

DEED OF CONVEYANCE

District : **PaschimBardhaman**
Mouza : **Fuljhore**
Area of Flat : **Sq. Ft. [Carpet]**
135 Sq. Ft. [Parking]
Flat No :
Sale Value :
Market Value :

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THIS SALE DEED IS MADE ON THIS THE ___ DAY OF ___, 2021

BETWEEN

(1) Sri PITAMBAR DAS [PAN - ALAPD6525C] & [AADHAAR NO. 262925566820 6122 9936] son of Late Tarak Nath Das, by Nationality Indian, by faith : Hindu, By Occupation : Business, residing at Ratanganj, PO & PS : Sonamukhi, Dist : Bankura, West Bengal, Pin - 722207

(2) Sri SHYAMAL DUTTA [PAN - ANGPD2521C] son of Santi Ranjan Dutta, by Nationality : Indian, by faith : Hindu, by occupation - Business, permanent address Sonamukhi, Haranath Road, Dewan Bazar, PO + PS : Sonamukhi, Bankura - 722207, West Bengal and presently residing at 11/35 SEPCO Township, Durgapur - 713205, Dist: Paschim Bardhaman, West Bengal, represent by their lawfully constituted attorney Proprietor of **MANALI CONSTRUCTION [Pan : ANGPD2521C]**, a sole proprietorship firm having its registered office at Holding No. 54/N, B/19 Arvil Park, Fuljhore Durgapur - 713206, Dist : Paschim Bardhaman, West Bengal, represented by its **Proprietor Sri SHYAMAL DUTTA [PAN - ANGPD2521C]** s/o Late Santi Ranjan Dutta, by Occupation - Business, by Nationality - Indian, by Faith - Hindu, resident of 11/35 SEPCO Township, B-Zone, Durgapur - 713205, Dist : Paschim Bardhaman, West Bengal, Sub-Division & A.D.S.R. Office Durgapur, District Paschim Bardhaman, and the same has been duly registered before the **A.D.S.R. Durgapur Vide Development Deed No. 23062021 for the year 2021, Page No. 36280 to 36306, Volume No. 2306-20201 and Sale Deed No. I-0206-04890 for the year 2018** herein after referred to as "THE OWNER" (which term shall include his heirs, executors, representatives and assigns) of the **FIRST PART**

AND

MANALI CONSTRUCTION [Pan : ANGPD2521C], a sole proprietorship firm having its registered office at Holding No. 54/N, B/19 Arvil Park, Fuljhore Durgapur - 713206, Dist : Paschim Bardhaman, West Bengal (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

AND

(1) _____ [PAN - _____] S/O , D/O, W/O _____, by faith-____, by nationality _____, by Profession _____ (2) _____ [PAN - _____] S/O , D/O, W/O _____, by faith-____, by nationality _____, by Profession _____, both are resident of _____, Post Office: _____, City:-_____, P.S.-_____, District:-_____, West Bengal, India, PIN _____

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herein after referred to as "**THE PURCHASER**" (which term shall include his heirs, executors, representatives and assigns) of the **THIRD PART**.

WHEREAS the Land Owner is the absolute owner, in possession, enjoyment and sufficiently entitled to all those pieces of Baid Land or premises or the property admeasuring about more or less 10 (ten) decimal being situated at District – Paschim Bardhaman, Sub Division : Durgapur, PS : New Township, Mouza : Fuljhore, J.L. No. 107, R.S. Plot No. 489 & L.R. Plot No. 3188, L.R. Khatian No. 2371; as its absolute owner in fee simple free from all encumbrances which is fully mentioned and described in the schedule hereunder written and hereinafter referred to as the "**SCHEDULE PROPERTY**".

AND WHEREAS the said "SCHEDULE PROPERTY" was gifted by Tarak Nath Das (Father of the Land Owner) & Smt. Manjulika Das (Mother of the Land Owner) to this son Sri Pitambar Das, by virtue of Registered Deed of Gift being No. I-57 of 2001 dated 24/11/2001

AND WHEREAS, in the year 1992, Sri Tarak Nath Das & Smt. Manjulika Das separately purchased the said schedule property from Sri Mrinal Kanti Das & Sri Mukul Kanti Das by virtue of two separate Registered Sale Deeds respectively vide (1) Registered Deed of Sale No. I-6067 dated 22/09/1992 and (2) Registered Deed of Sale No. I-6066 dated 22/09/1992

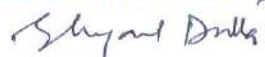
AND WHEREAS the Secretary of the Durgapur Municipal Corporation, Durgapur, has been issued the Mutation Order in favour of **Sri Pitambar Das** (the land owner) vide Memo No. DMC/MUT/1820/02 dated 26/06/2002 and DMC/MUT/1821/02 dated 26/02/2002 in respect of the said Schedule Property.

AND WHEREAS the Revenue Officer of the Block Land & Land Reforms , Faridpur- Durgapur has been issued the Certificate of Mutation in favour of **Sri Pitambar Das** (the land owner) vide Memo No. 1766 dated 30/08/2005 & Mutation Case 1386/05 in respect of the Schedule Property.

AND WHEREAS the Land Owner or the First Party of the one part herein, have become the absolute owners of the SCHEDULE PROPERTY since the date of gift from & on 22/09/1992 and they have been enjoying the same with absolute right, title and interest since then and they have clear and marketable title to the SCHEDULE PROPERTY more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by a red colour boundary line.

AND WHEREAS the SELLER is the absolute owner, in possession and enjoyment of the pieces and parcel of danga land measuring about or more less 7 (Seven) decimal, laying the situated in District- Paschim Bardhaman, Sub-Registry Office & Sub-Division –Durgapur, PS – New Township under Durgapur Municipal Corporation, Ward No. 25, Mouza –Fuljhore, JL No. 107, R.S. Plot No. 486 & L.R.

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Plot No. 3189, L.R. Khatian No. 1758, 1352 & 524, hereinafter called the **"SCHEDULE PROPERTY"**

AND WHEREAS the SCHEDULE PROPERTY was the self-acquired property of deceased Chhakari Mallick son of Late Hitlal Mallick of village & post Fuljhore, Durgapur - 713206 PS : New Township, District : Paschim Bardhaman and he was purchased the said Schedule Property from Smt. Namita Rani Devi, wife of Sri Gopal Nayak of Village & Post : Fuljhore, Durgapur - 713206, PS : New Township, District : Paschim Bardhaman, India by virtue of a Sale Deed dated 10/11/1960 registered in the Sub Registrar Office Raniganj being Sale Deed Number I-9925 for the year 1960 dated 10/11/1960

AND WHEREAS at the time of death of Chhakari Mallick son of Late Hitlal Mallick of Village & Post - Fuljhore, Durgapur 713206, he left behind his legal successor as three sons namely - 1) Haradhan Mallick, 2) Lakkhi Mullik @ Lakshmi Narayan Mallick 3) Tarapada Mallick @ Taran Mallick and as such, Said Schedule Property was inherited to his three sons and it was only recorded in the Revenue Officer of the Block Land & Land Reforms Officer, Faridpur- Durgapur and as per record it was/is found that 1) Haradhan Mallick, son of Late Chhakari Mallick is Danga land measuring about more or less one third or 1.667 share out of total 7 (Seven) decimal = 2.33 (Two point thirty three) decimal within Mouza - Fuljhore, JL No. 107, RS Plot No. 486 & LR Plot No. 3189, LR Khatian No. 1758, 2) Lakkhi Mullik @ Lakshmi Narayan Mallick, son of Late Chhakari Mallick is Danga land measuring about more or less one third share of 1.667 share out of total 7 (Seven) decimal = 2.33 decimal within Mouza Fuljhore, JL No. 107, RS Plot No. 486 & LR Plot No. 3189, LR Khatian No. 1052, 3) Tarapada Mallick @ Taran Mallick son of Late Chhakari Mallick is Danga land measuring about more or less one third share of 1.667 share out of total 7 (Seven) decimal = 2.33 decimal within Mouza Fuljhore, JL No. 107, RS Plot No. 486 & LR Plot No. 3189, LR Khatian No. 524

AND WHEREAS, the SELLER serial number 1 to 3 is the legal heirs or successors of Late Haradhan Mallick son of Late Chhakari Mallick and their mother has been died since long and as such, they are the owners and possessors of one third share out of total 2.33 decimal land = 2.33 divided into 3 = 0.776 decimal land each

AND WHEREAS, the SELLER serial number 4 to 8 is the legal heirs or successors of Late Lakkhi Mullik @ Late Lakshmi Narayan Mallick son of Late Chhakari Mallick and their mother has been died since long and as such, they are the owners and possessors of one third share out of total 2.33 decimal land = 2.33 divided into 3 = 0.776 decimal land each

AND WHEREAS, the SELLER serial number 9 to 13 is the legal heirs or successors of Late Tarapada Mallick @ Taran Mallick son of Late Chhakari

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Mallick and their mother has been died since long and as such, they are the owners and possessors of one third share out of total 2.33 decimal land = 2.33 divided into 3 = 0.776 decimal land each

AND WHEREAS the Land owners intended to utilize the part of their land by construction of apartment building but since they do not have financial facility or experience of development, they have approached the Developer who has gained considerable reputation as promoter in construction business and real estate.

ANDWHEREAS the land owners desires to develop the "A" Schedule Property" by constructing a multistoried building or as per sanction of Corporation up to maximum limit of floor as per sanction plan of the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developers for the said development works.

ANDWHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, authority/authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

AND WHEREAS We intend to get the same land for developed to a multi storied building for that purpose. We got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and we entered into a Development Agreement with **MANALI CONSTRUCTION [Pan : ANGPD2521C]**, a sole proprietorship firm having its registered office at Holding No. 54/N, B/19 Arvil Park, Fuljhore Durgapur - 713206, Dist : Paschim Bardhaman, West Bengal, India. And which is duly registered before the A.D.S.R. Durgapur **Vide Development Deed No. 23062021 for the year 2021 and Sale Deed No. I-0206-04890 for the year 2018.**

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AND WHEREAS after succeeding the property used as Bastu said Raju Khan mutated his name in the BL & LRO Office, Faridpur Durgapur and paid Khazna up to date and also concerted the land into Bastu and is owing and possessing the same.

AND WHEREAS the Land Owners desired to develop the described in the schedule below by construction of a multi-storied building up to maximum limit of floor consisting of as many as flats, garages etc. by taking permission of the DURGAPUR MUNICIPAL CORPORATION and/or and other concerned Authority /Authorities lack of sufficient times the Landowner could not be able to take any steps for the said development and as such the Landowner is searching a Developer for the said Development works on the said Schedule "A" mentioned land.

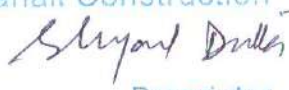
AND WHEREAS the Land Owner approached to **MANALI CONSTRUCTION [Pan : ANGPD2521C]**, a sole proprietorship firm having its registered office at Holding No. 54/N, B/19 Arvil Park, Fuljhore Durgapur - 713206, Dist : Paschim Bardhaman, West Bengal the Developer and described the other part herein offered it to undertake the jobs of construction of B+G+5+1 (Six) building on the said land as per sanctioned building plan and investing necessary funds in thereof.

AND WHEREAS the Land Owners and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY THE PARTIES AS FOLLOWS :-

BUILDING shall means maximum limit of floors consisting of as many as flats shops, garages etc to be constructed according to the plan including any modification and /or addition sanctioned by the DURGAPUR MUNICIPAL FORPORATION duly approved by the form time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building hereinafter referred to as the SAID "BUILDING|

WHEREAS the First party & Second Party entered into a Development Agreement on 2nd Day of February 2021 which is Registered before A.D.S.R. at Durgapur on 4th February 2021 vide Deed No. 0230600726/2021, Volume No. 02306-2021, Page No. 36280 to 36306 for development and Power of Attorney

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on 8th day of February 2021 which is Registered before A.D.S.R. at Durgapur on 10th February 2021 Deed No. 230600914 of 2021, Page from 40367 to 40384, Volume No. 2306-2021 under ADSR Durgapur and construction of multistoried building consisting of Flat /Apartment along with car parking etc.

AND WHEREAS the plan has been sanctioned and approved by **DURGAPUR MUNICIPAL CORPORATION** for the construction of B+G+5+1 storied building as per **Memo No. DMC/BP/CB/236/19 Date : 13/01/2020**

AND WHERE AS the purchaser being interested to purchase a flat in the **"HARA KUSUM APARTMENT PHASE - IX"** approached the First Part and Second Part and First Part and Second Part agreed to sell to the purchaser a flat as mentioned in the Second schedule below and which is construct on the First Schedule property.

NOW THIS DEED WITNESSTH that in consideration of **Rs. (Rupees)** only paid by the purchaser to the vendor/Developer by cheque the receipts whereof the vendor/Developer hereby grant, convey, transfer, sell the PURCHASER ALL THAT **Flat bearing No-_____ , on the () _____ Floor** having **Carpet Area of () Square Feet with / without a medium size Car Parking space** at **"HARA KUSUM APARTMENT PHASE - IX"** at **Fuljhore, Durgapur - 713206** particularly mentioned in Second Schedule below together with common areas, facilities, and amenities as described in Third Schedule below also together with half of the depth of both floor and roof with full ownership of sanitary fittings and also internal walls within the said flat together with common rights of using stair case, all ways, paths, passages, drain water courses, pumps septic tanks etc in the ground to top floor of the building together with proportionate undivided rights, title, interest on the First Schedule land with rights, liberties, easements, appendages, appurtenance thereto along with common right more fully mentioned Schedule three below and all estate, right, title interest claims and demands whatsoever of the Vendor into or upon and every part thereof **TO HAVE AND TO HOLD** the same and the use of the said purchaser, his heirs, executors, administrators, assigns absolutely and forever and the vendor hereby covenants with the Purchaser his/her heirs, executors, administrators, assigns that notwithstanding any act, deed or things hereto before granted or executed or knowingly suffered to the contrary and the vendor now lawfully seized and possessed the said property free from all encumbrances attachments or defect in the title whatsoever and the vendor has full authority to sale the said property in the manner as aforesaid and the purchaser hereinafter peaceably and quietly possess and enjoy the sold property in khas without claim or demand whatsoever from the Vendor or and the Developer or any person claiming under or in trust for them and further the vendor and the Developer and also their legal heirs, successors- in- office, administrators, legal

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representatives and assignee from door cause to be done or executed all such lawful acts, deeds and things whatsoever in future and more perfectly conveying the said flat and every part thereof in the manner as aforesaid according to true intent and meaning of this deed..

AND WHEREAS Purchaser/s shall be factually legally entitled to get his/her name/s recorded in the record of B.L & L.R.O., DURGAPUR FARIDPUR during settlement And further that the purchaser shall be at liberty to get the property muted into the rent roll of Govt. Of West Bengal and liberty to take separate electricity and water supply connection in his own name from competent authorities and will be able to pay any rent, rates, charges without any connection or concerned whatsoever with the Vendor or Developer.

FIRST SCHEDULE

(Said Land)

All that piece and parcel of Bastu Land measuring 668.89 sq.mtr or 16.53 decimals under Mouza – Fuljhore, J.L. No. 107, L.R. Plot No. 3188, 3189, L.R. Khatian Nos. 2371, 7332, R.S. Plot No. 486,489, Holding No. 113/N, 114/N, PS : New Township under Durgapur Municipal Corporation, A.D.S.R. Office- Durgapur & Sub-Division- Durgapur, District- Paschim Bardhaman, West Bengal

BUTTED AND BOUNDED BY:

ON THE NORTH : Plot of Sri Nanda Mallick
ON THE SOUTH : 150 feet wide Jaharlal Neheru Avenue (Fuljhore)
ON THE EAST : Plot & House of Sri Pranab Mallick
ON THE WEST : Plot & House of Chittaranjan Ghorui

SECOND SCHEDULE

PART-I

(Said Flat)

All that the unit being **Apartment No.** on **_____ Floor**, measuring **(___) Square Feet**, be the same a little more or less of Super Built up area, Tiles flooring in "HARA KUSUM APARTMENT PHASE IX" at Fuljhore at the land as described in the First Schedule with proportionate undivided share of the land

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enjoyment at common areas amenities and facilities (as described in part- I & Part – II of the schedule – Three hereunder).

PART-II

(Parking Space)

All that right to park a medium size car at open/ covered parking space measuring about more or less **135 Sq. Ft.** in the Ground Floor/ vacant place of the Building.

THIRD SCHEDULE

PART-I

(Share in Specific Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Staircase of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur.
2. Corridors of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur (Save inside any unit).
3. Drains & Swears of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur (Save inside any unit).
4. Exterior walls of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur.
5. Electrical wiring and Fittings of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur (Save inside any unit).
6. Overhead Water Tanks of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur
7. Water Pipes of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur Lift Well, Stair head Room, Lift Machinerics of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur.
8. Pump and Motor of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur.

PART-II

(Share in General Common Portion)

Undivided, proportionate, indivisible and impartible share as be attributable to the said unit in:

1. Main Entrance of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur.

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2. Drains & Sewages of "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur. (Save inside the Block).

FOURTH SCHEDULE

'RIGHTS OF THE PURCHASER'

- a) That the purchaser shall enjoy the super- built up area for the said flat along with common rights they are lawfully entitled thereto along with all sewerage, drains, water courses and all common areas available for use of the said premises.
- b) That the purchaser shall have every right to enter into any other flat in the building for the purpose of effecting repair of service pipe lines and portion of flat as may reasonably necessitated such entry with a three days advance intimation (except emergency) for such intended entry.
- c) That the purchaser shall have full proprietary rights and interest and shall entitle to sale, mortgage, lease out, let out or transfer in every manner whatsoever without requiring any permission or consent from "OWNER" or "DEVELOPER" or from any other flat owner(s) or from the Association of the flat owners.
- d) That the purchaser undivided interest in the land described in the First Schedule above shall remain joint forever with the owners of the other flats of the said Complex namely "HARA KUSUM APARTMENT PHASE IX" at Fuljhore, Durgapur.

FIFTH SCHEDULE

'PURCHASER'S/S' COVENANTS'

1. On and from the date of possession, the Purchaser/s herein agree/s, undertake/s and covenant/s to:
 - a) Comply with and observe the rules, regulations and byelaws framed by Maintenance Agency/Association from time to time.
 - b) Permit the maintenance Agency and Association and their respective men agents and workmen to enter into the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s for the Common Purposes or the Project;
 - c) Deposit the amounts for various purposes as required by the Maintenance Agency or the Association;

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- d) Use the common Portions without causing any hindrance or obstruction to other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners and occupants of the Buildings;
- e) Use and occupy the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s only for the purpose of residence;
- f) Keep the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s and party walls, sewers, drains pipes, cables, wires, entranced and main entrance serving any other Unit/Flat in the Building/s and/or in the premises in good and substantial repair and condition so as to support shelter and protect and keep habitable the other Unit/Flats/parts of the Building/s;
- g) In particular and without prejudice to the generality of the foregoing, not to make any form of alteration in or cut or damage the beams and columns passing through the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Common Portions for the purpose of making changing or repairing the concealed wiring and pipelines or otherwise
- h) Use and enjoy the Common Portions only to the extent required for ingress to and egress from the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s of men materials and utilities;
- i) Bear and pay the Common Expenses and other outgoings in respect of the Premises proportionately & the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly;
- j) Pay all rates taxes levies duties charges and impositions outgoings and expenses in respect of the Building and the Premises proportionately and the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s wholly and to pay proportionate share of such rates and taxes payable in respect of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s until the same is assessed separately by the Corporation;
- k) Pay for other utilities consumed in or relating to the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
- l) Allow the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s Owners the right to easements and/or quasi-easements;
- m) Regularly and punctuality make payment of the Common Expenses, Maintenance Charges and other payments mentioned herein within seven days of receipt of demands or relevant bill, whichever be earlier; and

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2. On and From the Date of Possession, the Purchaser/s agrees and covenants:
- a) Not to put any nameplate or letter box or neon-sign or board in the Common Portions or on the outside wall of the Buildings save at the place as be approved or provided by the Developer herein, whatever the case may be herein provided. However, that nothing contained herein shall prevent the Purchaser/s to put a decent nameplate outside the main door of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s;
 - b) Not to open out any additional window or any grill box or fix grill or ledge or cover or any other apparatus protruding outside the exterior of the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or any portion thereof;
 - c) Not to do or permit to be done any act deed or thing which may render void or voidable any policy or Insurance or any Unit/Flat or any part of the Building/s or the premises or may cause any increase in the premium payable in respect thereof;
 - d) Not to deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in or around the staircase, landings, or in any other common areas previously decorated;
 - e) Not to store or allow anyone to store any goods articles or things in or around the staircase lobby landings or other common areas or installation of the Building/s;
 - f) Not to commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the other Unit/s/Flat/s/Car Parking Space/s/ and Space/s in the Building/s;
 - g) Not to shift or obstruct any windows or lights in the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s or the Building/s;
 - h) Not to permit any new window light opening doorway path passage drain or other encroachment or easement to be made or acquired in against out of or upon the said Unit/s/Flat/s/Car Parking Space/s/ and Space/s without the prior consent in writing of the Owners herein and the Developer herein and/or Developer and/or Owners, whatever the case may be and/or the Association;

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MEMO OF CONSIDERATION

Received on or before executing this agreement **Rs.** _____ (**Rupees** _____) only as part of the net price of the said flat and appurtenances more fully mentioned in the Part II of the second schedule here in above written, from the above named

Date	Mode of Payment	Transaction No	Amount	Tax	Net Amount

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor /Attorney of Vendor/Developer/ Purchaser(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written

**SHYAMAL DUTTA as a constituted
Attorney of PITAMBAR DAS**

Manali Construction
Shyamal Dutta
Proprietor

**SIGNED AND DELIVERED
By the OWNER (S)**

WITNESSES:

**SIGNED AND DELIVERED
By the Developer (S)**

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction

SIGNED AND DELIVERED
By the PURCHASER (S)

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Proprietor