

storied residential building on behalf of the land owners with certain terms and conditions mentioned on the said development agreement dated 28.09.2019 in accordance with the sanctioned Plan No.COM-29/MM/2020-2021 dated 2.9.2020 duly approved by the Madhyamgram Municipality consisting of several self contained finished flats, garage/shops.

AND WHEREAS the vendor herein is agree to sale and purchaser is agree to purchased and acquired ALL THAT Flat No. B measuring about 850 square feet including built up area in the S/E Side of the 2nd Floor at the price of Rs. 25,00,000/-and one Garage space measuring about 100 sqft. On ground Floor at the price of Rs. 4,00,000/-, of the said G+4 storied residential/commercial building known as 'UDAYAN TOWER' more fully described in the schedule therein free from all encumbrances, charges, liens, lispensens, attachments, trusts, whatsoever.

NOW THIS AGREEMENT WITNESSETH as follows :

1. The vendor agrees to sale the said flat and the car parking space and the purchaser agrees to purchase the flat measuring about 850 square feet and one garage space measuring about 100 sqft . on 2nd floor S/E side and Gr. floor of the said multi storied residential building known as 'UDAYAN TOWER' which is mentioned in the schedule hereunder as an absolute estate in fee simple or an estate equivalent thereto subject to a good and marketable title from all