



accountable receipt the copies of all title deeds and other papers and writing including the sanctioned building plan and municipal bill relating to the premises and the purchase shall be completed within two (2) years from the date hereof, provided a good marketable title is made out and the owner/vendor makes the property free from all encumbrances, claims and demands whatsoever and not subject to any scheme to any scheme of acquisition or requisition. Time shall for this purpose be deemed to be the essence of contract. Despite making clear marketable title by the owner/vendor and in spite of its readiness to complete the sale within the time fixed, if the purchaser fail to purchase the said property by the date fixed on payment of the balance purchase consideration as agreed, then this agreement shall be cancelled and rescinded by the owner/vendor shall refund the earnest money, simultaneously with the cancellation of this agreement after paying back the money received as Advance without any interest.

*Signature*

**MODE OF PAYMENT**



- A) At the time of execution of this : Rs. 2,00,000/-
- B) Within six months from the date hereof : Rs. 5,00,000/-
- C) Within one year from the date hereof : Rs. 5,00,000/-
- D) Within one and half year from the date hereof : Rs. 10,00,000/-
- E) At the time of registration of Deed of Conveyance : Rs. 16,20,000/-

29 OCT 2018

SUN CONSTRUCTION  
*Sandip Datta*  
Partner

SUN CONSTRUCTION  
*Bikash Das*  
Partner

SUN CONSTRUCTION  
*Swamy Banerjee*  
Partner

SUN CONSTRUCTION  
*Chiranjit Datta*  
Partner