(COMMON AREAS AND FACILITIES)**

1. Sweepers / maintenance staff shall however have access to common open space for maintenance or building only.
  2. Septic Tank, underground and overhead water reservoirs along with the plumbing and Electrical fittings affixed the rate, drainage system etc. in common area of the said building and lift facility.
  3. Motor Pump and pump room in common areas of the said building.
  4. Land , main entrance , roof , passage, lobby, parapet wall, pipes, drains, sanitary pipes, drainage and sewerage, motor and pump, water tank, overhead and underground water tank, water pipe and other common plumbing, rain water pipe drains, sewerage, main-water connection from the Corporation to the underground reservoir, main water delivery pipes lines from underground reservoir to overhead water tanks, all distribution pipe lines to kitchen and toilets of different units flats and / or common portions.
  5. Only general lighting of the common's portions shall be provided but the purchasers shall share electric consumption charges, proportionately.
  6. Main electric distribution board with electric wiring and electric meter, water and sewerage evacuation pipes from the flat / units to main drains and sewers common to the building, water reservoir pipes lines but all maintenance charges for common electric light and all common amenities will be shared by the purchasers, proportionately.
- N.B. :- Maintenance costs including repairs / replacement and salary of staff etc. shall be borne by the purchasers / occupiers pro-rata based on measurement of their respective area of occupancy.

**IN WITNESS WHEREOF** the Owners/ Vendors, the Purchasers and the Party of the Third Part hereto have set and subscribed their respective hands and seals on the day, month and year of first above written.

: 15 :

**SIGNED, SEALED AND DELIVERED**

At Kolkata in the presence of :

**WITNESSES:-**

1)

-----  
**SIG. OF THE FIRST PARTY (OWNERS)**

2)

-----  
**SIG. OF THE PRUCHASER/S**

-----  
**SIG.OF THE THIRD PARTY  
(PROMOTER)**

Drafted by : Advocate

Typed by me :

**MEMO OF CONSIDERATION**

RECEIVED of and from the within named Purchaser/s the within mentioned sum of Rs..... **(Rupees ..... only)** by the undersigned as follows:-

<b>Sl. No.</b>	<b>Cheque No.</b>	<b>Date</b>	<b>Bank</b>	<b>Amount(Rs.)</b>
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**TOTAL Rs.....**

**(Rupees ..... only)**

**WITNESSES:-**

- 1)
- 2)

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**SIG. OF THE PROMOTER**

Typed by me :