

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this _____ day of _____, 2020 (Two Thousand and Nineteen).

B E T W E E N

SHIVAM INFRA REALTY (P) LTD., having PAN AAOCS2847L, a Private Limited Company incorporated with the Companies Act, having its registered office at 74, Bentinck Street, Kolkata - 700001, represented by its one of the Director SRI GIRIRAJ LOHIA, having PAN ABNPL8979K, son of Sri Gopal Das Lohia, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 159, Jessore Road, P.S. - DumDum, Kolkata - 700074, District - North 24 Parganas, hereinafter referred to as the VENDOR/DEVELOPER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

hereinafter jointly called and referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS one Upendra Chandra Ghosh, was the sole and absolute owner according to the then Record of Rights, in respect of the below schedule property alongwith other properties and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances.

AND WHEREAS the predecessors husband/father of the Vendors herein namely Dilip Kumar Ghosh (now deceased), became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 18 (EIGHTEEN) COTTAHS, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No.

44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at **MOUZA - SHYAMNAGAR**, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully descibed in the below schedule, by virtue of a Gift Deed, duly executed by his father said **Upendra Chandra Ghsoh**, registered on 11/03/1959 before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 38, Pages from 84 to 88, being No. 1888 for the year 1959 and absolutely seized and possessed the same peacefully without interruption of others free from all encumbrances.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Dilip Kumar Ghosh**, died intestate on 05/03/1998, leaving behind his wife **Smt. Sobha Ghosh**, only son **Somenath Ghosh** and two daughters namely **Gopa Roy Chowdhury & Mandabi Acharya**, as his only legal heirs and successors, who jointly inherited the aforesaid land measuring an area of **18 Cottahs**, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, according to the Hindu Succession Act as equal 1/4th share and jointly seized and possessed the same peacefully without interruption of others free from all encumbrances.

AND WHEREAS by virtue of aforesaid inheritance, the aforesaid **Sobha Ghosh** and others, became the joint absolute owners of **ALL THAT** piece and parcel of land measuring an area of **18 (EIGHTEEN) COTTAHS**, be the same a little more or less, alongwith 600 Sq.ft. old dilapidated tiles shaded structure erected thereon, with six tenants, comprising in R.S. Dag No. 166 (Sabek Dag No. 213) and R.S. Dag No. 167 (Sabek Dag No. 215) and R.S. Dag No. 168 (Sabek Dag No. 216) and R.S. Dag No. 169 (Sabek Dag No. 214) and R.S. Dag No. 171 (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at **MOUZA - SHYAMNAGAR**, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16 (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, morefully described in the **First** Schedule hereunder written and thereafter they mutated their names in the records of South Dum Dum Municipality, under Ward No. 21, being Holding No. 16 (Old Holding No. 307) and jointly seized and possessed the same.

AND WHEREAS the aforesaid **Sobha Ghosh** and others, being in joint peaceful possession over the aforesaid and below mentioned First schedule property, with a view to develop the same, they entered into a Development Agreement on 05/11/2014 with **M/S. EMERALD DREAM MAKER**, a Proprietorship Firm, having its registered office at 507/66, Raja Debendra Nagar, P.S. DumDum, Kolkata - 700074, District - North 24 Parganas, represented by its sole Proprietor **SRI SURAJIT SAHA**, Son of Late Birendra Chandra Saha, residing at 507/66, Raja Debendra Nagar, P.S. DumDum, Kolkata - 700074, District - North 24 Parganas, under certain terms and

conditions mentioned therein and empowered him as their Constituted Attorney, by virtue of a Development Power of Attorney, which was duly submitted on 05/11/2014 and registered on 18/12/2014 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, being No. 09776 for the year 2014, to do such works as mentioned in the said Power of Attorney.

AND WHEREAS due to some inconveniences, the said **Sobha Ghosh** and others shall not intend to develop their property by the said developer and accordingly they jointly revoked the aforesaid unregistered Development Agreement and registered Development Power of Attorney, being No. 09776 for the year 2014 and subsequently the said Developer agreed to execute a Sale Deed as Confirming Party, for declare to left his interest over the below First schedule property, as he achieved the same by virtue of the aforesaid Agreement and Power of Attorney.

AND WHEREAS according to the aforesaid description, a Deed pf Conveyance was executed by the said land Owners namely **Smt. Sobha Ghosh, Somenath Ghosh, Gopa Roy Chowdhury & Mandabi Acharya** and the said developer namely **M/s. Emerald Dream Maker**, represented by its sole Proprietor **Sri Surajit Saha**, confirmed the same as Confirming Party, in favour of the **VENDOR** herein, in respect of **ALL THAT** piece and parcel of land measuring an area of **18 (EIGHTEEN) COTTAHS**, be the same a little more or less, alongwith structure erected thereon, comprising in R.S. Dag No. 166 (4 Cottahs) (Sabek Dag No. 213) and R.S. Dag No. 167 (4 Cottahs) (Sabek Dag No. 215) and R.S. Dag No. 168 (4 Cottahs) (Sabek Dag No. 216) and R.S. Dag No. 169 (4 Cottahs) (Sabek Dag No. 214) and R.S. Dag No. 171 (2 Cottahs) (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at **MOUZA - SHYAMNAGAR**, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, which was duly registered on 17/03/2017 before the A.D.S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. _____, Pages from _____ to _____, being no. _____ for the year 2017.

AND WHEREAS the Vendor/Developer herein, by virtue of aforesaid description, being the sole and absolute owner herein, with a view to develop the same, obtained a building sabctioned plan from the South DumDum Municipality being No. _____ dated _____ and accordingly started the proposed building under the name and style as **MAHABIRA ENCLAVE** over the below mentioned **First Schedule** property and since then has been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free from all encumbrances, by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS the Owner/Developer in exercise of his right has offered to sell one Flat, on the _____ Floor to the Purchaser/s herein in the said **"MAHABIRA ENCLAVE"**.

AND WHEREAS the Purchaser/s have seen the plans and specifications of the said building including the proposed Flat to be sold to the Purchasers and agreed to purchase the same.

AND WHEREAS by an Agreement made between the Vendor as well as the Developer herein, and the Purchasers herein, the Vendor/Developer herein announced to sell out and the Purchasers herein agreed to purchase and acquire **ALL THAT** a self contained residential Flat being No. _____ on the _____ Floor _____ Side. measuring an area of _____ **Sq.ft.** be the same a little more or less, including Super built-up area, out of the said "**MAHABIRA ENCLAVE**" together with undivided proportionate share or interest in the land beneath the said building, more fully and particularly described in the Second Schedule thereunder and hereinafter for the sake of brevity referred to as "The said Flat" on the terms and conditions therein contained (hereinafter referred to as "The said Agreement for Sale'). at or for a total consideration amount of **Rs. _____/- (Rupees _____)only.** That after execution of this Deed the said Agreement for Sale shall be treated as cancelled.

AND WHEREAS the said Construction of the said building has since been completed by the Developer in accordance with the sanctioned plan of South Dum Dum Municipality and in pursuance to the said Agreement for Sale the Purchasers has from time to time made full payment of the agreed consideration amount to the Developer herein and upon receipt of such agreed consideration the Vendors as well as the Developer herein decided execution and registration of the Deed of Conveyance in respect of the said **Flat**, morefully described in Second Schedule hereunder written.

AND WHEREAS at or before execution of this deed, the Purchasers have satisfied themselves as to the

- a) Title of the Vendor,
 - b) Workmanship of the said building and structural stability thereof,
 - c) Super built up area to comprise in the said Flat.
 - d) Various facilities and/or amenities available in the said building;
- and has agreed not to raise any objections whatsoever or howsoever.

1. NOW THIS DEED OF CONVEYANCE WITNESSETH as follows :

1) In pursuance of the aforesaid agreement and in total consideration of **Rs. _____/- (Rupees _____) only** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor/Developer on or before the execution hereof (the receipt of which the Vendor/Developer hereby and also by the memo of consideration hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the Purchasers and also the Flat hereby intended to be sold and transferred), the Vendor/Developer doth hereby grant sell convey assure unto the Purchasers **ALL THAT** a self contained residential Flat being No. _____ on the _____ Floor _____ Side. measuring an area of _____ **Sq.ft.** be the same a little more or less, including Super built-up area,

out of the said “**MAHABIRA ENCLAVE**”, situated within the local limits of South DumDum Municipality, Ward No. 21, being Holding No. 16, (Old Holding No. 307), Jessore Road, District - North 24 Parganas. together with undivided proportionate impartible share in land beneath the said building as attributable to the said flat, hereinafter collectively referred as the “The said **Flat**” (morefully and particularly described in the Second Schedule hereunder) **TOGETHER WITH** the reversion or reversions, remainder or remainders and the rent issues and profits of and in connection with the said Flat **AND** all the estate right title interest property claim and demand whatsoever of the Vendor/Developer into out of or upon the said Flat **AND ALSO** the proportionate share or interest in the staircase corridors common-parts passages and paths fittings & fixtures and equipments appertaining to the said building **TO HAVE AND TO HOLD** the said Flat **TOGETHER WITH** its rights interests and appertences whatsoever unto the Purchasers absolutely and forever free from all encumbrances charges liens and attachments whatsoever **SUBJECT NEVERTHELESS** to the easements and other stipulations or provisions connected with the beneficial use and enjoyment of the said Flat as mentioned in the Third Schedule hereunder written **BUT TOGETHER WITH THE** right to use the staircase electrical installations corridors entrances and other common parts and passages if any in common with the Vendor/Developer and/or owners/occupiers of other flats in the said building and/or parts thereof for the purpose of uninterrupted access to and from the main municipal road or otherwise excepting and reserving unto the Vendor/Developer such easements or quasi-easements rights and privileges mentioned in the Fourth Schedule hereunder and further subject to the restrictions contained in the Fifth Schedule hereunder written.

II. THE VENDOR/DEVELOPER DOTH HEREBY COVENANT WITH THE PURCHASERS as follows :-

a) The interest which the Vendor/Developer hereby professes to transfer subsists and that it has good right full power absolute authority and indefeasible title to grant convey transfer or assign and assure the said Flat hereby granted conveyed transferred assured and assigned unto the Purchasers in manner aforesaid.

b) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon and to hold enjoy the said Flat and to receive the rents issues and profits thereof without any interruption hindrance claim or demand or disturbance whatsoever from or by the Vendor/Developer or any person or persons claiming through under or in trust for it.

c) The said Flat is freed and discharged from and against all manner of encumbrances whatsoever.

d) The Vendor/Developer shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers make do acknowledge execute and perform all such further and other lawful and reasonable acts deeds conveyances matters and things whatsoever for better and more perfectly assuring the said Flat and every part thereof unto the Purchasers in manner aforesaid as shall may reasonably be required.

III. AND THE PURCHASERS DO TH HEREBY COVENANT WITH THE VENDOR AND THE DEVELOPER as follows :

a) The Purchasers so as to bind the owners for the time being of the said Flat and so that this covenant shall be for the benefit of the said building and other flats/units therein and every part thereof hereby covenants with the Vendor /Developer and the owners of the other Flat/Units comprised in the said building that for Purchasers and all other persons deriving title under him/her will at all times hereafter observe the restrictions set forth in the Fifth Schedule hereto.

b) The Purchasers shall own and enjoy the said Flat hereby sold and conveyed in common and consistent with the rights of the owners of the other flats in the said Premises and all other persons lawfully entitled thereto and to use all areas drains sewers water courses now in or hereafter to be erected and installed in the said Premises and permit to run and pass water along the land to pay proportionate share with the aforesaid owners and the other persons of the cost of repairing and maintaining all such sewers drains pump sets and water courses and to use the same as aforesaid and in accordance with the rules, regulations and conditions that may be framed by the majority of the owner of the flats in the said building and/or by the Flat Owners' Association of the building on its formation,

c) The Purchasers shall also be entitled to sell, mortgage lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendor/Developer or any other co-owners who may be executed before and who may hereafter be acquired any right, title or interest similar to those acquired by the Purchasers under the terms of the conveyance.

d) The Purchasers shall regularly and punctually make payment of the common maintenance charges payable in respect of the said Flat in due time, otherwise the Vendor/Developer/Owner's Association will take necessary steps against the Purchasers.

e) The right of the Purchasers shall remain restricted to the said Flat and in no event the Purchasers shall be entitled to have any right over and in respect of the other portions of the said building.

f) The Purchasers shall have no right to use the Top Roof of the said Building. The Vendor/Developer shall use the same in his own purpose.

g) The Purchasers shall not at any time carry on or allow to be carried on in the said Flat hereby sold and conveyed any trade or business or profession and all such activity which is dangerous or may become in any way a nuisance annoyance or danger to the Vendor/Developer or its successors in title or to the owners or occupiers of other portions of the said property.

h) The Purchasers shall all time hereafter regularly and punctually make payment of all Municipal rates and taxes whether past or present in respect of the said Flat and other taxes imposition and outgoings which may be imposed or become payable in respect of the said Flat effective from last Quarter and shall within three months from the date of execution of these presents apply for and obtain mutation of the said Flat from the Municipality in their own names and until such time the

mutation is effected, the Purchasers has agreed and shall be liable to make payment of the proportionate share of municipal rates taxes and outgoing payable in respect of the said Flat to the Vendor/Developer without any demur as per bills to be raised.

i) To keep the said Flat in good and substantial repair and (without prejudice to generally of the form as part of this conveyance) to keep the said Flat in the said building in good repair as necessary to form such support and protection to the other parts of the said building as they now enjoy.

IV. THE PURCHASERS DO TH HEREBY COVENANT WITH THE VENDOR/DEVELOPER AS FOLLOWS :

a) The Vendor/Developer shall always have the right to make additional floors, structures and/or convert the unsold portion at the ground floor of the building or any portion thereof for use as residential and/or commercial space as may be permissible by the municipality or other statutory authorities, such additional structures and/or converted space of the said building shall always be the sole property of the Vendor/Developer who will be entitled to deal with the same or dispose of the same in anyway it chooses and the Purchasers hereby consents to the same.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of **18 (EIGHTEEN) COTTAHS**, be the same a little more or less, comprising in R.S. Dag No. 166 (4 Cottahs) (Sabek Dag No. 213) and R.S. Dag No. 167 (4 Cottahs) (Sabek Dag No. 215) and R.S. Dag No. 168 (4 Cottahs) (Sabek Dag No. 216) and R.S. Dag No. 169 (4 Cottahs) (Sabek Dag No. 214) and R.S. Dag No. 171 (2 Cottahs) (Sabek Dag No. 219), under R.S. Khatian No. 237 (Sabek Khatian No. 38) and R.S. Khatian No. 44 (Sabek Khatian No. 884) and R.S. Khatian No. 48 (Sabek Khatian No. 152/2), lying and situated at **MOUZA - SHYAMNAGAR**, (Old Krishnapur) J.L. No. 32/20 (Sabek 17), Re.Su. No. 180, Touzi No. 228 and 229, within the jurisdiction of the South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), **Old Jessore Road**, P.S. - DumDum, A.D.S.R.O. Cossipore DumDum, District - North 24 Parganas, alongwith multi-storied building erected thereon namely "**MAHABIRA ENCLAVE**".

BUTTED AND BOUNDED BY

On the North : Others property.

On the South : 18' wide Municipal Road.

On the East : Parimal Kumar Ghosh.

On the West : Others Property.

THE SECOND SCHEDULE ABOVE REFERRED TO

(The said Flat)

ALL THAT a self contained _____ **Flooring** residential Flat being No. _____ as shown and delineated in the Map or Plan annexed hereto being Annexure I and bordered in **RED** thereon, on the _____ **Floor** _____ side, measuring an area of _____ **Sq.ft.** (including Super Built-up area), be the same a little more or less, consisting of _____ Bedrooms, 01 Dining

cum Drawing, 01 Kitchen, 02 toilets and Balcony **TOGETHER WITH** undivided proportionate share of land and the common areas and facilities of **MAHABIRA ENCLAVE** situated within the local limits of South Dum Dum Municipality, under Ward No. 21, being Holding No. 16, (Old Holding No. 307), **Old Jessore Road**, District - North 24 Parganas.

BUTTED AND BOUNDED BY

On the North :

On the South :

On the East :

On the West :

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common utilities services & common portion)

1. The Purchasers shall be entitled to all rights privileges vertical and lateral supports, easements, quasi-easements, appendages and appurtenances whatsoever becoming or in any way appertaining to the said Flat therewith usually held used occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified except and reserving unto the Vendor/Developer the rights easements quasi-easements privileges and appurtenances hereafter more particularly set forth in the Forth Schedule hereto.

2. The right of access in common with the Vendor as well as the developer and/or other occupiers of the said building at all times and for all normal domestic purposes connected with the use and enjoyment of the staircase, tube wells if any and common electrical installations.

4. The right of way in common as aforesaid at all times and for all purposes connected with the reasonable use and enjoyment of the said Flat provided always and it is hereby declared that nothing herein contained shall permit the Purchasers or any person deriving title under the Purchasers or the servants, agents, employees and invitees of the Purchasers to obstruct in any way by vehicles, deposit of materials, rubbish or otherwise the free passage of other person or persons, stairs including the Vendor's property entitled to such way as aforesaid along such drive way and pathways as aforesaid.

5. The right of protection of the said Flat by or from all parts of the building so far they now protect the same.

6. The right of passage in common as aforesaid electricity, water and soil from and to the said flat through pipes, drains, wires and conduits lying or being in under through or over the said building and the said premises so far as may be reasonably necessary for the beneficial occupation of the said Fiat for all purposes whatsoever.

7. The right with or without workmen and necessary materials for the Purchasers to enter from time to time upon the other common parts of the said building and the said premises for the purpose of repairing so far as may be necessary the pipes, drains, wires and conduits aforesaid and for the purpose of repairing, repainting or cleaning any parts of the said Flat in so far as such repairing or cleaning as aforesaid cannot reasonably be carried out without such entry and in

all such cases upon giving forty eight hours previous notice in writing of its intention so to enter to the Vendor/Developer and/or other person or persons properly entitled to the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO

The under-mentioned rights easements and quasi-easements privileges and appurtenances shall be excepted out of the proposed sale and reserved for the Vendor.

1. The right in common with the Purchasers and/or other person or persons entitled to the other part or parts of the said building as aforesaid for the ownership and use of the common part or parts of the said building including its installations stair case open and covered space electrical installations and other passages.

2. The right of passage in common with the Purchasers and other person or persons as aforesaid of electricity, water and soil from and to any part (other than the said Flat) of the other part or parts of the said building through pipes drains wires conduits lying or being in under through or over the said Flat so far as may be reasonably necessary for the beneficial use and occupation of the other part or portions of the said building for all purposes whatsoever.

3. The right of protection for other portion or portions of the said building by all parts of the said Flat as far as they now protect the same including vertical and lateral supports, main structural walls and land boundary walls.

4. The right by the Vendor/Developer and/or occupier or occupiers of other part or parts of the said building for the purpose of ingress and egress and from such other part or parts of the said building, the front entrance, stair case, electrical installations, open and covered space and other common passage or paths of the said building.

5. The right with or without workmen and necessary materials to enter from time to time upon the said flat for the purpose of repairing so far as may be necessary for such pipes, drains, wires and conduits as aforesaid provided always the Vendor/Developer and other person or persons shall give to the Purchasers 48 (forty-eight) hours prior notice of its intimation for such entry as aforesaid.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Restrictions imposed in respect of the said Flat)

1. Neither to use the Flat nor to permit the same to be used for any purpose whatsoever other than subsequently for residential purpose nor for any purpose from which a nuisance can arise to the Vendor/Developer or occupiers of the other flats comprised in the neighbourhood nor for any illegal or immoral purpose.

2. Not to construct, re-construct or change the existing structure in any manner whatsoever inside or outside of the said Building.

3. Not to do or permit to be done by any act or thing which may tender void or voidable any policy of insurance on any Flat or in any part of the said building or may cause increase in the premium payable in respect thereof.

4. Not to through dirt or rubbish or other refuses, waste or permit the same to be thrown into the lavatories cisterns or waste or soil pipes in the said Flat or in the common area or facilities passages or corridors or staircase in the said building.

5. The exterior of the flat not to be coloured otherwise than in the manner agreed to by a majority of the owners of the flats comprised in the said building or failing such agreement in the manner (as near as may be) in which the same was previously decorated.

IN WITNESSES WHEREOF the parties hereto set and subscribed their hands on the day, month and year first above written in complete peace of mind and spirit.

SIGNED, SEALED AND DELIVERED

in presence of following

WITNESSES :

1.

SIGNATURE OF THE VENDOR/DEVELOPER

2.

SIGNATURE OF THE PURCHASER/S

MEMO OF CONSIDERATION

RECEIVED from the within named Purchasers herein a sum of **Rs.**

only as full consideration money as follows :-

Date Cheque/Cash Bank Amount

Total Rs.

I have received the entire consideration.

WITNESSES :

1.

2.

SIGNATURE OF THE VENDOR/DEVELOPER

Drafted by :

Advocate
Barasat Judges' Court

Letter Settings :

(Kuntal Singha Roy)
Barasat Court.