

ETERNIS

CONVEYANCE DEED

THIS INDENTURE made this _____ day of _____ Two Thousand

BETWEEN

- (1) **MR. TAPASH MITRA**, son of Late Ganesh Chandra Mitra, residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park , Kolkata – 700068, by faith- Hindu, by Occupation - Business (PAN AEXPM8393P); and
- (2) **MS. ANUJA MITRA**, daughter of Late Ashoke Mitra, residing at 239 Lake Road, Police Station - Lake, Post Office- Rash Behari Avenue, Kolkata - 700 029 (PAN CNEPM3024R); and
- (3) **MR. APURBA MITRA**, son of Late Ganesh Chandra Mitra residing at 333, Jodhpur Park, Police Station – Lake, Post Office- Jodhpur park, Kolkata - 700068, by faith- Hindu, by Occupation – Service (PAN AKMPM3113C); and
- (4) **MR. TARIT MITRA**, son of Late Tejamoy Mitra, residing at 380, Jodhpur Park, Police Station – Lake, Post Office Jodhpur Park Kolkata - 700 068, by faith- Hindu, by Occupation - Service (PAN AJSPM6527D); and
- (5) **MRS. TORA MITRA**, daughter of Late Ganesh Chandra Mitra residing at 333, Jodhpur Park, Police Station - Lake, Post Office- Jodhpur park, Kolkata - 700068; by faith- Hindu, by Occupation - Housewife (PAN AEZPM8228B); and
- (6) **MR. SANTOSH KUMAR DUGAR**, son of Late J M Dugar, residing at 52/4/1, Ballygunge Circular Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019, by faith - Hindu, by occupation – Business (PAN AGRPP3021D); and
- (7) **MR. SURENDRA KUMAR DUGAR**, son of Late I M Dugar, residing at 2B, Dover Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019; by faith - Hindu, by occupation - Business (PAN ACUPD 1317K); and
- (8) **MR. PRADIP KUMAR CHOPRA**, son of Late Motilal Chopra, residing at 52/4/1, Ballygunge Circular Road, Police Station Ballygunge, Post Office- Ballygunge, Kolkata 700019; by faith - Hindu, by occupation – Business (PAN ACAPC9922B); and
- (9) **MR. ARUN KUMAR SANCHETI (HUF)**, represented by its Karta Arun Kumar Sancheti, son of Sri Sumermal Sancheti, residing at 26B, Camac Street, P.S - Station - Shakespeare Sarani, Post Office- Park Street, Kolkata 700016 (PAN AAEHA1129G); and
- (10) **PS CONSTRUCTIONS**, a partnership firm having its registered office at 12C, Chakraberia Road (N), Police Station-Ballygunge., Post Office-Ballygunge, Kolkata 700020 represented by its Partner Mr. Santosh Kumar Dugar, son of Late J M Dugar residing at 52/4/1, Ballygunge

Circular Road, Police Station – Ballygunge, Post Office- Bhowanipore, Kolkata 700019 (PAN AAFFP0079J); and

- (11) **SRIJAN INFRA REALTY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 5, Rameshwar Malia Road, Police Station-Golabari, Post Office- Howrah, Howrah 711101 represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (12) **SRIJAN LAND & BUILDING PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, Police Station-Bhowanipore, Post Office-Lala Lajpat Rai Sarani, Kolkata 700020 represented by its authorized signatory represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (13) **SRIJAN REGENCY PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, Police Station-Bhowanipore, Post Office- Lala Lajpat Rai Sarani, Kolkata 700020 represented by its authorized signatory represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (14) **SRIJAN PROMOTERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at Duplex Flat No' R1, Block P, Sherwood Estate, 169 NSC Bose Road, Police Station- Sonarpur., Post Office- Sonarpur, Kolkata 700103 represented by its authorized signatory represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (15) **SRIJAN NIWAS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 36/1A, Elgin Road, P.S Bhowanipore , Post Office – Lala Lajpat Rai Sarani , Kolkata 700020, represented by its authorized signatory represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (16) **CHARNOCK ESTATE PRIVATE LIMITED**, a company incorporated under the Companies Act. 1956 and having its registered office at 83, Topsia Road (South), Police Station- Topsia, Post Office- Gobinda Khatik Road, Kolkata 700046 represented by its Director represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (17) **SRIJAN ENCLAVE PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 5,

Rameshwar Malia Road, Police Station- Golabari, Post Office- Howrah, Howrah 711101 represented by its authorized signatory represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and

- (18) **P S BUILDCON PRIVATE LIMITED**, a company incorporated under the Companies Act. 1956 and having its registered office at 12C, Chakraberia Road (N), Police Station- Bhawanipur, Post Office-Ballygunge, Kolkata 700020 represented by its Director represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and
- (19) **SRIJAN COMPLEX PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 85, Prince Anwar Shah Road, City High, Tower 3, Flat No 14J, Police Station-Charu Market, Post Office-Tollygunge, Kolkata 700033 represented by its authorized signatory represented by its authorized signatory Mr. _____, son of _____ residing at _____ (PAN _____)(Phone No._____); and

,hereinafter jointly referred to as the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, successors-in-interest and assigns) of the **FIRST PART**

AND

PS SRIJAN REALVENTURE LLP., (PAN AANFP4366R) a Limited Liability Partnership incorporated and registered under the Limited Liability Partnership Act 2008, having its registered office at 1002, E.M.Bypass, P.S: Pragati Maidan, P.O.Dhapa, Kolkata -700005 represented by its authorized signatory Mr. Akash Patwari (PAN No.AJKPP7986K), (Mobile No. 9830853000) son of Mr. Narayan Prasad Patwari authorized vide resolution of the Partners dated 10th April 2018 working for gain at Srijan House, 36/1A, Elgin Road, P.O Lala Lajpat Rai Sarani, P.S Bhowanipore, Kolkata – 700020, hereinafter referred to as the **PROMOTER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the present partner

and such other person or persons who may be admitted as partner or partners of the said partnership and so far as the individuals are concerned their respective heirs, executors, administrators, legal representatives and assigns and so far as the Companies are concerned their respective successor or successors-in-interest and assigns) of the **SECOND PART**

AND

- 1) _____(PAN:_____,Mobile No.:_____)
son/wife of _____,by occupation _____ and 2)
_____(PAN: _____, Mobile No:_____)
son of _____ by occupation _____ both are by faith
_____ and by nationality _____ both are residing at:
_____, hereinafter
referred to as the **ALLOTTEE** (which expression shall unless excluded
by or repugnant to the subject or context be deemed to mean and
include their heirs, executors, administrators, legal representatives and
assigns) of the **THIRD PART** :

WHEREAS:

- A) The Owners are seized and possessed of and/or sufficiently entitled to altogether a large tract of land measuring **17 Bighas 4 Cottahs 9 Chittacks and 30 square feet** equivalent to **569.56** decimals in various RS/LR Dags at Mouza Doharia, J.L No. 45, P.S. Barasat, District North 24-Parganas within Madhyamgram Municipality, Ward No.17, hereinafter referred to as the “**SAID ENTIRE HOUSING COMPLEX**” hereinafter referred to as the “**SAID ENTIRE HOUSING COMPLEX**” more fully described in **Part-I of FIRST SCHEDULE and** demarcated in a plan annexed hereto and externally bordered in color ‘**RED**’.

B. The Owners and the Promoter have contemplated that this Project shall be part of a multi-phase residential Housing complex comprising several phases/Projects and each phase/project will comprise one or more Building Blocks as follows:

- (i) **THE FIRST PHASE/ PROJECT:** The First Phase/Project of the Housing Complex is coming up on land measuring **76.37** decimals more or less consisting of 2 building blocks more fully described in Part-II of the **SCHEDULE-A** and delineated in the Map annexed hereto marked **ANNEX-1** and internally bordered in '**BLACK**'.
- (ii) **THE SECOND PHASE/ PROJECT** will be developed on land measuring **184.24** decimals more or less consisting of 4 building blocks more fully described in Part-III of the **SCHEDULE-A** and delineated in the Map annexed hereto marked **ANNEX-1** and internally bordered in '**BLUE**'..
- (iii) **THE THIRD PHASE/ PROJECT LAND** will be developed on land measuring **125.61** decimals more or less consisting of 3 building blocks more fully described in Part-IV of the **SCHEDULE-A** and delineated in the Map annexed hereto marked **ANNEX-1** and internally bordered in '**GREEN**'.
- (iv) **THE FOURTH PHASE/ PROJECT LAND** will be developed on land measuring **179.40** decimals more or less consisting of 4 building blocks more fully described in Part-V of the **SCHEDULE-A** and delineated in the Map annexed hereto marked **ANNEX-1** and internally bordered in '**YELLOW**'..

Further phases on land measuring approximately 142 decimal and more may be added in future at the discretion of the Promoter.

C. The owners and the promoter have entered into a development agreement dated 18.08.2016 and recorded in Book No.I, Volume No.1904 of 2016, Pages 295822 to 295917 as document no 7938 for

the year 2016 in the office of the ARA-IV for development of the Said Entire Land.

- D. By a Power Of Attorney dated 18.08.2016 and registered in the Office of ARA-IV in Book No.IV Volume No. 1903-2016 Pages 127686 to 127442 Being No. 05094 of 2016 executed by the Owners of the One Part and the Promoter of the other Part, the Owners granted development powers to the Promoter to undertake the development in terms of the said Development Agreement.
- E. All The Facilities and Amenities, roadways, internal pathways, infrastructure etc. irrespective of their location in any of the phase will be mutually shared by all the phases of the entire Housing Complex as part of a common integrated development.
- F. Madhyamgram Municipality has sanctioned the Building Plan No. 680/MM/2015-16 dated 24 August 2015 to develop the entire Housing Complex / this project/phase.
- G. The promoter has registered the project under the provision of the West Bengal Housing Industry Regulation Act 2017(WBHIRA) at Kolkata on..... under registration no.....;
- H. By an Agreement for Sale dated _____ executed by and between the Owners/Vendors of the First Part, the Promoter of the Second Part and the Allottee of the Third Part, and registered in the Office of the _____ and recorded in Book No.____, Volume No._____, Pages _____ to _____ Being No._____ for the year _____, the Owners and the Promoter had agreed to sell and the Purchaser had agreed to purchase ALL THAT the Apartment No. _____on the _____ floor of Block No _____the situation whereof is shown in the plan annexed hereto and bordered in 'Red', in Phase – II containing by admeasurements _____sq. Ft. Carpet Area corresponding to _____ Sq.Ft Built Up area corresponding to

_____ Sq.Ft. Super Built-Up Area **TOGETHER WITH** the right to use _____ Garage / Covered (Dependent/Independent) **Car Parking Space** / Mechanical Parking Space (Dependent/Independent) /Open Car Parking Space (Dependent/Independent) located on the Basement/Ground/_____ Floor or in the car parking space around the Building Block and together with pro rata share in the common areas (“common Areas”)as defined under clause (n) of section 2 of the WBHIRA Act more fully and particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the **SAID APARTMENT AND THE PROPERTIES APPURTENANT THERETO**) at or for a consideration of **Rs._____/- (Rupees _____only).**

I. The Allottee has :-

- i) fully satisfied himself/herself/themselves as to the title of the Owners/Vendors and the right of the Promoter in respect of the said land.
- ii) inspected the said Development Agreement entered into between the Owner/Vendor and the Promoter.
- iii) inspected the plan sanctioned by the authorities concerned in respect of the Block constructed by the Promoter and agreed not to raise any objection with regard thereto.
- iv) verified the location and site of the Apartment including the egress and ingress hereof, specifications of the Apartment and of the complex and also the area of the Apartment .
- v) confirmed that the right of the Allottee shall remain restricted to the said Flat and the Properties Appurtenant Thereto.
- vi) Examined and satisfied themselves about the Terms and Conditions as contained in the Agreement for sale dated _____ and agrees to abide by it at all times in future and be

bound by the Rules, Regulations and Restrictions contained therein.

- vii) confirmed that the Promoter shall be entitled to change and/or alter and/or modify the said Plan In respect of Phase –II and Phase –III of the Housing Complex compliance with section 14 of the WBHIRA Act and other laws as applicable including change of use of any part or portion of the various blocks and/or buildings to be constructed erected and completed on the said land and in that event the Allottee shall have no objection to the application of common facilities to such extension.
 - viii) satisfied himself/herself / themselves as to the carpet area and the built-up area to comprise in the said apartment and also the common parts/portions which would be common for all the residents /occupants of the various apartment comprised in the said block and has agreed not to challenge or dispute the same in any manner whatsoever or howsoever.
 - ix) Structural stability of the Block
 - x) Construction of the Block and the apartment.
 - xi) The fittings and fixtures installed at the said apartment, Block and the Complex.
 - xii) Completion and finishing of the apartment and the Block.
 - xiii) The situation of car parking space.
 - xiv) The supply of water and electricity to the apartment and the Block.
 - xv) The common facilities and amenities of the Block.
 - xvi) Examined the Completion Certificate issued by the Madhyamgram Municipalty in respect of the Building Block.
- J. The words defined in the Agreement for Sale shall have the same meaning in these presents and unless there is anything in the subject

or context inconsistent with the said expressions in such a case they shall have the meaning assigned to them.

K. **NOW THIS INDENTURE WITNESSETH** that pursuant to the said Agreement and in consideration of the sum of **Rs. _____/- (Rupees _____ only)** of the lawful money of the Union of India well and truly paid by the Allottee to the Promoter (the receipt whereof the Promoter doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Allottee and the said flat and properties appurtenant thereto) the Vendors doth and each of them do hereby grant, transfer, convey, assign and assure and the Promoter doth hereby confirm and assure unto and in favour of the Allottee All that the said Apartment No _____ on the _____ Floor of Block No _____ of the Housing Project containing a carpet area of _____ sq.ft. corresponding to a built-up area of _____ Sq. Ft. be the same a little more or less corresponding to _____ Sq.Ft. Super Built-Up area TOGETHER WITH the right to use _____ Garage / Covered (Dependent/Independent) / Mechanical Parking Space (Dependent/Independent) / Open Car Parking Space (Dependent/Independent) located on the Basement/Ground/____ Floor of or around the Building Block TOGETHER WITH the pro rata share in the common areas more fully and particularly described in the Second Schedule hereunder written but excepting the Reserved and Excluded areas and reserving the easement and other rights and other measures as specified in Clauses 15.2 , 15.3 , Schedule H and in other portions of the Agreement for Sale dated _____ (all of which are here to fore as well as hereinafter collectively referred to as the **SAID APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO**), absolutely and forever free from all

encumbrances, charges, liens, attachments, trusts, whatsoever or howsoever **AND TOGETHER WITH** the right to use the common areas installations and facilities as described in detail in the Schedule-D to the Agreement for Sale dated _____ in common with the Co-Allottees and the other lawful occupants of the Block **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Apartment And the Rights And Properties Appurtenant thereto **TO HAVE AND TO HOLD** the said flat and the Rights and Properties Appurtenant thereto hereby granted, transferred and conveyed and every part or parts thereof unto and to the use of the Allottee.

II. AND THE OWNERS/VENDORS AND THE PROMOTER DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ALLOTTEE as follows:

a) Notwithstanding any act deed matter or thing whatsoever by the Owners/Vendors or the Promoter done or executed or knowingly suffered to the contrary the Owners/Vendors are or the Promoter are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Apartment And The Rights And Properties Appurtenant thereto hereby granted sold conveyed, transferred, assigned or intended so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

b) Notwithstanding any act deed or thing whatsoever done as aforesaid the Owners/Vendors and the Promoter now have good right full power and absolute authority to grant convey transfer sell and assign all and singular the Said Apartment And The Rights And Properties Appurtenant

thereto hereby conveyed transferred or expressed so to be unto and to the use of the Allottee in the manner as aforesaid.

c) The said Apartment And The Rights And Properties Appurtenant thereto hereby granted and conveyed or expressed or intended so to be is now free from all claims demands encumbrances liens attachments leases or trust made or suffered by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming any estate or interest thereon through under or in trust for the Owners/Vendors or the Promoter.

d) The Allottee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Said Apartment And The Rights And Properties Appurtenant thereto and receive all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Owners/Vendors or the Promoter or any person or persons having or lawfully or equitably claiming as aforesaid.

e) The Allottee shall be freed cleared and absolutely discharged saved harmless and kept indemnified against all estates, charges, encumbrances liens, attachments, or trust or claims and demands whatsoever created occasioned or made by the Owners/Vendors or the Promoter or any person or persons lawfully or equitably claiming as aforesaid.

f) **AND FURTHER THAT** the Owners/Vendors or the Promoter and all persons having or lawfully or equitably claiming any estate or interest in the Said Apartment And the Rights And Properties Appurtenant thereto or any part thereof through under or in trust for the Owners/Vendors or the Promoter shall and will from time to time and at all times hereafter at the request and cost of the Allottee make do and execute or cause to be made done and executed all such further lawful acts deeds or things whatsoever for further

better or more perfectly assuring the Said Apartment And The rights And Properties Appurtenant thereto and every part thereof unto and to the use of the Allottee in the manner as aforesaid as shall or may be reasonably required.

g) The Owners/Vendors and the Promoters have not at any time done or executed or knowingly suffered or been party to any act deed or thing whereby the Said Apartment And the Rights And Properties Appurtenant thereto hereby granted transferred and conveyed or expressed so to be or any part thereof is can or may be impeached encumbered or affected in title or otherwise.

h) The Promoter doth hereby further covenant with the Allottee that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Allottee shall produce or cause to be produced to the Allottee or to his/her/their attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Apartment and also shall at the like request and costs of the Allottee deliver to the Allottee such attested or other true copies or extracts there from as the Allottee may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.

III. AND THE ALLOTTEE SHALL TO THE END AND INTENT THAT THE OBLIGATIONS AND COVENANTS HEREINAFTER CONTAINED SHALL AT ALL TIMES HEREAFTER RUN WITH THE OWNERSHIP AND POSSESSION OF THE SAID APARTMENT AND THE RIGHTS AND PROPERTIES APPURTENANT THERETO HEREBY CONVEYED HEREBY COVENANT WITH THE OWNERS/VENDORS AND THE PROMOTER as follows :-

a) To observe, perform, comply with and fulfill the obligations, covenants and conditions on his/her/its/their part to be observed and performed contained in the Agreement for sale as part and parcel of these presents.

b) To become member and/or share holder, as the case may be, of the Apartment Owners Association, upon its formation, without raising any objection whatsoever and also co-operate with the Holding Organization to be formed as be deemed necessary and expedient by the Promoter and also abide by all the rules and regulations restrictions and bye-laws as be framed and/or made applicable by the Promoter and/or the holding Organization for the common purposes and shall also sign and execute all papers, documents and applications for the purpose of formation of the Holding Organization and to do all the necessary acts deed and things.

c) Not to hold the Promoter liable for rendering any accounts or explanation of any expenses incurred by it in its acts relating to the Common Purposes or to furnish any vouchers, bills, documents etc. in any manner and the Allottee as well as the Holding Organization shall remain liable to indemnify and keep indemnified the Builders and/or any person or persons nominated, appointed and/or authorized by the Builders for all liabilities due to non-fulfillment of their respective obligations contained herein by the Allottee and/or the Holding Organization.

IV. IT IS FURTHER STATED THAT AS ON THE DATE OF PROCUREMENT OF COMPLETION CERTIFICATE THERE IS NO ELECTRIC CONNECTION IN THE AFOREMENTIONED FLAT.

**THE FIRST SCHEDULE ABOVE REFERRED TO
PART-I
(THE SAID ENTIRE HOUSING COMPLEX)**

ALL THAT piece and parcel of Bastu land having an area of 17 Bighas 4 Cottahs 9 Chittacks and 30 square feet equivalent to 569.56 decimals a little more or less together with dwelling units and structures measuring 1,10,000 sq. ft more or less lying and situate and comprised in the R.S Dag Nos. as mentioned hereinbelow

R.S. Dag No.	Area (In decimals)
1311	26.50
1312	53.40
1313	32.17
1314	5.00
1315	32.14
1316	18.12
1317	154.00
1318	37.98
1319	53.00
1320	20.00
1324	42.00
1321	70.50
1322	24.75

in Khatian Nos. 212, 25, 942, 938, 698 and 645, Mouza Doharia J L No 45, P.S. Barasat, District North 24 Parganas numbered as Holding No. 59, Jessore Road (South) (Airport to Madhyamgram jurisdiction) within Madhyamgram Municipality Ward No 17 externally bordered in **RED** in the plan hereto marked **ANNEX-1** and being butted and bounded as follows:

ON THE NORTH : By Doharia Panchayat Road
ON THE EAST : By Dwelling houses one storied
ON THE SOUTH : By Nazrul Road
ON THE WEST : By Jessore Road South

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID APARTMENT AND THE
PROPERTIES APPURTENANT THERETO)

ALL THAT the Apartment Unit No. _____ on the _____ floor of the Block No _____ of the Housing Complex constructed on the land described in the First Schedule hereinabove written being the complex known as '**ETERNIS**' containing by admeasurements _____ Sq. Ft. Carpet Area corresponding to _____ Sq.Ft Built Up area **TOGETHER WITH** the undivided proportionate share in the common parts, portions, areas, facilities, and amenities working out to _____ **Sq.Ft** Super Built-up area including one _____ Servant Quarter **TOGETHER WITH** the right to use _____ Garage / Covered (Dependent/Independent) / Mechanical Parking Space (Dependent/Independent) /Open Car Parking Space (Dependent/Independent) located on the Basement/Ground/____ Floor or around the Building Block **TOGETHER WITH** pro rata share in the common areas and shown in the plan annexed hereto and bordered in '**Red**'

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED and DELIVERED by the

OWNERS/VENDORS at Kolkata in the presence of:-

**FOR TAPASH MITRA, APURBA MITRA,
 ANUJA MITRA, TORA MITRA TARIT
 MITRA, SANTOSH KUMAR DUGAR,
 SURENDRA KUMAR DUGAR, PRADIP
 KUMAR CHOPRA, ARUN KUMAR
 SANCHETI (HUF), PS CONSTRUCTIONS,**

SRIJAN INFRA REALTY PRIVATE LIMITED,
SRIJAN LAND & BUILDING PRIVATE
LIMITED, SRIJAN REGENCY PRIVATE
LIMITED, SRIJAN PROMOTERS PRIVATE
LIMITED, CHARNOCK ESTATE PRIVATE
LIMITED, SRIJAN ENCLAVE PRIVATE
LIMITED, P S BUILDCON PRIVATE LIMITED,
SRIJAN COMPLEX PRIVATE LIMITED,
SRIJAN NIWAS PVT.LTD.

(AKASH PATWARI)
AUTHORISED SIGNATORY AND
CONSTITUTED ATTORNEY

1.

2.

SIGNED and DELIVERED by the
PROMOTER at Kolkata in the
presence of :

1.

2.

SIGNED and DELIVERED by the
ALLOTTEE at Kolkata in the
presence of :

1.

2.

EMO OF CONSIDERATION

RECEIVED from within-named Allottee/s the
Within-mentioned sum of **Rs.**_____/- on
account of full amount of the Consideration
Money by several cheques of different Drawn
in favour of the PROMOTER on diverse date... **Rs.**_____/-

(Rupees -----only).

WITNESSES:-

1.

2.

Signature Of The Promoter

Drafted by me