

THIS INDENTURE made on thisday of, Two Thousand and Nineteen;

B E T W E E N

1. **SMT. KUMKUM BHATTACHARJEE** having PAN-AHYPB4004A, wife of Late Durgasish Bhattacharjee, by faith Hindu, by Nationality Indian, by Occupation Household duties, 2. **MISS ANUSHREE BHATTACHARJEE** having PAN- BJLPB8427K, daughter of Late Durgasish Bhattacharjee, by faith Hindu, by Nationality Indian, by Occupation-Student, both residing at 56, School Road, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 3. **SMT. BEUTI SAHA** having PAN-DQTPS0233R, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, represented by their constituted Attorney/s namely 1) **SMT. SUSMITA BISWAS** having PAN-AOMP2815E, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhanga Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA** having PAN-DQTPS0233R, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, both partners of **M/S. S.B. ENTERPRISE** having PAN- ACTFS4624D, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, duly appointed by a Development Power of Attorney dated 13th day of March, 2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2019, Pages from 63040 to 63068, Being No. 160501738, for the year 2019, hereinafter collectively referred to as the **VENDORS** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART** :

A N D

M/S. S.B. ENTERPRISE having PAN- ACTFS4624D, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, represented by its Partners namely 1) **SMT. SUSMITA BISWAS** having PAN-AOMP2815E, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga

Bhanga Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA** having PAN-DQTPS0233R Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, hereinafter referred to as the **DEVELOPER /CONFIRMING PARTY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** :

AND

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hereinafter referred to as the **PURCHASER/S** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her/his/their heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART** :

WHEREAS One Kshitish Chandra Bhattacharya, since deceased, son of Late Girish Chandra Bhattacharya, by a Deed of Sale(Kowala) registered at the Office of Sub-Registrar of Alipore Sadar and recorded in Book No. I, Volume No. 65, Pages from 291 to 298, being No. 4111, for the year 1957, purchased **ALL THAT** piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft.more or less being Plot No. L lying and situate at Mouza – Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, now lying within the limits of the Kolkata Municipal Corporation Ward No. 114, P.S. formerly Sadar Tollygunge then Jadavpur at present Regent Park, Sub-Registry Office at present A.D.S.R. Office Alipore, District : 24-Parganas since South 24-Parganas from its the then rightful Owners Karim Box Sardar and others for a valuable consideration mentioned therein.

AND WHEREAS thus the said Kshitish Chandra Bhattacharya, since deceased, became the absolute Owner of the said piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft. more or less and constructed a Two Storied Residential Building in the year 1960 on the said Plot of Land or on Part thereof and also got his name recorded/mutated in respect of the said Property with the Appropriate Authorities concerned.

AND WHEREAS the said Kshitish Chandra Bhattacharya during his lifetime executed a Will on 06.09.1965 in respect of his movable and immovable Properties to the life interest of his wife Smt. Amala Bhattacharjee and/or said Amala Bhattacharjee will enjoy all the movable and immovable properties of said Kshitish Chandra Bhattacharyya till her death and after death of said Amala Bhattacharjee, all the immovable properties of said Kshitish Chandra Bhattacharya will devolve upon his three sons namely (a) Sri Durgasish Bhattacharjee, since deceased, (b) Sri Debasish Bhattacharya and (c) Sri Sibasish Bhattacharjee in equal share. And it is also mentioned in the said Will of said Kshitish Chandra Bhattacharya that his wife Smt. Amala Bhattacharjee or his eldest son Sri Durgasish Bhattacharjee will obtain the Probate of the said Will as executor.

AND WHEREAS said Kshitish Chandra Bhattacharya died testate on 02.09.1976 leaving the said Will dated 06.09.1965.

AND WHEREAS in terms of the said Will, said Amala Bhattacharjee obtained Probate from the court of Learned District Delegate at Alipore vide Case No. 4 of 1982 on 29.08.1984.

AND WHEREAS thus said Amala Bhattacharjee enjoyed the said Land measuring 5 Cottahs 6 chittaks 27 sq.ft. more or less together with a Two Storied Residential Building standing thereon after getting her name recorded/mutated in respect of the said Property in the Office of the Calcutta Municipal Corporation now known as the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 311142100567, P.S. Regent Park, Kolkata-700093.

AND WHEREAS in the meantime said Durgasish Bhattacharjee, the eldest son of said Amala Bhattacharjee and Late Kshitish Chandra Bhattacharya died intestate on 21.10.1999 leaving behind his wife Smt. Kumkum Bhattacharjee, the Vendor No. 1 herein and one daughter Anushree Bhattacharjee, the Vendor No. 2 herein as his only legal heirs.

AND WHEREAS said Amala Bhattacharjee died intestate on 26.07.2003 leaving behind his two sons namely Sibasish Bhattacharjee and Sri Debashis Bhattacharya, and said Smt. Kumkum Bhattacharjee, the Vendor No. 1 and Anushree Bhattacharjee, the Vendor No. 2, wife and daughter of predeceased son Durgasish Bhattacharjee and two daughters namely Smt. Gayatri Roy and Smt. Sakti Bhattacharjee, as her only legal heirs.

AND WHEREAS in terms of the said Will dated 06.09.1965 said Sibashis Bhattacharjee, Debasish Bhattacharya, Smt. Kumkum

Bhattacharjee, the Vendor No. 1, and said Anushree Bhattacharjee, the Vendor No. 2 herein, jointly became the absolute Owners of the said piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft. more or less together with a Two Storied Residential Building standing thereon and also jointly got their names recorded/mutated in respect of the said Property in the records of the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093.

AND WHEREAS thus the said Sri Sibasish Bhattacharjee, Sri Debasish Bhattacharya, Smt. Kumkum Bhattacharjee, the Vendor No. 1 and said Anushree Bhattacharjee, the Vendor No. 2 herein jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Land measuring 5 Cottahs 6 Chittaks 27 sq.ft. more or less and subsequently the said land in physical measurement /actual Survey was found to be 4 Cottahs 15 Chittaks 15 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S.Dag Nos. 211 and 217 under C.S. Khatian No. 263, within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter said Debasish Bhattacharya in order to meet the huge medical expenditure of his own & his spouse and to meet the necessary expenses for the marriage of his younger daughter, by an Indenture dated 09.05.2016 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, being No. 3215 for the year 2016, sold, transferred and conveyed **ALL THAT** piece and parcel of Land measuring 1 Cottah 10 Chittaks 20 sq.ft. more or less together with structure measuring 666 sq.ft. (out of which 333 sq.ft. on the Ground Floor and 333 sq.ft. on the First Floor) being his undivided 1/3rd share in the said piece and parcel of Land measuring 4 Cottahs 15 Chittaks 15 sq.ft. more or less together with a 55 years Old Two Storied Residential Building standing thereon measuring 2000 sq.ft.(Cemented Floor) out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor ,lying and situate at Mouza Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, within the limits of the

Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas, unto and in favour of Smt. Beuti Saha, the Vendor No. 3 herein, for a valuable consideration therein mentioned and said Shri Debasish Bhattacharya became ceased and dispossessed from the said Property and the said Deed of Sale/Indenture was confirmed by said Sri Sibasish Bhattacharjee, Smt. Kumkum Bhattacharjee, the Vendor No. 1 and said Anushree Bhattacharjee, the Vendor No. 2 herein.

AND WHEREAS thus said Shri Sibasish Bhattacharjee, Smt. Kumkum Bhattacharya, the Vendor No. 1, Anushree Bhattacharjee, the Vendor No. 2 and Smt. Beuti Saha, the Vendor No. 3 herein became the absolute Owners in respect of the said piece and parcel of Land measuring 4 Cottahs 15 Chittaks 15 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263, within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas and jointly seized and possessed of or otherwise well and sufficiently entitled to the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter the said Shibusish Bhattacharjee, Smt. Kumkum Bhattacharjee, the Vendor No. 1 herein, Anushree Bhattacharjee, the Vendor No. 2 herein and Smt. Beuti Saha, the Vendor No. 3 herein, by a Development Agreement dated 13th day of May, 2016 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2016, Pages from 91136 to 91170, Being No. 160503362, for the year 2016, entered into a contract or agreement with the Developer/Confirming Party herein namely **M/S. S.B. ENTERPRISE**, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, represented by its Partners namely 1) **SMT. SUSMITA BISWAS**, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhangra Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA**, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent

Park, Kolkata-700093, District : South 24-Parganas, for development of their said Property by constructing a New Multi-Storied Building after demolishing the existing building as per sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation and at the costs, expenses, efforts, risks, supervision and administration of the said Developer subject to the terms, conditions, stipulations and allocations of the Parties, fully mentioned in the said Development Agreement.

AND WHEREAS in terms of the said Development Agreement, the said Shibasish Bhattacharjee, Smt. Kumkum Bhattacharjee, the Vendor No. 1 herein, Anushree Bhattacharjee, the Vendor No. 2 herein and Smt. Beuti Saha, the Vendor No. 3 herein, by a Development Power of Attorney dated 18th day of May, 2016 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2016, Pages from 94960 to 94984, Being No. 160503491, for the year 2016 appointed said 1) **SMT. SUSMITA BISWAS**, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhanga Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA**, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, both partners of **M/S. S.B. ENTERPRISE**, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, as their constituted Attorney/s to do several acts, deeds and things, as fully mentioned in the said Development Power of Attorney.

AND WHEREAS later on some mistakes and errors were found in the said Indenture Being No. 160503215 for the year 2016 of A.D.S.R. Alipore that the Dag Numbers and Khatian were only mentioned as 211 and 217 under Khatian No. 263 in place of C.S. Dag Nos. 211 and 217 under C.S. Khatian No. 263 of Mouza Purba Putiary and it was also detected that the Property purchased by the said Beuti Saha, the Vendor No. 3 herein under the said Indenture Being No. 160503215 for the year 2016 of A.D.S.R. Alipore has fallen in R.S. Dag No. 217/1132 under R.S. Khatian No. 538 of said Mouza – Purba Putiary but due to inadvertent mistake the said R.S. Dag No. 217/1132 under R.S. Khatian No. 538 of said Mouza Purba Putiary was not mentioned.

AND WHEREAS thereafter the said Beuti Saha, the Vendor No. 3 herein by a Deed of Declaration dated 29th day of December, 2017 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2018, Pages from 7090 to 7101, Being No.

160508209 for the year 2017, declared, confirmed and amended the aforesaid mistakes and errors.

AND WHEREAS thereafter the Developer/Confirming Party herein caused the said Property mutated/recorded in the names of the said Shibasish Bhattacharjee and the Vendors herein in the records of B.L. & L.R.O. and an area of Bastu Land measuring 0.0273 acres with structure has been recorded in the name of said Shibasish Bhattacharjee in L.R. Khatian No. 1971 of L.R. Dag No. 217/1132, of said Mouza Purba Putiary, an area of land measuring 0.0273 acres has been recorded in the name of said Beuti Saha, the Vendor No. 3 herein, in L.R. Khatian No. 1970 of L.R. Dag No. 217/1132, an area of Bastu Land measuring 0.0136 acres has been recorded in the name of said Smt. Kumkum Bhattacharya, the Vendor No. 1 herein in L.R. Khatian No. 1972 of L.R. Dag No. 217/1132, and an area of Bastu Land measuring 0.0136 acres has been recorded in the name of said Anushree Bhattacharjee, the Vendor No. 2 herein in L.R. Khatian No. 1973 of L.R. Dag No. 217/1132, of said Mouza Purba Putiary.

AND WHEREAS the said Shibasish Bhattacharjee and the Vendors herein also got their names recorded/mutated in respect of the said Property in the records of the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 311142100567, P.S. Regent Park, Kolkata – 700093 and paid taxes and other outgoings in respect thereof to the said Authority concerned.

AND WHEREAS as the said land was found in physical measurement 331.584 sq.mtr. more or less equivalent to 4 Cottahs 15 Chittaks 15 sq.ft. more or less and the said Shibasish Bhattacharjee and the Vendors herein through their said constituted Attorney/s namely Smt. Susmita Biswas and Smt. Beuti Saha by a Boundary Declaration dated 2nd day of November, 2018 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2018, Pages from 230216 to 230237, Being No. 160507166, for the year 2018 declared the same and the Road at the Northern side was found to be 13 ft. more or less.

AND WHEREAS for the purpose of widening the said 13' ft. wide Road at the Northern side, the said Shibasish Bhattacharjee and the Vendors herein through their said constituted Attorney/s namely Smt. Susmita Biswas and Smt. Beuti Saha by a K.M.C. Deed of Gift (Strip of Land) dated 2nd day of November, 2018 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2018, Pages from 230190 to 230215, Being No. 160507167, for the year 2018, left an area of land measuring 39.671 sq.mtr. more or less equivalent to 427.029 sq.ft. more or less from the Northern side of said

land measuring 331.584 sq.ft. more or less equivalent to 4 Cottahs 15 Chittaks 15 sq.ft. more or less keeping the remaining land measuring 291.913 sq.mtr. more or less equivalent to 4 Cottahs 5 Chittaks 38 sq.ft. more or less in their khas possession and the existing 13' ft. wide Road at the Northern side is now found to be 21' ft.

AND WHEREAS thus the said Shibasish Bhattacharjee and the Vendors herein lawfully seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS in terms of the said Development Agreement the said Smt. Susmita Biswas and Smt. Beuti Saha, both partners of said **M/s. S.B. ENTERPRISE**, as the constituted Attorney/s of the said Shibasish Bhattacharjee and the Vendors herein, obtained a sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, from the Kolkata Municipal Corporation, for construction of a Ground Plus Three Storied Residential Building at the said Premises No. 56, School Road, P.S. Regent Park, Kolkata – 700093.

AND WHEREAS due to some disputes and differences between the Developer/Confirming Party herein and said Shibasish Bhattacharjee and the Vendors herein, the said Developer/Confirming Party herein did not intend to develop the said Property by constructing the said Multi-Storied Residential Building at the said Premises and approached the said Shibasish Bhattacharjee and the Vendors herein with a request to cancel the said Development Agreement and the said Development Power of Attorney to which the said Shibasish Bhattacharjee and the Vendors herein agreed and thereafter the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya and the Vendors herein and the Developer/Confirming Party herein by a Cancellation of Agreement

dated 15.02.2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2019, Pages from 37410 to 37433 Being No. 160501023, for the year 2019, cancelled and/or rescinded the said Development Agreement.

AND WHEREAS thereafter the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya and the Vendors herein by a Revocation /Cancellation of Development Power of Attorney dated 15.02.2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. IV, Volume No. 1605-2019, Pages from 3078 to 3100, Being No. 160500124, for the year 2019 revoked and/or cancelled the said Development Power of Attorney and the Developer/Confirming Party herein confirmed and acknowledged the same.

AND WHEREAS thus the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya and the Vendors herein jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538, and L.R. Khatian Nos. 1970, 1971,1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, from the Kolkata Municipal Corporation, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter the said Shibasish Bhattacharjee @ Sibasish Bhattacharyya being in need of urgent money by an Indenture dated 15.02.2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 16-5-2019, Pages from 37434 to 37466, Being No. 160501024, for the year 2019 sold transferred and convey **ALL THAT** piece and parcel of Bastu Land measuring 1 Cottah 7 Chittaks 13 sq.ft. more or less together with structure measuring 666 sq.ft. (out of which 333 sq.ft. on the Ground Floor and 333 sq.ft. on the First Floor) being his undivided 1/3rd share in the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft.

more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, of the Kolkata Municipal Corporation, unto and in favour of Smt. Beuti Saha, the Vendor No. 3 herein, for a valuable consideration therein mentioned.

AND WHEREAS thus the Vendor No. 3 herein became the absolute owner of $\frac{2}{3}$ rd share and the Vendor Nos. 1 & 2 herein jointly became the $\frac{1}{3}$ rd share in the said piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less together with a Two Storied Residential Building standing thereon measuring 2000 sq.ft. out of which 1000 sq.ft. on the Ground Floor and 1000 sq.ft. on the First Floor, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property along with the benefit of the said sanctioned Building Plan being Building Permit No. 2018110276, dated 10.01.2019, Br. No. XI, of the Kolkata Municipal Corporation and jointly seized and possessed of or otherwise well and sufficiently entitled to the said Property having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS thereafter the Vendors herein further requested the Developer/Confirming Party herein to undertake the Development work of the said Property by constructing a New Multi-Storied Building after demolishing the existing structure, as per the said

sanctioned Building Plan of the Kolkata Municipal Corporation and other necessary permission and at the costs and expenses of the Developer/Confirming Party herein.

AND WHEREAS the Developer/Confirming Party herein did not avoid the such request of the Vendors and agreed to develop the said Property by constructing a New Multi-Storied Building after demolishing the existing structure as per the said sanctioned Building Plan and other necessary permission to be obtained from time to time from the Appropriate Authority/ies concerned.

AND WHEREAS thereafter the Vendors herein further by a Development Agreement dated 8th day of March, 2019 registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2019, Pages from 57235 to 57279, Being No. 160501588, for the year 2019, entered into a further contract or agreement with the Developer/Confirming Party herein for development of the said Property by constructing a Ground Plus Three Storied Residential Building after demolishing the existing structure, at the said Premises as per the said sanctioned Building Plan of the Kolkata Municipal Corporation and other necessary permission of other authorities, at the costs, expenses, efforts, risks, supervision and administration of the Developer herein subject to the terms, conditions, stipulations and Allocation of the Parties, fully mentioned in the said Development Agreement.

AND WHEREAS in terms of the said Development Agreement, the Vendors herein by a Development Power of Attorney dated 13rd day of March, 2019, registered at the Office of A.D.S.R. Alipore and recorded in Book No. I, Volume No. 1605-2019, Pages from 63040 to 63068, Being No. 160501738, for the year 2019, appointed said 1) **SMT. SUSMITA BISWAS**, Wife of Sri Ashis Biswas, by faith Hindu, by Nationality Indian, by occupation Business, residing at Banga Bhanga Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, Dist. South 24-Parganas and 2) **SMT. BEUTI SAHA**, Wife of Sri Dipankar Saha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 15, Sree Pally, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, both partners of **M/S. S.B. ENTERPRISE**, a Partnership Firm, having its registered office at Dhali Para, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, District : South 24-Parganas, as their constituted Attorney/s , to look after, supervise, conduct and administer all the affairs of the said Property, to construct a Ground Plus Three Storied Residential Building at the said Premises as per the said sanctioned Building Plan, to obtain revised Building Plan, to sell, transfer and convey the

Developer's Allocation or any part thereof and for such sale to enter into any agreement for sale/s and to sign, execute and register the same, if necessary, to receipt advance and/or earnest money, to sign, execute, register, admit and present the Deed of Conveyance/s in respect of Developer's Allocation or any part thereof on receipt of balance and/or full consideration money and to do all other acts, deeds and things, as fully mentioned in the said Development Power of Attorney.

AND WHEREAS thereafter the Developer/Confirming Party herein caused the said Property mutated/recorded in respect of the said Property in the names of the Vendors herein in the office of the Kolkata Municipal Corporation Ward No. 114 being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata – 700093.

AND WHEREAS in terms of the said Development Agreement Being No. 160501588 for the year 2019 of A.D.S.R. Alipore, as per the said sanctioned Building Plan being Building Permit No. 2018110276 dated 10.01.2019, Br. No. XI, sanctioned by the Kolkata Municipal Corporation and by dint of the said Development Power of Attorney Being No. 160501738 for the year 2019 of A.D.S.R. Alipore, the Developer/Confirming Party herein started the construction of the said Ground Plus Three Storied Residential Building at the said Premises No. 56, School Road, P.S. Regent Park, Kolkata – 700093.

AND WHEREAS it has clearly been mentioned in the said Development Agreement that the Owners' Allocation & Developer's Allocation are :

Owners' Allocation :

- a. One Flat at the North-East side measuring 931 sq.ft. more or less super built up area on the First Floor for the Vendor Nos. 1 & 2 ;
- b. One Flat at the North-West side measuring 724 sq.ft. more or less super built up area on the Third floor for the Vendor No. 3 ;

Developer's Allocation :

- a. Entire Ground Floor ;
- b. Remaining Flats and constructed area on the First Floor ;
- c. Entire Second Floor ;
- d. Remaining Flats and constructed area on the Third Floor ;

of the said Ground Plus Three Storied Residential Building to be constructed on the said Land comprised in the said Premises No. 56, School Road, P.S. Regent Park, Kolkata – 700093, within the limits of the Kolkata Municipal Corporation Ward No. 114, A.D.S.R. Office Alipore, District South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises and the Developer herein shall have every

right to sell, transfer and convey the Developer's Allocation or any part thereof to any intending buyer or buyers.

AND WHEREAS the Purchaser herein in need of residential accommodation approached the Developer herein to acquire and purchase one Flat and the Developer out of their/its Allocation, agreed to sell one Flat measuringsq.ft. more or less super built up area at theside on the Floor, of the said Ground Plus Three Storied Residential Building **TOGETHER WITH** undivided impartible proportionate share of land comprised in the said Premises fully described in the Second Schedule hereunder written **WITH** right to use and enjoy the common areas, common parts, installations, facilities & amenities of the said Building & Premises fully described in the Third Schedule hereunder written subject to the payment of proportionate share of Common Expenses fully described in the Fourth Schedule hereunder written, free from all encumbrances, at or for a total consideration of Rs. (Rupees) only and the Purchaser herein agreed to purchase the said Flat at the said consideration and thereafter the Vendors herein represented by their said constituted Attorneys namely 1) Smt. Susmita Biswas and 2. Smt. Beuti Saha, both partners of **M/S. S.B. ENTERPRISE** and the Developer/Confirming Party herein by executing an Agreement for Sale.....dated entered into a contract or agreement with the Purchaser/s herein for sale and transfer of the said Flat, fully mentioned in the Second Schedule hereunder written and the Developer /Confirming Party herein received from the Purchaser/s herein a sum of Rs.....(Rupees.....) only as advance and/or earnest money and/or part consideration money, the receipt of which fully mentioned in the Memo of said Agreement for Sale and also mentioned in the Memo of Consideration hereunder written, subject to certain terms & conditions, as fully mentioned in the said Agreement for Sale.

AND WHEREAS in terms of the said Development Agreement Being No. 160501588 for the year 2019 of A.D.S.R. Alipore, as per the said sanctioned Building Plan being Building Permit No. 2018110276 dated 10.01.2019, Br. No. XI, sanctioned by the Kolkata Municipal Corporation and by dint of the said Development Power of Attorney Being No. 160501738 for the year 2019 of A.D.S.R. Alipore, the Developer/Confirming Party herein completed the construction of the said Ground Plus Three Storied Residential Building at the said Premises No. 56, School Road, P.S. Regent Park, Kolkata – 700093,

the description of the land and building, fully mentioned in the First Schedule hereunder written.

AND WHEREAS thereafter the Purchaser/s herein also paid the balance of the consideration money unto and in favour of the Developer/Confirming Party herein on or before the execution of these presents and requested the Vendors and the Developer/Confirming Party herein to execute and register a Deed of Conveyance in respect of the said Flat, fully described in the Second Schedule hereunder written, in favour of the Purchaser herein, to which the Vendors and the Developer/Confirming Party herein agreed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.....(Rupees) only out of which a sum of Rs.....(Rupees) only has already been paid by the Purchaser/s to the Developer/Confirming Party herein at the time of execution of the said Agreement for Sale dated..... and the balance amount of Rs.....(Rupees) only also well and truly paid by the Purchaser/s to the Developer/Confirming Party on or before the execution of these presents thus making a total sum of Rs..... (Rupees.....) only well and truly paid by the Purchaser/s to the Developer/Confirming Party herein and as per Memo of Consideration hereunder written (the receipt whereof the Developer /Confirming Party do hereby admit and acknowledge as per Memo hereunder written and of and from the Payment of the same and every part thereof the Developer /Confirming Party herein do hereby acquit, release and forever discharge the said Purchaser/s as well as the said Flat of the said Building together with undivided impartible proportionate share or interest in the land comprised in the said Premises hereby sold) the Vendors and the Developer/Confirming Party do hereby grant, transfer, convey, sell, assure and assign unto the Purchaser **ALL THAT** one Flat measuring sq.ft. super built up area more or less consisting of bed rooms, one Dining/Kitchen, one Toilet , one W.C. and one Verandah, at theside on the Floor, of the said Ground Plus Three Storied Residential Building **TOGETHER WITH** undivided impartible proportionate share of land comprised in the said Premises No. 56, School Road, P.S. Regent Park, Kolkata-700093, within the limits of the Kolkata Municipal Corporation Ward No. 114, A.D.S.R. Office Alipore, in the District of South 24-Parganas, morefully and particularly described in the Second Schedule hereunder written and delineated in the Map or

Plan annexed hereto and depicted by **RED** border lines **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities, fully described in the Third Schedule hereunder written **SUBJECT TO** the payment of proportionate share of Common Expenses, fully described in the Fourth Schedule hereunder written **OR HOWSOEVER OTHERWISE** the said Flat of the said Building together with undivided impartible proportionate share of land with common rights now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all and singular other erections Walls, structures, fixtures, fittings, ground and sewers, drains, ways, paths, passages, watercourses, Septic Tank, Water Reservoirs, lights , rights, privileges, profits, benefits as fully mentioned in the Third Schedule hereunder written and the advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time heretofore were or was held, used, occupied or enjoyed therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions and the remainder or remainders and the rents, issues and profits thereof and the said Flat of the said Building together with undivided impartible proportionate share of land with common rights hereby granted, transferred, sold, conveyed, assigned or assured or intended so to be and every part thereof **AND** all the estate, right, title, interest, inheritance, use, trust, possession, property claim and demand whatsoever both at law and in equity of the Vendors into and upon the said Flat of the said Building together with undivided impartible proportionate share of land with common rights hereby granted, transferred, sold, conveyed, assigned and assured or intended so to be **AND** all the deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the same or any part thereof which now are or is or at any time heretofore were or was or may be in the custody, possession or power of the Vendors or any person or persons from whom the Vendors may or can procure the same without any action or suit **TO HAVE AND TO HOLD** the said Flat of the said Building together with undivided impartible proportionate share of land with common rights hereby granted, transferred, sold, conveyed, assigned and assured unto and to the use of the Purchaser absolutely forever and free from all encumbrances and the inheritance in fee simple in possession without any manner or condition, use, trust or other things whatsoever to alter, defeat, encumber, let or sub-let, sell or make void the same.

THE VENDORS AND THE DEVELOPER/CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASER/S

as follows :

- a) The interest which the Vendors and the Developer / Confirming Party do hereby profess to transfer, subsists and that the Vendors and the Developer/Confirming Party have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, assure and assign the said Flat of the said Building together with undivided impartible proportionate share or interest of and in the land and hereditaments comprised in the said Premises, staircases, Septic Tank, Water Reservoirs, corridors, electrical installations, electrical wiring, fixtures and fittings as aforesaid in the said Building hereby granted, conveyed, transferred, assigned and assured unto the said Purchaser/s in the manner aforesaid.
- b) It shall be lawful for the Purchaser/s from time to time and at all times hereafter to enter into, upon and enjoy the said Flat of the said Building together with undivided impartible proportionate share or interest in the land comprised in the said land, premises and to receive the rents, issues and profits thereof without any interruption, hindrance, claim, demand or disturbances whatsoever from or by the Vendors and the Developer/Confirming Party or any person or persons claiming through under or in trust for the Vendors and the Developer/Confirming Party.
- c) The said Flat of the said Building together with undivided impartible proportionate share or interest in the land comprised in the said Premises is free from all charges, encumbrances, liens, lispendens or any attachment whatsoever and that the said land, messuage and Premises is not subject to any litigation and there is no Case, suit or proceeding pending before any Court of Law against the said Premises.
- d) The Vendors and the Developer/Confirming Party shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make, do and execute or cause to be made, done and executed all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for better and more perfectly assuring and conveying the said Flat of the said Building together with undivided impartible proportionate share of land

comprised in the said Premises unto the Purchaser in manner aforesaid as shall or may be reasonably required.

THE PURCHASER/S DO/DOTH HEREBY COVENANT WITH THE VENDORS AND THE DEVELOPER/CONFIRMING PARTY as follows :

- a) The Purchaser/s herein for the benefit of the said Building and other Unit/Flat/Apartment and every part thereof doth hereby covenant with the Vendors and the Developer /Confirming Party and the owners of the other Unit /Flat/Apartment comprised in the said Building that the Purchaser/s and all other persons deriving title under him/her/them will at all times hereafter observe the restrictions, obligations, rules and regulations and conditions of the Association to be formed by and between the Purchaser/s and other Owners of Flats/Car Parking Spaces/other Spaces, if any.
- b) The Purchaser/s shall hold, occupy, own and enjoy the said undivided proportionate and impartible share or interest of the land hereby sold and conveyed in common and inconsistent with the rights and interest of the Owners of other Undivided Shares in the said Premises and inconsistent with the rights of the Owners of the other Flats in the said Premises and all other persons lawfully entitled to and to use all areas, drains, sewers, water courses, Water Reservoirs, now exist or hereafter to be erected and installed in the said Premises and to pay proportionate share with the aforesaid Owners and other persons the cost of repairing and maintaining all such sewers, watercourses and to use the same as aforesaid and in accordance with the rules and regulations, bye-laws and terms and conditions of the Association/Society to be formed by and between the Purchaser/s and the Owners of other Flats/Car Parking Spaces/other Spaces, if any.
- c) The Purchaser doth hereby covenant with the Vendors and the Developer/Confirming Party that the Purchaser shall at all times hereafter regularly and punctually pay or make payment of all Corporation taxes and other outgoings, cesses and impositions, duties, levies which may be imposed or become payable in respect of the said Flat of the said Building together with undivided impartible proportionate share of land hereby sold, transferred, conveyed, assured and assigned unto the said Purchaser/s.

- d) To keep the said Flat of the said Building together with undivided impartible proportionate share of land and other parts, sewers, drains, ditches, pipes, cables, wires, conduits, gutters and appurtenances in good and reasonable repair.
- e) To contribute and pay proportionate share of all expenses and outgoings to the Association/Society as fully mentioned in the Fourth Schedule hereunder written.
- f) To keep the said Flat of the said Building and other Parts, Walls, Sewers, drains, pipes and entrances exclusively serving the said Flat in good condition.
- g) The Purchasers shall become and remain a member of the Association or Society to be formed by and between the Owners of the other Undivided Shares/Flats/Apartments/Car Parking Spaces/ Other Spaces, if any in the said Premises and the Purchaser/s herein.
- h) The Purchaser/s shall observe and perform strictly the terms and conditions, bye-laws and rules and regulations of the Association/Society to be formed as aforesaid.

IT IS FURTHER AGREED BY AND BETWEEN THE VENDORS AND THE DEVELOPER/CONFIRMING PARTY AND THE PURCHASER/S as follows :

- a) That the undivided proportionate share in the land of the said Premises and the said Flat of the said Building hereby sold, transferred, conveyed, granted, assured and assigned unto and in favour of the Purchaser/s shall always remain impartible.
- b) The Purchaser/s shall be entitled to sell, transfer, gift or otherwise alienate the said Flat of the said Building together with undivided impartible proportionate share of land with common rights hereby granted, conveyed, transferred, assured and assigned unto the Purchaser/s to any person/persons without any consent of the Vendors and the Developer/Confirming Party or any other Flat Owners /Occupiers at any price or consideration the Purchaser in his/her/their absolute discretion shall think fit and proper.
- c) The Purchaser/s shall not throw or accumulate or allow to be thrown or accumulated any rubbish, tit bits, night soils or any refuse etc. in the common areas, passages, except the receptacle fixed for the same.
- d) The Purchaser/s shall not create or permit to be created any annoyance or disturbance to the peaceful living of other

- Flats/Units/Apartment/Car Parking Spaces/Other Spaces, if any Owners of the said Premises.
- e) That the Purchaser/s shall be liable to pay directly to the Kolkata Municipal Corporation or to any other legal authorities, competent authority in respect of the said Flat towards payment of taxes and other outgoings.
 - f) That the Purchaser/s shall have full and absolute rights in common with other Co-owners of the said building in respect of proportionate share of common rights, common facilities and common amenities belonging to the said Building and Premises, fully described in the Third Schedule hereunder written.
 - g) That the Purchaser/s shall have every right to use the common areas of the said Building & Premises for repairing, maintenance, white washing, painting, decorating, plastering, renovating, re-constructing the said Flat.
 - h) That the Purchaser/s shall have every right to take electric Meter and Telephone Connection in his/her/their name/s at the specified place of the said Building at the costs and expenses of the Purchaser/s.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring 4 Cottahs 5 Chittaks 38 sq.ft. more or less **TOGETHER WITH** a Ground Plus Three Storied Residential Building built and/or erected thereon, lying and situate at Mouza-Purba Putiary, J.L. No. 43, Pargana-Magura, R.S. No. 275, under Touzi No. 18 comprising C.S. Dag Nos. 211 and 217, R.S. & L.R. Dag No. 217/1132 under C.S. Khatian No. 263, R.S. Khatian No. 538 and L.R. Khatian Nos. 1970, 1971, 1972 and 1973 within the limits of the Kolkata Municipal Corporation Ward No. 114, being Premises No. 56, School Road and its Assessee No. 31-114-21-0056-7, P.S. Regent Park, Kolkata-700093, A.D.S.R. Office Alipore, District : South 24-Parganas **TOGETHER WITH** all sorts of easement rights over, under and through the 21 ft. wide Road at the Northern side of the said Property, being butted and bounded by :

On the North : 21`ft. Wide K.M.C. Road ;

On the South : Pond of R. Mitter ;

On the East : Property of Mr. Bhattacharjee ;

On the West : Premises No. 86 & 86/1, School Road ;

SECOND SCHEDULE REFERRED TO ABOVE

ALL THAT one Flat (Marble Floor) measuring sq.ft. more or less super built up area consisting of.....bed rooms, one Dining, one Kitchen, one Toilet, one W.C. and one Verandah at the side on the Floor, of the said Ground Plus Three Storied Residential Building **TOGETHER WITH** undivided impartible proportionate share of land comprised in the Premises No. 56, School Road, P.S. Regent Park, Kolkata-700093, within the limits of the Kolkata Municipal Corporation Ward No. 114, A.D.S.R. Office Alipore, in the District of South 24-Parganas and the said Flat is delineated in the Map or Plan annexed hereto and depicted by **RED** border lines.

THIRD SCHEDULE REFERRED TO ABOVE

(Common Areas, common parts, installations, facilities & amenities)

1. Land under the Building and side space.
2. Outer Walls of the Main Building.
3. Columns of the Main Building.
4. Surface drains, sewerage/drainage.
5. Boundary Walls.
6. Septic Tank.
7. Water Reservoirs, both underground and overhead and main pipe line except those are inside any Unit.
8. Passage/Side Common Space.
9. Main Entrance of the Building & Premises.
10. Electric Motor-cum-Electric Pump Room and Meter room/space.
11. Stairs, staircases, stair landing and roof of the Building.
12. Electric wiring and lights in the staircase, landing and main entrances.
13. Lift, Machine, room and other accessories and installation in respect thereof.

FOURTH SCHEULE REFERRED TO ABOVE

(Common Expenses)

1. The Expenses of maintaining, repairing, redecorating and renewing the main structure and in particulars the drainage, sewerage system, water discharge arrangements, Water supply, system of Electricity including to all common areas including Lift as mentioned in the Third Schedule hereinabove.
2. The expenses of repairing, maintaining, painting, white washing and colouring the main structure of the Building, the exterior of

the Building, the Passage around the building lobby, corridors, staircase and other common areas including Lift.

3. Salaries, Wages, Fees or Remuneration of Durwans, if require, Lift Operator/Liftmen, if require, Sweepers, plumbers, Electricians, caretakers or any other persons or persons to be employed for the purpose as aforesaid.
4. Proportionate Municipal and other rates, taxes and levies and all other outgoings in respect of the Premises (save those assessed separately in respect of any Unit).
5. Expenses for serving/supply of Common facilities and utilities and all other expenses incidental thereto.
6. Creation of funds for replacement, renovation and/or other periodical expenses.
7. All other expenses and/or outgoings including litigation expenses.

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

WITNESSES:

1. Subhankar Biswas.
Shama prasad palley
Purba putiary
Kolkata - 700 093

2. Dipankar Saha.
15, Sri palley, P.O. Purba-
putiary, Kol- 93.
P.S. Regent Park.

(Signature of the Vendors)

1. Smt. Susmita Biswas (C.A.)
2. Smt. Beuti Saha (Self and C.A.)
Both the partners of M/S S.B. Enterprise
As Lawful Constituted attorney of
1. Smt. Beuti Saha
2. Ramkum Bhattacharjee
3. Miss Anushree Bhattacharjee

Susmita Biswas.
Beuti Saha.

(Signature of the Developer
/Confirming Party)

M/S. S. B. ENTERPRISE M/S. S. B. ENTERPRISE
Susmita Biswas. Beuti Saha.
Partner Partner

(Signature of the Purchaser/s)

Drafted by me & Prepared
in my Office.

Advocate.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs..... (Rupees
.....) only from the withinnamed Purchaser/s
being the full and final consideration money, in the manner written
hereunder :

WITNESSES:

1. Subhakar Biswas.
Shyamprasad pally
Purba patiaary
Kolkata - 700 093

2. Dipankar Saha.
15, Sri pally, P.O. Purba-
patiaary, Kol-93.
P.S. Regent Park.

(Signature of the Developer
/Confirming Party)

M/S. S. B. ENTERPRISE

Susmita Biswas.

Partner

M/S. S. B. ENTERPRISE

Bauti Saha.

Partner