

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this day of....., in the year
of Two Thousand Twenty **(2020)**

BETWEEN

SRI TAPASH BISWAS (PAN. BIZPB0671A), son of Late Jitendra Nath Biswas, by faith - Hindu, by occupation – Pensioner, by Nationality – Indian, residing at 6/6, Vivek Nagar, Post Office – Santoshpur, Police Station – Kasba now Garfa, Kolkata – 700075, hereinafter collectively called the **“OWNER/VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, administrators, legal representatives and assigns) being represented by his constituted attorney **AMCON, (PAN: AAKFA5530F)** a Partnership Firm registered under the Indian Partnership Act,1932, having its Principal place of Business at 4/27, Viveknagar, Post Office – Santoshpur , P.S. Garfa, Kolkata – 700 075, , represented by its Partners namely **(1) SRI ANINDYA KUNDU (PAN: BRXPK8425J)** , son of Late Arabinda Kundu, by religion – Hindu, by occupation – Business, residing at 31/A, Garfa Main Road, Post Office – Santoshpur , P.S. Garfa, Kolkata – 700 075, and **(2) SRI MRITUNJAY DAS alias MRITYUNJAY DAS, (PAN: AWYPD8768L)**, son of Sri Gouranga Das, by religion – Hindu, by occupation – Business, residing at 4/12, Vivek Nagar, Post Office – Santoshpur , P.S. Garfa, Kolkata – 700 075, by virtue of a Registered Development Power of Attorney dated 09/03/2018 which was registered before the office of the D.S.R. V, Alipore, South 24 Parganas and recorded in its Book No. I, Volume No. 1630-2018, Pages from 22150 to 22181, Being No. 163000654 for the year 2018., of the **FIRST PART.**

A N D

1)MR. /MRS. (PAN.....), wife/son/daughter of, by occupation –, by faith-, by Nationality....., residing at, and 2)MR. /MRS(PAN.), wife/son/daughter of, by occupation, by faith-, by Nationality-, residing at,hereinafter referred to as the ‘PURCHASERS’

(which expression shall unless excluded by or, repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

A N D

AMCON, (PAN: **AAKFA5530F**) a Partnership Firm registered under the Indian Partnership Act, 1932, having its Principal place of Business at 4/27, Viveknagar, Post Office – Santoshpur, P.S. Garfa, Kolkata – 700 075, represented by its Partners namely **(1) SRI ANINDYA KUNDU** (PAN: **BRXP8425J**), son of Late Arabinda Kundu, by religion – Hindu, by occupation – Business, residing at 31/A, Garfa Main Road, Post Office – Santoshpur, P.S. Garfa, Kolkata – 700 075, and **(2) SRI MRITUNJAY DAS alias MRITYUNJAY DAS**, (PAN: **AWYPD8768L**), son of Sri Gouranga Das, by religion – Hindu, by occupation – Business, residing at 4/12, Vivek Nagar, Post Office – Santoshpur, P.S. Garfa, Kolkata – 700 075, hereinafter referred to as the **DEVELOPER/CONFIRMING PARTY** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representative, administrators and assigns) of the **THIRD PART**.

AND WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstance beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residents in West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS one Jitendra Nath Biswas (since deceased), son of Late Nabadwip Biswas was one of such person who had come to use and occupy

such a piece of land measuring 04 Kottha, 03 Chittaks and enjoyed the said land as a refugee occupier.

AND WHEREAS the Governor of the State of West Bengal in this process executed and Registered a Deed of Gift on 06th day of April, 1989, through R.R. & R. Deptt. Govt. of West Bengal in favour of Jitendra Nath Biswas (since deceased), son of Late Nabadwip Biswas in respect of the said plot of land measuring 04 Kottha, 03 Chittaks , be the same a little more or less Homestead land, lying and situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372P, E.P.No-301(SP275), under Police Station Kasba, within the jurisdiction of the District South 24-Parganas, which was duly registered in the Office of the Addl. Dist. Registrar at Alipore, South 24-Parganas, and recorded in Book No. I. Volume No. 28, Pages 33 to 36, Being No.2034, for the year 1989.

AND WHEREAS after registration of the said Gift Deed in respect of the said land, said Jitendra Nath Biswas(since deceased), son of Late Nabadwip Biswas became the absolute owner seized and possessed the said plot of land measuring 04 Kottha, 03 Chittaks , be the same a little more or less Homestead land, lying and situated at situated at Mouza – Garfa, J.L. No.19, in C.S. Plot No. 372P, E.P No.301(S.P. No.275), (Mailing Address 6/6, Vivek Nagar), Kolkata – 700075 under Police Station Kasba, within the jurisdiction of the District South 24-Parganas.

AND WHEREAS while enjoying the said land, the said Jitendra Nath Biswas died intestate on 01.01.1992 leaving behind his two sons namely Tarun Kumar Biswas(since deceased) and Tapash Biswas as his only legal heirs according to the Hindu Succession Act 1956.

AND WHEREAS after the death of Jitendra Nath Biswas, the said Tarun Kumar Biswas(since deceased) and Tapash Biswas(the owner herein) became the absolute joint Owners of the said plot of land measuring 04 Kottha, 03 Chittaks be the same a little more or less Homestead land, lying and situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372(P), E.P No-301(S.P.No.275), under Police Station Kasba now Garfa, within the jurisdiction of the District South 24-Parganas (Mailing Address 6/6, Vivek

Nagar), Kolkata - 700075, and they mutated their names in the records of the Kolkata Municipal Corporation as the owners and the plot was assigned KMC Premises No: 15, Vivek Nagar, Block-VI, under Ward No.104, (being postal Address: 6/6, Viveknagar).

AND WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstance beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such persons for residents in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in the urban areas for homestead purposes.

AND WHEREAS one Tarun Kumar Biswas(since deceased), son of Late Jitendra Nath Biswas, was one of such person who had come to use and occupy such a piece of land measuring 01 Kottha, 15 Chittaks and enjoyed the said land as a refugee occupier.

AND WHEREAS the Governor of the State of West Bengal in this process executed and Registered a Deed of Gift on 17th day of February, 2003, through R.R. & R. Deptt. Govt. of West Bengal in favour of Tarun Kumar Biswas(since deceased), son of Late Jitendra Nath Biswas in respect of the said plot of land measuring 01 Kottha, 15 Chittaks , be the same a little more or less Homestead land, lying and situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372(P), E.P No.301(S.P.No.276), under Police Station Kasba now Garfa, within the jurisdiction of the District South 24-Parganas,which was duly registered in the Office of the Addl. Dist. Registrar at Alipore, South 24-Parganas, and recorded in Book No. I. Volume No. I, Pages 157to 160, Being No.40, for the year 2003.

AND WHEREAS after registration of the said Gift Deed in respect of the said land, said Tarun Kumar Biswas(since deceased), son of Late Jitendra Nath Biswas became the absolute owner seized and possessed the said plot of land measuring 01 Kottha, 15 Chittaks , be the same a little more or less

Homestead land, lying and situated at situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372(P), E.P No.301(S.P.No.276), under Police Station Kasba now Garfa, within the jurisdiction of the District South 24-Parganas (Mailing Address 6/7, Vivek Nagar), Kolkata - 700075.

AND WHEREAS the said Tarun Kumar Biswas(since deceased), became the absolute Owner of the said plot of land measuring 01 Kottha, 15 Chittaks , be the same a little more or less Homestead land, lying and situated at situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372(P), E.P No.301(S.P.No.276), under Police Station Kasba now Garfa, within the jurisdiction of the District South 24-Parganas and he mutated his name in the records of the Kolkata Municipal Corporation as the owner and the plot was assigned KMC Premises No. 30, Vivek Nagar, Block-VI, under Ward No.104, being postal Address 6/7, Viveknagar, Kolkata-700075.

AND WHEREAS while enjoying the said land, the said Tarun Kumar Biswas died intestate as a Bachelor on 29/05/2010 leaving behind his brother **TAPASH BISWAS** as his only legal heir according to the Hindu Succession Act 1956.

AND WHEREAS after the death of Jitendra Nath Biswas and Tarun Kumar Biswas, the said **SRI TAPASH BISWAS** became the absolute owner of both the said plots of land and he recorded his name as the legal owner of both the plots of land in the records of the Kolkata Municipal Corporation through due formalities.

AND WHEREAS the said **SRI TAPASH BISWAS** became the sole and absolute owner of said plot of land measuring 04 Kottha 03 Chittaks be the same a little more or less Homestead land, lying and situated at situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372P, E.P No-301(SP-275), under P.S. Kasba, within the jurisdiction of the District South 24-Parganas (Mailing Address 6/6, Vivek Nagar, Kolkata - 700075), P.S- Kasba now Garfa being KMC Premises No: 15, Vivek Nagar, Block-VI, Assessee Number: 311044400150, Ward-104, being postal Address: 6/6, Viveknagar, under P.S. Kasba now Garfa, Post Office – Santoshpur , Kolkata-700075.

AND WHEREAS the said **SRI TAPASH BISWAS** became absolute Owner of the said plot of land measuring 01 Kottha, 15 Chittaks , be the same a little more or less Homestead land, lying and situated at Mouza – Garfa , J.L. No.19, in C.S. Plot No. 372(P), E.P No-301(SP-276), under P.S. Kasba, within the jurisdiction of the District South 24-Parganas being KMC Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward-104, being postal Address: 6/7, Viveknagar, under P.S. Kasba now Garfa, Post Office – Santoshpur , Kolkata-700075.

AND WHEREAS the said **SRI TAPASH BISWAS** amalgamated both the plots of land in the records of Kolkata Municipal Corporation and the amalgamated plot of land measuring about 6 Cottahs 2 chittacks is now known and numbered as KMC Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward-104, being postal Address: 6/7, Viveknagar, under P.S. Kasba now Garfa, Post Office – Santoshpur , Kolkata-700075 being more and fully described in ‘Schedule-A’ hereinunder and it is free from all encumbrances and referred to as the ‘Said Land’ henceforth.

AND WHEREAS while enjoying the said land, **SRI TAPASH BISWAS** inducted a monthly Tenant in the ground floor of his premises as also some dependants who are residing in the said plots of land.

AND WHEREAS being thus the absolute owner of the said property, for the purpose of better enjoyment of the same, the Owner herein is desirous and willing to develop and promote the said property as mentioned in the Schedule ‘A’ below by way of constructing a multi-storied building on or upon the said property through the help and assistance of a suitable Developer, as the owner have no sufficient time and to execute or perform the development and/or construction work upon the said property.

AND WHEREAS having come to know such intention and desire of the land owner, the Developer herein approached the Owner for development of the said property by way of raising construction thereon as per sanctioned building plan.

AND WHEREAS in respect of the development of the said property described in the Schedule 'A' below it has been agreed by and between the Owner and the Developer to construct a G+III storied building as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, containing several flats, as per Building Plan thereon. The Owner accepts the said proposal of promotion work of the said property.

AND WHEREAS the said **SRI TAPASH BISWAS** has entered into a Agreement for Development with the developer to develop his said property on 09/03/2018 which was registered before the office of the D.S.R. V, Alipore, South 24 Parganas and recorded in its Book No. I, Volume No. 1630-2018, Pages from 16619 to 16673, Being No. 163000508 for the year 2018 and also executed a Development Power of Attorney on 09/03/2018 which was registered before the office of the D.S.R. V, Alipore, South 24 Parganas and recorded in its Book No. I, Volume No. 1630-2018, Pages from 22150 to 22181, Being No. 163000654 for the year 2018 and thereby agreed to construct a G + III storied building upon the said land with some terms and conditions specifically stated therein. In terms of one of the agreement the vendor is entitled to sell the developer's allocation in the said proposed building to be constructed as per sanctioned plan Vide No. dated of K.M.C. Accordingly.

AND WHEREAS in terms of the said Agreement and Development Power of Attorney, the developer has right/authority to enter the agreement for sale and execute Deed of Conveyance of its allocated flats/car parking spaces with the intending purchaser or purchasers and receive advance/earnest money.

AND WHEREAS the Developer has registered the said G+III Building project named and styled as "**AMCON BASUNDHARA**" under the provisions of the Act with the West Bengal Housing Industry Regulatory Authority at on under registration No.

AND WHEREAS being so authorised as stated above the Developer has expressed its desire to sell a flat out of the Developer's allocation and coming

to know of that and having a requirement of the self same flat in the like area, and being aware of the declaration of Developer, the Purchaser/s offered to purchase the same which the Developer has accepted and entered into an Agreement for Sale with the purchaser/s herein on, on terms and conditions therein mentioned.

AND WHEREAS after completion of construction of the said proposed G + III storied building including the flats, as the Purchasers herein intend to get the registration of the flat done after inspection of all the Original Copies of the documents, including the title of the Vendor and the Developer's Agreement, Development Power of Attorney, and sanctioned building plan and after satisfying themselves about the title of the Vendor and the right of the Developer in respect of the said flat and car parking space, the purchasers herein negotiated with the owner/Vendor herein and entered into an Agreement for Sale dated and the terms and conditions are laid down therein and the purchasers has already paid as per that Agreement for Sale dated in order to purchase a self contained flat, vide flat no., measuring about sq. ft. super built up area, situated on the Side of thefloor, having Marble Floor and consisting of bed rooms, Living-Cum-Dining, Kitchen, Toilet, W.C., Verandah along with one Car Parking space measuring an area of about Sq. Ft. together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said G+III storied building, hereinafter referred to as the "**said Property**", to be used for residential purpose, for a total consideration of Rs...../-(.....Only), more fully described in the Schedule 'B' below.

AND WHEREAS with a view to transfer the said property as mentioned in the Schedule 'B' below in favour of the Purchasers herein, the Purchasers requested the Vendor and the Developer herein to execute and register proper Deed of Conveyance in favour of the Purchasers herein in respect of the said property on payment of the total consideration amount of

Rs...../- (..... Only) which amount has already been paid by the Purchasers to the Developer herein, who do hereby admits and acknowledges the same as per memo of consideration below and the Vendor herein has agreed to register the same and the Developer herein has agreed to join as Confirming Party therein, before the registering authority at the cost of the Purchasers.

AND WHEREAS the vendor herein have good right, full power and absolute authority to convey the property described in the Schedule 'B' below, free from all encumbrances, charges, attachments, liens, lispendence, suits and proceedings in any manner whatsoever. The Property hereby conveyed is more fully described in the Schedule 'B' below and delineated in the **RED** border in the plan or map annexed herewith.

NOW THIS INDENTURE WITNESSETH that in pursuant to the said agreement and settlement made between the Vendor, the Developer and the Purchasers herein and in consideration of the said sum of Rs/- (.....), truly paid by the Purchasers herein in the manner as described in the recital of these presents as per the Memo of Consideration below the said entire consideration money hereof having been received and appropriated by the Developer herein, the receipt whereof the Developer hereby admits and acknowledges, as per memo hereunder written and the Vendor do hereby grant, transfer, assign and assure unto the said Purchasers free from all encumbrances all that a self contained flat, , vide flat no., measuring about sq. ft. super built up area, situated on the Side of thefloor, having Marble Floor and consisting of bed rooms, Living-Cum-Dining, Kitchen, Toilet, W.C., Verandah along with one Car Parking space measuring an area of about Sq. Ft. together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said G+III storied building, to be used for residential purpose, located at being the Kolkata Municipal Corporation Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward No.104, having its postal Address: 6/6, Viveknagar,

Kolkata-700075, together with the undivided proportionate share of the land, more fully described in the Schedule 'B' hereunder, together with the benefit of all other rights, liberties, easements, appurtenances, appendages and all estate, right, title interest and claim in the said property whatsoever the Vendor has or had in the said property free from all encumbrance, attachments, charges, lines, lispence, suits and proceedings, in any manner whatsoever **TO HAVE AND TO HOLD** the said property hereby conveyed to the Purchasers absolutely and forever and that the Vendor do hereby grant, transfer convey, release and assign unto the Purchasers the said property more fully delineated in the sketch map annexed hereto and marked with **RED** border with all easements, appurtenances, rights, liberties attached thereto hereby granted, sold, transferred, conveyed, released, assigned, confirmed absolutely or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and the Purchasers may time to time and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter and the Vendor doth hereby covenant with the Purchasers that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor made done or executed or knowingly suffered to the contrary and the Vendor have now good right, full power and absolute authority to grant, transfer, convey, release, confirm and assign the said property together with the undivided proportionate share and interest in the land underneath the said property hereby granted, sold, transferred, conveyed, released assigned and confirmed expressed or intended so to be unto and to the use of the Purchasers absolutely and forever in the manner aforesaid and the Vendor and all persons having all lawfully and/or equitably claiming any estate or inheritance in the said piece and parcel of the undivided proportionate share and interest in the land in respect of the said property together with the rights of all other easements and appurtenances attached to the said property hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchasers herein more fully described in the Schedule 'B' hereunder written and depicted in

the sketch map annexed hereto marked **Red** border hereby granted, sold, transferred and the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers shall do execute and cause to be done and executed all such further or other acts, deeds matters or things further more perfectly securing the said property up to and to the use of the Purchasers in the manner aforesaid as the Purchasers shall reasonably require, and the Vendor further covenant with the Purchasers that they shall and will at all times, indemnify and keep indemnified and keep harmless the Purchasers against all claims and demands whatsoever in respect of the said property hereby sold or conveyed and also in the event of any defect and deficiency if be found or discovered by the Purchasers relating to the title of the vendor to the said property **AND THAT** the Purchasers agree and covenant with the Vendor:

1. **THAT** the Purchasers shall be liable to pay directly to the authorities or contribute in proportion to the floor area of the property hereby conveyed to the Purchasers towards payment to the Municipal Taxes and other outgoing in respect of the said property hereby conveyed in favour of the Purchasers, from the date of execution of the Agreement for Sale.
2. **THAT** Purchasers shall have free, clear and uninterrupted right to egress and ingress and enjoyment of the said property.
3. **THAT** Purchasers at their own cost shall maintain the said property in good condition, state and order and shall abide by all bye laws, rules and regulations of Government, Kolkata Municipal Corporation and/or any other authorities and local bodies and shall be responsible for all deviations, violations or breaches of any of the conditions or rules or bye laws and shall observe and perform all the covenant made in these presents. The Purchasers shall have the right to decorate the interior walls of flat without making any additions or alterations of the space acquired by them.

4. **THAT** the Purchasers hereby agree to change the name regarding the separate electric meter or electricity connection in respect of the said property at their own cost and shall bear and pay the electricity deposits and/or charges to the electricity authorities for the electricity which may be consumed.
5. **THAT** the Purchasers hereby covenant to keep the said property and the partition walls thereto in good condition and in particular so as to support shelter other parts of the said building and also the rights and interest of the occupants of other portions of the said building.
6. **THAT** the Purchasers shall after being put in the possession of the said property maintain and keep the same in a good habitable and tenantable, repaired condition and shall not do or suffer or cause to be done or suffered anything in or about the building which may in any manner tantamount to the gross illegality or suffering or objectionable to peaceful occupation of other flat in the said building.
7. **THAT** it is hereby declared that the interest in the land underneath shall remain impartible.

SCHEDULE "A" ABOVE REFERRED TO
(DESCRIPTION OF THE LAND)

ALL THAT a piece and parcel of land, measuring an area of about 06 Kottha 02 Chittaks be the same a little more or less homestead land, lying and situated at Mouza – Garfa , J.L. No.19, under Police Station- Kasba now Garfa, Post Office – Santoshpur, within the jurisdiction of the District South 24-Parganas, being the KMC Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward No.104, having its postal Address: 6/6, Viveknagar, Kolkata-700075. Being butted and bounded by :-

ON THE NORTH	: By EP 218
ON THE SOUTH	: By 10 Feet wide Colony Road.
ON THE EAST	: By EP 303.
ON THE WEST	: By 17 Feet wide KMC Road

SCHEDULE “B” ABOVE REFERRED TO
(Property to be sold)

ALL THAT a self contained flat, vide flat no., measuring about sq. ft. super built up area, situated on the Side of thefloor, having Marble Floor and consisting of bed rooms, Living-Cum-Dining, Kitchen, Toilet,.....W.C., Verandah along with one Car Parking space measuring an area of about Sq. Ft. together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said G+III storied building under name named and styled as “**AMCON BASUNDHARA**”, to be used for residential purpose, located at being the Kolkata Municipal Corporation Premises No: 30, Vivek Nagar Block-VI, Assessee Number: 311044400307, Ward No.104, having its postal Address: 6/6, Viveknagar, Kolkata-700075, District South 24 Parganas, together with the undivided proportionate share of the land, comprised in the premises with other proportionate share of common areas in the said building, to be used for residential purpose marked with ‘**RED**’ border in the annexed plan, the particulars of such premises and property more clearly mentioned in the Schedule- ‘A’ hereinabove written.

THE SCHEDULE “C” ABOVE REFERRED TO
(Common areas)

1. Stair case and lift on all the floors.
2. Stair caselanding, lift landing on all floors in common with the other flat owners of the building as well as the owners and / or the flat owners of the building.
3. Common passage.
4. Septic Tank.
5. Water pump, overhead and underground water tank water pipes and other common plumbing installations.
6. Main switch, common light fittings, pump operating electrical meter and fittings (excluding those, as is installed for any particular flat).
7. Stair case space from ground to roof.

8. Drainage and sewers.
9. Space for water pump.
10. Roof, boundary walls and main gates.
11. Such other common parts , areas, equipment's, installations, fixtures, fittings and space in or about the said building as is necessary for passage to or user and occupancy of the flats in common and as is specified expressly to be the common parts after construction of the building, the roof and / or terrace.
12. Watchman's room and toilet.

THE SCHEDULE "D" ABOVE REFERRED TO

(Common expences)

- a. The expenses of maintaining, repairing redecorating and renewing the main structures and in particular the drainage system, sewerage, rain water discharge arrangement, water supply system. Electricity supply to all common areas mentioned in the Schedule "C" hereinabove.
- b. The expenses of repairing maintaining colour painting the main structures of the building including the exterior and also the common areas of the building described in the Schedule "C" hereinabove.
- c. The cost of cleaning and lighting the entire building, the passage and spaces around the building lobby, corridors, Lift, staircases and other common areas.
- d. Insurance premium of the building another expenses as may be necessary for or incidental to the maintenance and up keeping the premises, common areas and amenities.
- e. To share proportionately with other flat owners for payment of durwan, sweeper and other staff if kept for the security and maintenance of the common parts of the building.

IN WITNESSES WHEREOF the Vendor, the Developer and the Purchaser herein have put their respective hands on this the day, month and year, first above written.

WITNESSES :-

1.

SIGNATURE OF THE OWNERS/ VENDOR
Represented by their constituted Attorney

2.

SIGNATURE OF THE PURCHASERS

SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY

