

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE madethistheday
of,TwoThousandandNineteen(2019)BETWEEN

VENDORS :**VENDOR:**

- 1) **M/s OM TOWERS (P) LIMITED** a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Post Office - General Post Office, Police Station– Hare Street, Kolkata–700001, West Bengal having CIN U45201WB1996PTC081119 and **PAN No. AAACO3421E**, represented by its director **MRS. PUSHPA BHUTORIA** Wife of Arrun Bhutoria working for gain at OM TOWERS Private Limited and having PAN AEOPB5050P, ADHAAR NO. 382769232661, by faith – Hindu, by occupation – Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal, India
- 2) **M/s Charles Commercial Pvt.Ltd,**a Company incorporated under the Companies Act, 1956 having its registered office at 12A, NetajiSubhas Road, Ground Floor, Room No. 07,Post Office-General Post Office, Police Station–Hare Street Kolkata-700001 having CIN U70100WB1996PTC081136 AND **PAN AABCC2791A**, represented by its director **MRS. PUSHPA BHUTORIA** Wife of Arrun Bhutoria and having PAN AEOPB5050P, ADHAAR NO. 382769232661, by faith – Hindu, by occupation – Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal, India and
- 3) **M/s TIRUPATI CARRIER LIMITED** a company incorporated under the companies Act 1956 having its registered office at 23A, NetajiSubhas Road, 4thFloor, Room no.- 6 Kolkata ,West Bengal – 700001 having CIN - U63013WB2002PLC095192 and Pan- AABCT9173B, represented by its director **MRS. PUSHPA BHUTORIA** Wife of Arrun Bhutoria working for gain at Tirupati Carrier Limited and having PAN AEOPB5050P, ADHAAR NO. 382769232661, by faith – Hindu, by occupation – Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal, India
- 4) **M/s TIRUPATI ENCLAVE PVT LTD** a company incorporated under the companies Act 1956 having its registered office at 23A, NetajiSubhas Road, 4th Floor, Room no.- 18 Kolkata ,West Bengal – 700001 having CIN - U70101WB1996PTC081139 PAN- AABCT1390G and, director **Mrs.KANTA BHUTORIA**, Wife of Prakash

Chand Bhutoria working for gain at TIRUPATI ENCLAVE LIMITED and having PAN -AEOPB5052R, ADHAAR NO. 786713255269 , by faith –Hindu, by Occupation- Business, residing at Pretoria street,P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata-700071, West Bengal, India hereinafter called and referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the context thereof shall mean and include their respective heirs, executors, legal representatives, administrators, or assigns) of the **FIRST PART** hereinafter collectively referred to as “**THE OWNERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successors-in-office/interest and/or assigns) of the **ONE PART**

AND

PROMOTER:

M/s. BHUTORIA CONSTRUCTIONS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Netaji Subhas Road, 4thFloor, Room no.- 6 Kolkata ,West Bengal – 700001, West Bengal having CIN U70101WB1996PTC081135 AND PAN AABCB3033G, represented by its authorised signatory Mr. Shyam Kumar Kedia son of Late Chiranji Lal Kedia working for gain at Shiv Niketan Private Limited and having Pan No. AIJPK1375P, Adhaar No. 316482960453, residing at 106, Kiran Chandra Singha Road, Ganges Garden, Block-GA-1, Flat No. 1D, Shibpur, Howrah, P.O. Sibpur, P.S. Shibppur, Pin-711102 West Bengal, India, authorised vide Board Resolution dated _____ hereinafter referred to as “**THE DEVELOPER**”(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns) of the **SECOND PART**

AND

PURCHASER(S):

....., (**Pan** _____) son/wife/daughter of
 by faith-Hindu, by occupation-.....,
 by _____ Nationality-Indian,residing _____ at
hereinafter collectively referred to as
 “**PURCHASER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successor-in-office/interest and/or assigns) of the **THIRD PART**.

WHEREAS:**Deed No. 4806**

By and through a registered deed of Conveyance dated 22nd June, 2009 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 12, Pages from 1297 to 1317, being no. 3470 for the year 2009 made between Smt. Usha Rani Sardar, Sri. BishnupadaSardar, Sri. BholanathSardar, Smt. ChobiNaskar, Smt. SulekhaSardar, Smt. NamitaNaskar, Smt. MadhobiMondal, Sri. Gopal Sardar, Sri Mohan Sardar, Sri. SudhirSardar, Sri DudarshanSardar, Smt. SobharaniSardar, Sri. SwapanSardar, Sri. Sanjay Sardar, Smt. ShyamaliBardhan, Smt. SarbaniSardar, Sri SankarSardar, Smt. DipaliNaskar, Smt. RupaliMondal and Smt. SonaliNaskar herein referred to as Vendors of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 61 decimal little more or less comprised in R.S. Dag No. 86 corresponding to L.R. dag No. 86 and 66 decimal little more or less comprised in R.S. Dag No. 87 corresponding to L.R. dag No. 87 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 7th July, 2009 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 13, Pages from 2958 to 2965, being no. 3826 for the year 2009 made between Sri Guiram Ghosh herein referred to as Vendor of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 19.75 Decimal little more or less comprised in R.S. Dag No. 86 corresponding to L.R. dag No. 86 and 23 Decimals little more or less in R.S. Dag No. 87 corresponding to L.R. dag No. 87 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 15th October, 2008 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 18, Pages from 29 to 47, being no. 4682 for the year 2008 made between Sri. AmalNaskar, Sri. NithurNaskar, Sri ParitoshNaskar, Smt. SabitaMondal and Smt. ShefaliNaskar herein referred to as Vendors of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 42 Decimal little more or less comprised in R.S. Dag No. 98 corresponding to L.R. dag No. 98 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 6th April, 2009 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 8, Pages from 1016 to 1037, being no. 1980 for the year 2009 made between Sri Kamal Naskar, Sri Tapan Kumar Naskar, Sri ArobindoNaskar, Sri. Tapas Kumar Naskar, Smt. Mina Mondal, Smt. ApuMondal, Smt. AshimaMondal and Smt. PurnimaKoyal herein referred to as Vendors of one part, sold, transferred and conveyed

all that piece and parcel of land admeasuring 15.5 Decimal little more or less comprised in R.S. Dag No. 98 corresponding to L.R. dag No. 98 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 15th June, 2011 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 12, Pages from 576 to 858, being no. 3249 for the year 2011 made between Sri Pulin Chandra Mondal herein referred to as Vendor of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 3 Decimal little more or less comprised in R.S. Dag No.101 corresponding to L.R. dag No. 101, 3 Decimals little more or less in R.S. Dag No. 102 corresponding to L.R. dag No. 102 and 3 Decimals little more or less in R.S. Dag No. 103 corresponding to L.R. dag No. 103 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 16th April, 2009 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 8, Pages from 3514 to 3526, being no. 2093 for the year 2009 made between Smt. NilimaMondal and Sri SubhenduMondal herein referred to as Vendors of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 25 Decimal little more or less comprised in R.S. Dag No. 100 corresponding to L.R. dag No. 100 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 15th June, 2011 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 12, Pages from 576 to 585, being no. 3249 for the year 2011 made between Pulin Chandra Mondal herein referred to as Vendors of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 9 Decimal little more or less comprised in R.S. Dag No. 106 corresponding to L.R. dag No. 106 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 2nd February, 2009 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 3, Pages from 177 to 191, being no. 514 for the year 2009 made between Smt. SanokaNaskar, Sri. PrasantaNaskar, Smt. SuchitraMondal, Smt. ShabiMondal, Smt. SumitraNaskar and Smt. BibhaSardar herein referred to as Vendors of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 43 Decimal little more or less comprised in R.S. Dag No. 112 corresponding to L.R. dag No. 112 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered deed of Conveyance dated 2nd February, 2009 registered in Additional District Sub-Registrar, Bishnupur, South 24

Parganas in Book No. 1, Volume No. 3, Pages from 151 to 162, being no. 516 for the year 2009 made between Sri. Sudhir Chandra Naskar herein referred to as Vendor of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 14.33 Decimal little more or less comprised in R.S. Dag No.112 corresponding to L.R. dag No. 112 to Shiv Niketan Pvt. Ltd. Represented by its Director Sri. Lalit Kumar Bhutoria, herein referred to as Purchaser.

By and through a registered Deed of Conveyance dated 6th September, 2013 registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. I, CD Volume No. 11, Pages from 5255 to 5286, being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd. Represented by its Director Sri Lalit Kumar Bhutoria, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of undivided and undemarcated of land admeasuring 57.5 decimal little more or less comprised in R.S. Dag No. 98 corresponding to L.R. dag No. 98, 25 decimal little more or less comprised in R.S. Dag No. 100 corresponding to L.R. dag No. 100, 3 decimal little more or less comprised in R.S. Dag No. 101 corresponding to L.R. dag No. 101, 3 decimal little more or less comprised in R.S. Dag No. 102 corresponding to L.R. dag No. 102, 3 decimal little more or less comprised in R.S. Dag No. 103 corresponding to L.R. dag No. 103, 57.33 decimal little more or less comprised in R.S. Dag No. 112 corresponding to L.R. dag No. 112, 66 decimal little more or less comprised in R.S. Dag No. 87 corresponding to L.R. dag No. 87, 9 decimal little more or less comprised in R.S. Dag No. 106 corresponding to L.R. dag No. 106 and 61 decimal little more or less comprised in R.S. Dag No. 86 corresponding to L.R. dag No. 86 along with various other dag of J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by one of its Director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Om Towers Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Deed No. 4304

By and through a registered deed of Conveyance dated 14th July, 2008 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 24, Pages from 551 to 567, being no. 9662 for the year 2010 made between Sri. Bijay Chandra Naskar herein referred to as Vendor of one part, sold, transferred and conveyed all that piece and parcel of land admeasuring 29 Decimal little more or less comprised in R.S. Dag No.112 corresponding to L.R. dag No. 112 to D.H. Infratech Pvt. Ltd. Represented by its Director Sri. Chandra Sekhar Ray, herein referred to as Purchaser.

By and through a registered Deed of Conveyance dated 6th August, 2014 registered in the office of Additional District Sub-Registrar, Bishnupur,

South 24 Parganas in Book No. I, CD Volume No. 17, Pages from 2867 to 2883, being No. 04304 for the year 2014 made between D.H. Infratech Pvt. Ltd. Represented by its Director Sri Chandra Sekhar Ray, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of undivided and undemarcated of land measuring 29 decimal little more or less comprised in R.S. Dag No. 112 corresponding to L.R. dag No. 112 along with various other dag of J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South)to Charles Commercial Pvt. Ltd. represented by one of its Director Smt. PushpaBhutoria therein referred to as the Purchaser of the other part. Thereafter, Charles Commercial Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Deed No. 4308

By and through a registered deed of Conveyance dated 26th February, 2008 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 31, Pages from 9373 to 9392, being no. 13760 for the year 2009 made between Sri. PalanNaskar herein referred to as Vendor of one part, sold, transferred and conveyed all that piece and parcel of land measuring 9 Decimal little more or less comprised in R.S. Dag No.112 corresponding to L.R. dag No. 112 to D.H. Infratech Pvt. Ltd. Represented by its Director Sri. Chandra Sekhar Ray, herein referred to as Purchaser.

By and through a registered Deed of Conveyance dated 1st August, 2014 registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. I, being No. 04308 for the year 2014 made between D.H. Infratech Pvt. Ltd. Represented by its Director Sri Chandra Sekhar Ray, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of undivided and undemarcated of land measuring 9 decimal little more or less comprised in R.S. Dag No. 112 corresponding to L.R. dag No. 112 along with various other dag of J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South)to Charles Commercial Pvt. Ltd. represented by one of its Director Smt. PushpaBhutoria therein referred to as the Purchaser of the other part. Thereafter, Charles Commercial Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Deed No. 6930

Through a registered Deed of Conveyance dated 12th January, 1972 registered in the Additional District Sub-Registrar, Bishnupur, being No. 00246 for the year 1972 made between Sri. Sharada Prasad Naskar, herein referred to as Vendors, sold transferred and conveyed all that piece and parcel of undivided and undemarcated land measuring 33 Decimal of land comprised in R.S. Dag no. 112 corresponding to L.R. Dag no. 112

under Khatian No. 51, Touzi No. 3, 4, 5, J.L. no. 22, situated lying at Mouza Uttar Kajirhat under Bishnupur Gram Panchayat in South 24 Parganas (herein referred to as said property _____) to Gateway IT Infrastructure Pvt. Ltd. Represented by its Director Mr. Rakesh Kumar Bhawsinghka.

By and through a registered Deed of Conveyance dated 16th December, 2011, registered in the Additional District Sub-Registrar, Bishnupur in Book No. I, CD Volume No. 25, Pages from 1667 to 1682, being No. 06930 for the year 2011 made between Sri. Kartick Chandra Naskar, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property __ to Tirupati Enclave Pvt. Ltd. represented by its Director Sri. ArunBhutoria.

Deed No. 00280

At all material point of time one Sri ArobindaMondal, Sri MonmohanMondal, SmtRadharaniSardar, GourHariSardar, Smt. JamunaNaskar, Sri NiharBaidya, Sri Malay SankarBaidya, Sri BibhasBaidya, Sri Aditya Biswas, Sri Shibu Biswas, Sri Arun Biswas was the recorded owner of ALL THAT piece and parcel of land admeasuring about 10 Decimal of land at R.S. & L.R. Dag No. 104, along with some other portion of land in different dag situated and lying at Mouza Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 541, 45, 141, 179,714,711 P.S. Bishnupur, in the District South 24 Parganas.

Thereafter Late Jatindranath Biswas died intestate leaving behind surviving his sons/ daughters Sri ArobindaMondal, Sri MonmohanMondal, SmtRadharaniSardar, GourHariSardar, Smt. JamunaNaskar, Sri NiharBaidya, Sri Malay SankarBaidya, Sri BibhasBaidya, Sri Aditya Biswas, Sri Shibu Biswas, Sri Arun Biswas his sons/ daughters as his only legal heirs.

By and through a registered Deed of Conveyance dated 16th January, 2013 registered at the office of Additional District Sub-Registrar, Bishnupur, in Book No. I, CD Volume No. 1, Pages from 4463 to 4476, being No. 00280 for the year 2013 made between Sri ArobindaMondal, Sri MonmohanMondal, SmtRadharaniSardar, Sri GourHariSardar, Smt. JamunaNaskar, Sri NiharBaidya, Sri Malay SankarBaidya, Sri BibhasBaidya, Sri Aditya Biswas, Sri Shibu Biswas, Sri Arun Biswas sold, transferred and conveyed all that piece and parcel of Sali land admeasuring about 10 Decimal of land at R.S. & L.R. Dag No. 104, along with some other portion of land in different dag situated and lying at Mouza Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 541, 45, 141, 179,714,711 P.S. Bishnupur, in the District South 24 Parganas to Tirupati Enclave pvt. Ltd. by one of its director Sri AruunBhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Enclave Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Deed No. 5886

That, through a registered deed of Conveyance dated 20th April, 1975 registered in Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. 1, Volume No. 64, Pages from 108 to 110, being no. 5995 for the year 1975 made between Sri SanatanDalui herein referred to

as Vendor of one part, sold, transferred and conveyed all that undivided and undemarcated proportionate share of land admeasuring 39 Decimal little more or less comprised in Dag No. 99 appertaining to R.S. Khatian No. 94, lying and situated at Mouza- Uttar Kajirhat, J.L. No. 22, R.S. No. 158, Touzi No. 3,4,5 to Sri. Jagadish Chandra Mondal and Sri. DebasishMondal, herein referred to as Purchaser.

By and through a registered Deed of Conveyance dated 12th November, 2014 registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. I, CD Volume No. 22, Pages from 3828 to 3847, being No. 05886 for the year 2014 made between Sri. Jagadish Chandra Mondal and Sri DebasisMondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of undivided and undemarcated of land admeasuring 39 decimal little more or less comprised in Dag No. 99 with various other dag of J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South)to Charles Commercial Pvt. Ltd. represented by one of its Director Smt. KantaBhutoria therein referred to as the Purchaser of the other part.

Dag No. 100

That, through a registered Deed of Conveyance dated 16th December, 1992, registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas being no. 7419 for the year 1992 made between PannaLalSardar, ChuniLalSardar herein referred to as the vendors of one part sold, transferred and conveyed all the piece and parcel of undivided and demarcated proportionate share of land admeasuring 37.25 decimal of land little more or less comprised in Dag No. 100 to JagannatSardar, herein referred to as purchaser of the other part.

That by a registered Deed of Conveyance dated 16th December, 1992, registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas being No. 7417 for the year 1992 made between PannaLalSardar and ChuniLalSardar, herein referred to as vendors of all that piece and parcel of undivided and undemarcated land admeasuring 32.25 decimal little more or less comprised in R.S. Dag No. 100 corresponding to L.R. Dag No. 100 to JagannatSardar and BiswanathSardar herein referred to as Purchaser of other part.

Thereafter Sri JagannatSardar died intestate leaving behind his wife Smt. Maya Rani Sardar and his 2 sons Sri. Ramesh Chandra Sardar and Sri. KumareshSardar as his only legal heir and successors.

And by another Deed of Conveyance dated 16th December, 1992, registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas being No. 7418 for the year 1992 made between PannaLalSardar and ChuniLalSardar, herein referred to as vendors of all that piece and parcel of undivided and undemarcated land admeasuring 32.25 decimal little more or less comprised in R.S. Dag No. 100

corresponding to L.R. Dag No. 100 to BiswanathSardar herein referred to as Purchaser of other part.

By and through a registered Deed of Conveyance dated 03 March, 2014, registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. I, CD Volume No. 4, Pages from 1190 to 1209, being No. 01219 for the year 2014 made between Smt. Maya Rani Sardar, Sri Ramesh Chandra Sardar, Sri. KumareshSardar herein referred to as the vendors(herein referred to as said Deed1) and another registered Deed of Conveyance dated 3rd March, 2014, registered in the office of Additional District Sub-Registrar, Bishnupur, South 24 Parganas in Book No. I, CD Volume No. 4, Pages from 1092 to 1102, being No. 01217 for the year 2014 made between Sri. BiswanathSardar herein referred to as the vendor (herein referred to as said Deed....2) of the one part sold, transferred and conveyed all that piece and parcel of undivided and undemarcated proportionate share of land admeasuring 37.25 decimal little more or less comprised in L.R. Dag No. 100 corresponding to R.S. Dag No. 100 of J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South)to Tirupati Enclave Pvt. Ltd. represented by one of its Director Sri. ArunBhutoria therein referred to as the Purchaser of the other part.

Deed No. 4638

By a registered Deed of Conveyance dated 31st August, 1974, registered at the office of Additional District Sub-Registrar, Bishnupur, in Book No. I, CD Volume No. 133, Pages from 185 to 187, being No. 11541 for the year 1974 made between SriAswaniNaskar, herein referred to as Vendor of one part, sold, transferred and conveyed all that piece and parcel of Sali land admeasuring about 8.25 Decimal of land at R.S. Dag No. 112 corresponding to L.R. Dag No. 112, along with some other portion of land in different dag situated and lying at Mouza Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 51 P.S. Bishnupur, in the District South 24 Parganas (herein referred to as said propertyI) to SurajMondal and Sri SujoyMondal, herein referred to as Purchasers of the other part.

Thereafter, Sri SurajMondal died intestate leaving behind his 3 sons Sri. BiswanathMondal, Sri. JagannatMondal and BholaNathMondal as his only legal heirs and successors.

By and through a registered Deed of Conveyance dated 20th August, 2015 registered at the office of Additional District Sub-Registrar, Bishnupur, in Book No. I, CD Volume No. 1613-2015, Pages from 30856 to 30876, being No. 161304638 for the year 2015 made between Sri SujoyMondal, Sri. BiswanathMondal, Sri. JagannatMondal and BholaNathMondalsold, transferred and conveyed all that piece and parcel of Sali land admeasuring about 8.25 Decimal of land at R.S. Dag No. 112 corresponding to L.R. Dag No. 112, along with some other portion of land in different dag situated and lying at Mouza Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 51 P.S. Bishnupur, in the District South 24

Parganas to Tirupati Enclave pvt.Ltd. by one of its director Smt. PushpaBhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Enclave Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Deed No. 4635

At all material point of time one Sri. AshutoshSardar, was the recorded owner of ALL THAT piece and parcel of land admeasuring 34 decimals be little more or less comprised in R.S. Dag No. 112 corresponding to L.R. Dag No. 112, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 51 situated and lying at Mouza Uttar kajirahat, under Magura (Parganas), P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South). Thereafter, Sri AshutoshSardar died intestate leaving behind his son Sri. Chandra KantaSardar as his only legal heir and successor.

By and through a registered Deed of Conveyance dated 28th August, 2015 registered at the office of Additional District Sub-Registrar, Bishnupur, in Book No. I, CD Volume No. 1613-2015, Pages from 30824 to 30839, being No. 161304635 for the year 2015 made between Sri Chandra kantaSardarsold, transferred and conveyed all that piece and parcel of Sali land admeasuring about 34 Decimal of land at R.S. Dag No. 112 corresponding to L.R. Dag No. 112, along with some other portion of land in different dag situated and lying at Mouza Uttar Kajirhat, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 51 P.S. Bishnupur, in the District South 24 Parganas to Tirupati Enclave pvt.Ltd. by one of its director Smt. PushpaBhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Enclave Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

AND WHEREAS said present vendors become absolute sole owner of said property and he change character to sali to bastu and said company recorded its name in L.R Parcha and its paid taxes regularly to the appropriate authority.

AND WHEREASthe Owner are desirous for the developing of its said propertybyindividua Bunglow buildinghereinaccordingtomodern taste,designandarchitectureinaccordancewithBuildingPlanthathasbeen alreadysanctionedbythePaschimBishnupurGramPanchayatandZillaPari sad,Plan

AND WHEREASnowthepresentVendorhereinintendtosellthe SchedulementionedPropertymentionedinthesecondSchedulepropertyata considerationpricetotalconsiderationRs.

)onlyandPurchaseracceptedthesaidproposaland agreedtopurchasetheFlatbeingno.....measuring.....Sq.ft.superbuilt

upareaatthe.....Floor(.....Side)ofthe(G+12)storiedbuilding
mentionedinthefirstSchedulehereunderwritten

AND WHEREAS subsequently the PURCHASER i.e. the party of the Second Parthereinafter knowing the said intention and entered into an agreement on.....agreed to purchase the aforesaid self-contained residential flat on the.....,.....Side,.....sq.ft.super built up area and car parking space on the Ground Floor, measuring.....of the building mentioned in the First Schedule herein above together with undivided proportionate share of land with all common facilities and amenities attached to the described in the Second Schedule along with a common areas and facilities available in the said building of said Premises at and for a total consideration of Rs...../- (Rupees.....) only

AND WHEREAS accordingly, the said PURCHASER herein entered into an agreement on.....and on the basis of the said agreement has already paid the entire consideration amount amounting to Rs...../- (Rupees.....) only to the Vendor/owner herein to time to time as per Memo of Consideration hereunder written.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs...../- (Rupees.....) only lawful money of the well and truly paid by the Purchaser to the Vendor or before the execution of this presence. (The receipt whereof the Vendor doth hereby admit, acknowledge as per Memo of Consideration hereunder written and to have received and of and from the same and every part thereof acquit release and forever discharged the Purchaser of the said flat and car parking space together with undivided proportionate share of land with all common facilities and amenities attached to the described in the Second Schedule along with a common areas and facilities available in the said building, more fully and elaborately described in the Third Schedule hereunder written and also the right, title, interest of the Vendor hereby sold and transferred in favour of the Purchaser herein into and upon the said flat and car parking space TOGETHER WITH all other ways, path, passage, swears, advantages and appurtenances whatsoever to the said flat

and carparking space belonging to or in anywise appertaining thereto or reputed to belong or be known as part and parcel of or member thereof or held use or enjoy herewith or be appurtenant thereto and thereversion or reversions, remainder or remainders and all the rents, issues and profits thereof and every part thereof for portion thereof TOGETHER WITH the right to use the common areas and egress out of the said flat and carparking space more or less more fully mentioned in the Second Schedule hereunder and the undivided proportionate share or interest in all the common parts and portions and facilities and amenities comprised in the said building more fully described in the Third Schedule hereunder written and also all the right, title and interest of the Vendor hereby sold and transferred unto and in favor of the Purchaser herein into or upon the said flat and carparking space and TOGETHER WITH all other ways, paths, passages, sewers, advantages and appurtenant whatsoever to the said flat and carparking space belonging to or in anywise appertaining thereto or reputed to belong or be known as part or parcel of or member thereof or held use or enjoyed therewith or be appurtenant thereto and thereversion or reversions remainder or remainders and all the rents, issues and profits thereof and every part thereof for portion thereof TOGETHER WITH the right to use the common areas and paths and passages for the purpose of free ingress and egress out of the said flat and carparking space and every part or portions thereof in common with the other owners and occupiers of the said building and all the rights of easements, quasi-easements and stipulations and provisions in connection with the beneficial use and enjoyment of the said flat and carparking space and the essential service and amenities appertaining thereto and all the muniments, deeds, pattahs, documents, writings and other evidence of title exclusively relating to the said premises and/or the said flat and carparking space which is now are or in the custody/possession and control of the said owners or which the Vendor can procure without any suit or action AND ALL the estate, right, title, interest property, claim and demand whatsoever of the said Vendor into or upon the said flat and carparking space and every part or portion thereof TO HAVE AND TO HOLD the said flat and carparking space

hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended to be with all rights, benefits, memberseasements and appurtenances thereto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the Purchaser making payment of the proportionate or apportioned share of the maintenance charges and statutory rates, taxes and impositions in respect of the said flat and car parking space BUT OTHERWISE free from all encumbrances, charges, attachments, liens,

whatsoever SUBJECT HOWEVER to the various easement and quasi easement and/or restrictions provided for in the said building for the purpose of beneficial use and enjoyment of the said flat and car parking space AND free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise well and sufficiently indemnified from all manner of state claim, charges, lien, attachments and encumbrances created, made done or executed or suffered by the said owners AND the Vendor hereby further covenant with the Purchaser herein that the said owner and all the persons claiming through or in trust for the Vendor shall and will from time to time and at all material times hereafter and at the request and cost of the Purchaser herein make, do, execute or cause to be done and executed all such further and other lawful acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said flat and car parking space hereby sold, transferred, conveyed and granted or expressed or intended to be unto and to the use of the Purchaser herein in the manner as aforesaid.

1. THE VENDOR DOETH HEREBY COVENANTS WITH THE PURCHASER

AS FOLLOWS:-

- a) The notwithstanding any act, deed or thing or committees suffered by the vendor to the contrary the vendor is lawfully, rightfully and/or absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flat and car parking space hereby sold, conveyed, transferred and assigned free from all encumbrances and liabilities whatsoever and that the vendor has full power and absolute and indefeasible right and authority to sell, convey, transfer and assign the said flat and car parking space unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- b) That it shall be lawful for Purchaser at all times hereafter peaceably and quietly to enter into and to hold, occupy and enjoy the said flat and car

parkingspaceandto receiverentsissuesandprofitsthereofwithoutany hindranceinterruptiondisturbanceclaimordemandwhatsoeverbythe Vendorand/oranypersonorpersonsclaiminganyestate,right,titleand interestfromunderthroughorintrustforthevendorandVendorwelland sufficientlysaveddefendedkept harmlessandindemnifiedoffromand againstallformerandotherestate title,chargesencumbrancesand liabilitieswhatsoevermadeupondoneexecuteoroccasionedbythe vendor.

c)TheVendorandallpersonsclaiminganyright,titleorinterestinthesaid flatandcarparkingspacethroughfromunderorintrustfortheVendor shallandwillfromtimetotimeandatalltimeshereafteruponevery reasonable requestandatthecostandexpensesofthePurchasermakedo acknowledgeandexecuteorcausetohemadedoneacknowledgeand executedallsuchfurtheracts,deeds,mattersandthingsforfurther assuringthesaidflatandcarparkingspaceuntothePurchaserasmaybe required.

2. THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:-

- a)Fromandafterthedateofreceiptdeliveryofpossessionofthesaidflat andcarparkingspacethePurchasershallnotbeentitledforpartitionof thesaidflatandcarparkingspacebymetesandbounds.
- b)ThePurchaserortheirservantsandagentshallnotinanywayobstructor causetobeobstructedthecommonpassages,landingsarea,staircase of

the property nor store therein any rubbish or other materials good of furniture's nor shall door cause to be done or allow any act, deed, matter or thing whereby the use and enjoyment of the common parts, the common amenities and the common conveniences of the said property be in any way prejudicially affected or vitiated.

- c) The Purchaser shall not allow any occupier of the sold flat to demolish or remove or cause to be demolished or removed any structure roofs, ceilings, walls, doors and windows in or about the said property PROVIDED THAT nothing herein contained prevent the Purchaser or the occupier to decorate in the same good condition, state and other in which the same shall be delivered to her and shall abide by all laws, bye-laws, rules and regulations of the Government, Kolkata Municipal Corporation and / or any other authorities and local body and shall attend, answer and be responsible for all deviations, violations and breach of any of the conditions or laws or rules and regulations and shall observe and perform all the terms and conditions herein contained. The Purchaser shall not do any structural additions or alteration in the said flat and car parking space, or erect brick partitions.
- d) The purchaser shall not use the said flat and car parking space any portion thereof in such manner which may be or is likely to cause nuisance or annoyance to the occupiers of the other units / flats in the said building or to the owner or occupiers of adjoining or neighbouring properties nor shall use the same for commercial purpose.
- e) The Purchaser shall not throw or accumulate any dirt rubbish garbage refuse or permit the same to be thrown or allow the same to be accumulated in purchaser's premises or in the compound or any portion of

the building and shall not right or burn coal, coke or charcoal in the common areas in the said premise.

- f) The Purchaser shall not install or affix any name plate, board or letter box at any place other than the place, specified for the purpose in the said building.
- g) Save and except in respect of the said flat and car parkingspace together with undivided proportionate share or interest in the land applicable to the floorspaces sold by the vendor / Vendor herein save and except the rights and benefits of the common parts the common easements, quasi-easements, benefits privileges and advantages appertaining, thereto to be covered or granted under these presents, the purchaser shall have no claim or right of any nature in other floorspaces unit / flats and areas of the said building and / or the said property. Purchaser will have no right upon the top floor roof of the said building and in future if vendor will construct any addition of the said building on that occasion purchaser will raise no objection for the said construction.
- h) Until formation of a society or an association amongst the Purchaser as stated hereinafters shall permit the Vendor and / or the person or persons for the time being the management of the said building and its surveyors and agents with or without workmen and others at all reasonable time to enter and upon the said flat and car parkingspace or any part thereof for the purpose of maintaining, rebuilding, clearing, freeing, closing, lighting and keeping in order and good condition all serviced drainage, pipes, cables water covers, gutters, wires, part structures belonging to or serving or used for the said building and also for the purposes of pulling down, maintaining, repairing and testing drainages gas and water pipes and electric wires and for similar and / or any other purpose.

i) The Purchaser shall also pay his/her proportionate share for insurance of the building against earthquake, fire, mob damages and civil commotion

j) The Purchaser shall not keep or store in the said flat and car parking space any inflammable or combustible articles such as explosives, chemicals, films or any offensive articles such as hide or manners or food grains or any other articles giving an offensive smell nor shall the purchaser do anything which shall constitute any nuisance or annoyance to the occupiers of the other flats, in the said building. of India.

ALL THAT piece and parcel of land containing an area of 224.50 (Two Hundred Twenty Four point Five Zero only) decimal, more or less, *Mouza* Uttar kajirhat, R.S. & L.R. Dag no. 86 in Khatian No. 1405 (land measuring about **2.50 Decimals**), R.S. & L.R. Dag no. 87 in Khatian no. 1405 (land measuring about **3.4 Decimals**), R.S. & L.R. Dag no 98 in Khatian No. 1405 (land measuring about **8.80 Decimals**), R.S. Dag no. 99 R.S. Khatian no. 94 & L.R. Dag no 99, L.R. Khatian No. 295, R.S. Dag no. 99 R.S. Khatian no. 94 & L.R. Dag no 99, L.R. Khatian No. 361 (land measuring about **35 Decimals**), R.S. & L.R. Dag no. 100, L.R. Khatian no. 616, 1165, 1164, 1243, 1405 (land measuring about **97.70 Decimals**) R.S. & L.R. Dag no 101, L.R. Khatian no. 1405 (land measuring about **2.40 Decimals**), R.S. & L.R. Dag no 102, L.R. Khatian no. 1405 (land measuring about **2.50 Decimals**), R.S. & L.R. Dag no 103, L.R. Khatian no. 1405 (land measuring about **2.90 Decimals**), R.S. & L.R. Dag no 104, R.S. Khatian no. 541, L.R. Khatian No. 541, 45, 141, 179, 714, 711, (land measuring about **8.90 Decimals**) R.S. & L.R. Dag no 105, L.R. Khatian no. 1243 (land measuring about **09 Decimals**), R.S. & L.R. Dag no 106, L.R. Khatian no. 1405 (land measuring about **2.10 Decimals**), R.S. & L.R. Dag no 112, L.R. Khatian no. 153, R.S. & L.R. Dag No. 112, R.S. Khatian no. 51, L.R. Khatian No. 272, 568, 962, R.S. & L.R. Dag no. 112, R.S. Khatian No. 1232, R.S. & L.R. Dag no. 112, L.R. Khatian No. 1405, R.S. & L.R. Dag no. 112, R.S. Khatian no. 568 L.R. Khatian No. 1405 (land measuring about **48.40 Decimals**), R.S. & L.R. Dag no. 114, R.S. Khatian no. 493, L.R. Khatian No. 1405 (land measuring about **0.30 Decimal**), R.S. & L.R. Dag no. 115, , L.R. Khatian No. 1243 (land measuring about **34 Decimal**) J.L. No. 22, Police Station Bishnupur,

within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur,
District South 24 Parganas District South 24 Parganas

And butted and bounded as follows:

On the **North:** **R.S. Dag No. 106(P)**

On the **South:** **12M Wide Road**

On the **East:** **R.S. Dag No. 109, 110(p), 111(P), 112(P), 115(P), 114(P)**

On the **West:** **R.S. 106(P) ,98(P), 87(P)**

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

(The owners share in the said property as mentioned in the First Schedule)

R.S. Dag No.	L.R. Dag No.	Property being Developed	Area Owned by OTPL	Area Owned by CCPL	Area owned by TCL	Area owned by TEPL
86	86	2.50	2.50	00.00	00.00	00.00
87	87	3.40	3.40	0.00	00.00	0.00
98	98	8.80	8.80	00.00	00.00	0.00
99	99	35.00	00.00	35.00	00.00	00.00
100	100	97.70	10.70	00.00	00.00	87.00
101	101	2.40	2.40	00.00	00.00	00.00
102	102	2.50	2.50	00.00	00.00	00.00
103	103	2.90	00.00	00.00	00.00	00.00
104	104	8.90	00.00	00.00	00.00	8.90
105	105	9.00	00.00	9.00	00.00	00.00
106	106	2.10	2.10	00.00	00.00	00.00
112	112	48.40	00.00	00.00	00.00	48.40
114	114	0.30	00.00	00.00	0.30	00.00
115	115	0.60	00.00	00.60	00.00	00.00
Total		224.50	35.30	44.60	0.30	144.3

(UNDERCONSTRUCTION)

ALL THAT the Bungalow being Unit No. **EB-** containing a **Sq. Ft.** which contains **Sq. Ft.** in Ground Floor and **Sq. Ft.** in 1st Floor, more or less and carpet area of **Sq. Ft.** more or less, Open terrace on 1st floor of **Sq. Ft** more or less on land area of , in the Building Complex namely **BOUGANVILLA PHASE-2** at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in "RED".

Allottee:

1. Signature _____

Name _____

2. Signature _____

Name _____

Promoter:

Signature _____

Name _____

Owner:

Signature _____

Name _____

(As a Constituted Attorney of Vendors)

SCHEDULE – C**PART - I****PAYMENT PLAN FOR "TOTAL PRICE"****PART - I****PAYMENT PLAN FOR "TOTAL PRICE"**

The said total consideration of **Rs. Rs. Rs.69,10,624.35 /-** (Rupees Sixty Nine Lakhs Ten Thousand Six Twenty Four point Three Five Only) (Including GST) shall be paid by the Allottee to the Promoter in instalments as follows:

Sl No.	Particulars	Amount Rupees) (Excluding GST)	Amount Rupees) (GST)	Amount Rupees) (Including GST)
1	10% of Bungalow Consideration as booking money before execution of this Agreement;	Rs.6,40,000	Rs.32000	Rs. 6,72,000
3	10% of Bungalow Consideration as Agreement Money at the time of Execution of the Agreement.	Rs.6,40,000	Rs.32000	Rs. 6,72,000
4	20% of Bungalow Consideration as further completion of Foundation of the Unit;	Rs. 12,80,000	Rs.64,000	Rs. 13,44,000
5	15% of Bungalow Consideration as further earnest money on the completion of Ground floor roof casting of the Unit;	Rs.9,60,000	Rs.48,000	Rs. 10,08,000

6	15% of Bungalow Consideration as further earnest money on the completion of 1 st floor roof casting of the Unit;	Rs.9,60,000	Rs.48,000	Rs. 10,08,000
7	10% of Bungalow Consideration as further earnest money on the completion of Brick Work of the Unit;	Rs.6,40,000	Rs.32000	Rs. 6,72,000
8	5% of Bungalow Consideration as further earnest money on the completion of Flooring of the Unit;	Rs 3,20,000	Rs.16,000	Rs.3,36,000
9	5% of Bungalow Consideration as further earnest money on the completion of POP, Electrical, sanitary , external paint and plumbing fittings of the Unit;	Rs 3,20,000	Rs.16,000	Rs.3,36,000
10	10% of Bungalow Consideration being the balance consideration at the time of offering possession	Rs.6,40,000	Rs.32000	Rs. 6,72,000
TOTAL		Rs. 64,00,000	Rs 3,20,000	Rs 67,20,000

**SCHEDULE –D
SPECIFICATION FOR THE BUNGALOW**

INTERNAL

1. Internal Walls:

- RCC /Brick Wall

2. Internal Finish:

- POP finish for the Bungalows
- POP with paint finish for common areas.

3. Flooring:

- Interiors – Vitrified/ Anti-skid ceramic Tiles or any other similar.

4. Kitchen:

- Counter – Granite / marble / stone with stainless steel sink.
- Dado - Ceramic Tiles.
- Electrical points for Refrigerator, Water Purifier, and Microwave/oven & Exhaust Fan.

5. Toilet:

- Tiles for floor or any other similar.
- Walls –Tiles on the walls upto door height.
- Sanitary ware of good quality.
- Chrome plated fittings of good quality
- Electrical point for geyser and exhaust fan.
- Plumbing provision for Hot/Cold water line in shower.

6. Doors & Windows:

- Main Door – Flush Door with laminate finish or any other similar.
- Internal Doors – Painted flush doors or any other similar.

- Windows – Aluminium sliding windows or UPVC windows or any other similar.

7. Electricals:

- Provision for AC points
- Provision for cable TV, telephone.
- Plug points in all bedrooms, living/dining, kitchen and toilets.
- Concealed wiring with DB /MCB.
- Doorbell point at the main entrance door.
- Modular switches of good quality.

Allottee:

1. **Signature** _____

Name _____

Promoter:

Signature _____

Name _____

Owner:

Signature _____

SCHEDULE –E
SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT

1. Land comprised in the said Premises.
2. Landscape paths passages and driveways in the said premises other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for its exclusive use.
3. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Towers.
4. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Towers.
5. Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply.
6. Landscape area.
7. Pathways
8. Jogging track/walkways
9. CCTV Surveillance System
10. Provision for DTH Connection (Centralised)
11. Club Facilities (At Additional Cost)
12. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
13. DG Set, its panels, accessories and wirings and space for installation of the same.
14. Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas and Installations of the Building Complex.

Allottee:

1. **Signature** _____

Name _____

2. **Signature**

Promoter:

Signature _____

Name _____

Owner:

Signature _____

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

ALLOTTEES: (including joint buyers)

(1) Signature _____
 Name _____
 Address _____

(2) Signature _____
 Name _____
 Address _____

Please Affix Photographs
 and Sign across the
 photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED :

Promoter :

(1) Signature _____
 Name _____
 Address _____

Please Affix Photographs
 and Sign across the
 photograph

Owner :

Signature _____
 Name _____
 Address _____

(As a Constituted Attorney of Om towers, Charles Commercial Pvt. Ltd)

At _____ on _____ in the presence of :

WITNESSES:

(1) Signature _____
 Name _____
 Address _____

(2) Signature _____
 Name _____
 Address _____

Please Affix
 Photographs and Sign
 across the photograph

MEMO OF CONSIDERATION:

RECEIVED of and from within named ALLOTTEES the within mentioned sum of **Rs)** being earnest money out of the full consideration money as per Memo below:-

MEMO

SI NO.	Cheque No.	Date	Bank	Amount (Rs.)
1				
2				

Total (
---------	--

WITNESSES:

1.

2.

Signature of the PROMOTER